

Fulbourn and Fulbourn Hospital Conservation Area Appraisal and Management Plan



September 2021

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1. Introduction

Conservation Areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’

This document sets out the special architectural and historic interest of the two conservation areas in Fulbourn and aims to fulfil the District Council’s duty to ‘draw up and publish proposals for the preservation and enhancement’ of its conservation areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

This document covers all the aspects set out by Historic England on conservation area appraisals and management plans, including an analysis of the special character of the conservation area and recommended actions for the management of the area in order to preserve and enhance its character.

Fulbourn has two conservation areas. A conservation area centred on St Vigor’s church was originally designated in 1975. In December 1992, the boundary of the conservation area was extended, and two further conservation areas were designated: one centred on the Waterworks in Cow Lane, and the second at Fulbourn

Hospital, including the parkland setting around the original asylum buildings and the modern hospital.

An appraisal of the conservation areas was carried out in 2007. This appraisal established that the special qualities of the village centre and Cow Lane conservation areas extended beyond their existing boundaries. Following public consultation, the boundaries of the two areas were extended. The extensions included the part of Pierce Lane between the two existing conservation areas, fusing them into one.



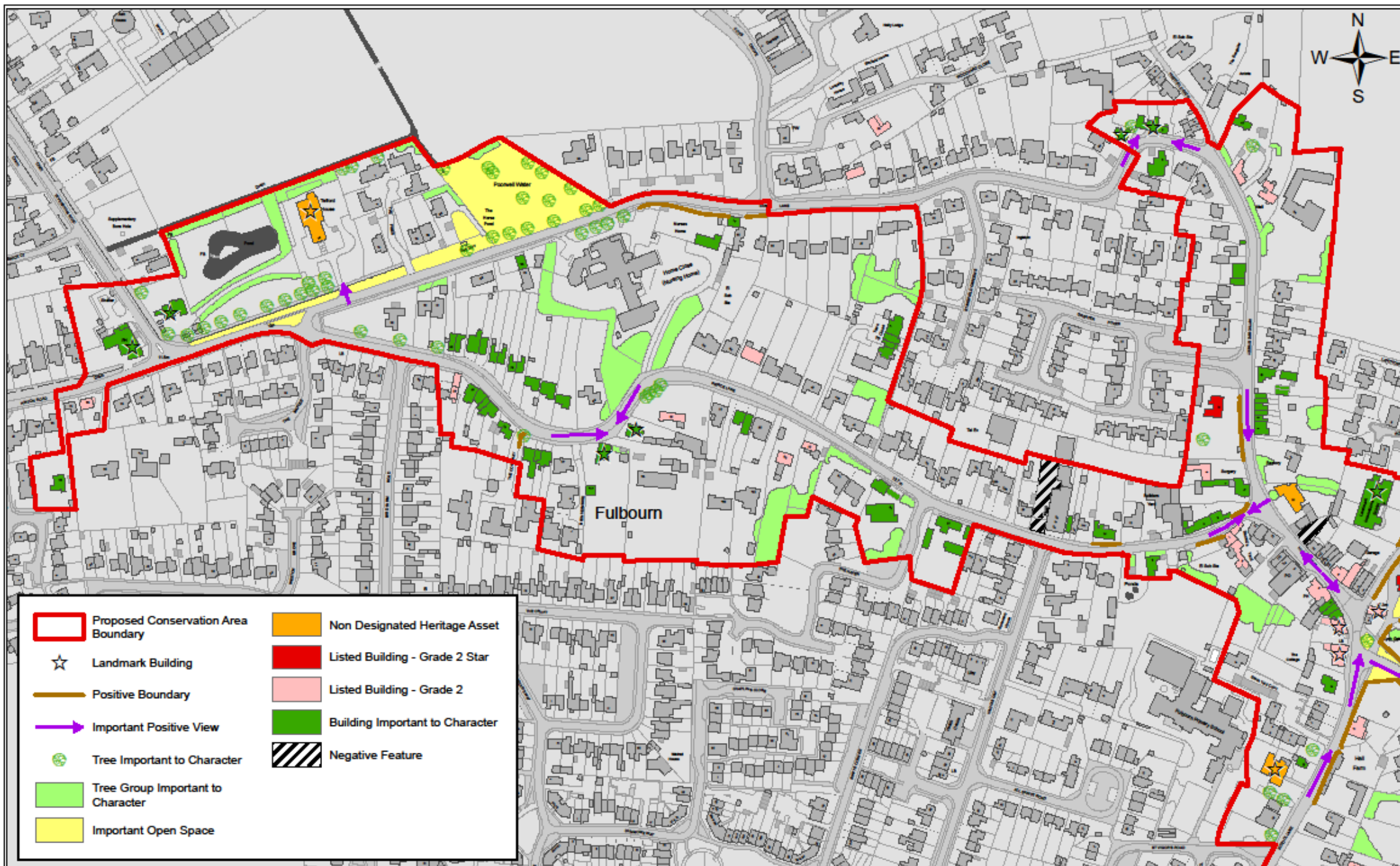
Above: St Vigor's Church

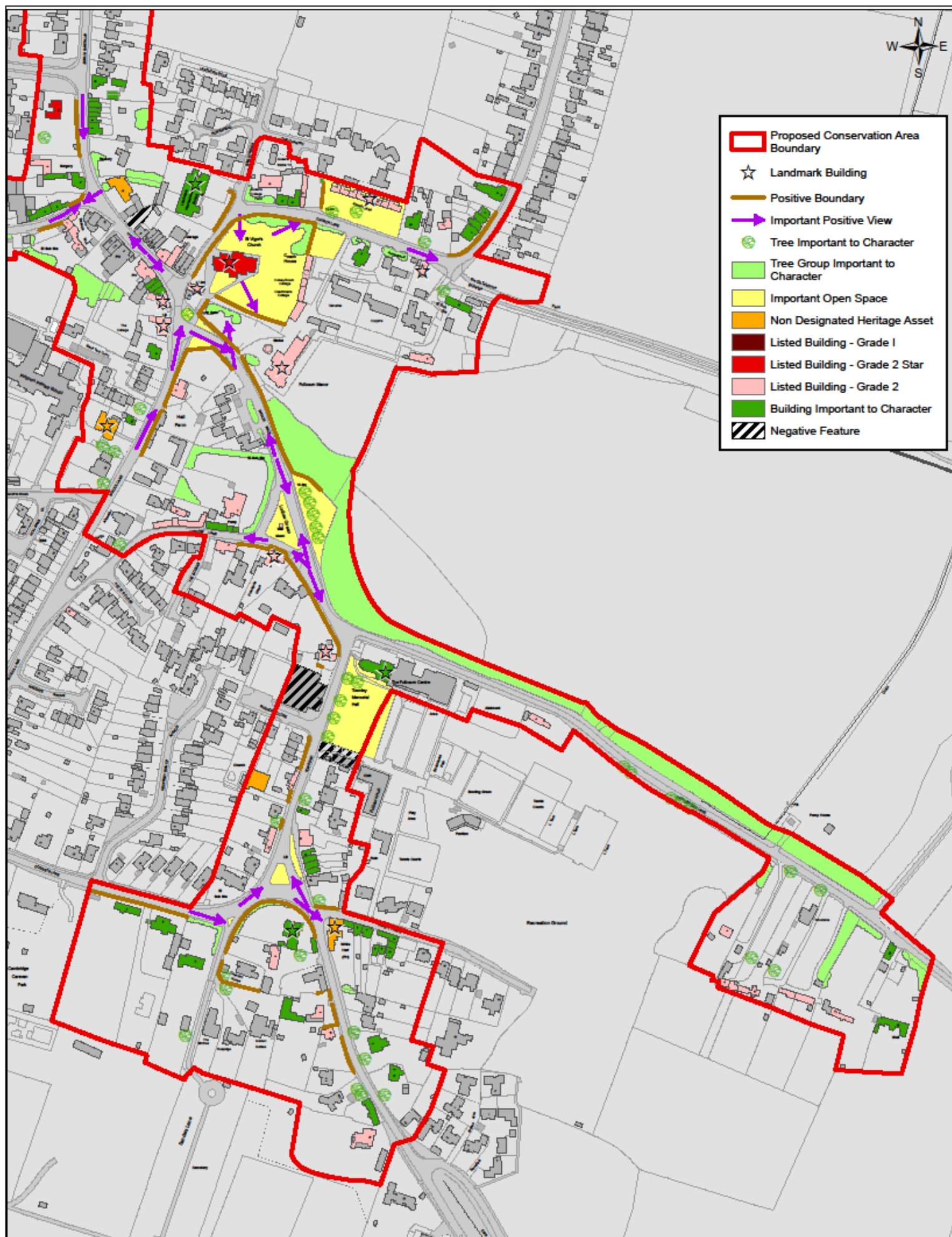
2. Statement of Community Involvement

Following survey work, a draft conservation area appraisal for Fulbourn and Fulbourn Hospital was published on the Joint Planning Service website on 17th January 2021. Notification of this was sent by email to the parish council and the elected members representing Fulbourn on SCDC. Separate notification was sent by post to all the addresses in land recommended for removal from the conservation area, and in the case of Fulbourn Hospital, to the two major landowners. All these parties were invited to respond to the draft through an online survey.

The survey elicited eleven responses about Fulbourn, and seven about Fulbourn Hospital. In addition, the parish council and another member of the public responded via email. All these responses are summarised in the report below. A limited number of changes have been made to the appraisal in the light of responses.







3. Fulbourn Village History and Development

3.1 Location and Setting

- 3.1.1 Fulbourn sits on the point where the cultivated chalk fields to the south of the village meet the fen and marsh to the north. As with many fen-edge settlements, the church sits on the first piece of higher ground above the fen, and most of the village lies on dry ground to the south and west of the church.
- 3.1.2 Fulbourn stands at the meeting point of numerous roads connecting the village to its neighbours. In addition there are numerous that lead out from the village into meadows and fen surrounding the village. Much of this survived as common pasture and open arable fields until enclosure in 1814, which is when some of these tracks were stopped up or had their courses straightened.
- 3.1.3 The surrounding landscape consists of high-quality grade-II agricultural land, with large arable fields on the slopes of the rolling chalk hills to the south and mainly flat open farmland to the east and north. In the south and east of the village the low density and rural character of development contribute to a gentle transition from village to open countryside. The transition is more abrupt at the western end.

3.2 Historic Development

- 3.2.1 Though there is plenty of archaeological evidence for settlement elsewhere in the parish during the Neolithic, Bronze Age, Iron-Age and Roman periods, today's village seems to be Saxon in origins. Named Fulbourne ('water-fowl-frequented stream') in Domesday, it had a population of some 91 households, the highest figure of any South Cambridgeshire village at the time. Fulbourn then consisted of two parishes – St Vigor's, which survives, and All Saints, which fell down in 1766 – built side by side in the same churchyard. A Saxon cross, found beneath the floor of St Vigor's church, now in the churchyard, suggests pre-Norman origins for at least one of these churches.
- 3.2.2 These churches belonged to the two principal Saxon manors, later known as Zouches' and Manners'. Zouches' Manor, built by and named after Alan de la Zouche, Earl of Brittany (the same family that held Ashby de la Zouch in Leicestershire), survives as a moated site at Hall Orchard, in fields to the east of the village. All the property relating to the Manners family manor had been acquired by Zouches by 1360, and in the 17th century the Dalton family, owners of the

combined manor, built what is known today as Fulbourn Manor, to the south east of the church, surrounded by a small park. Manor and park were greatly extended in the early 19th century by the Townley family, who still own Fulbourn Manor.

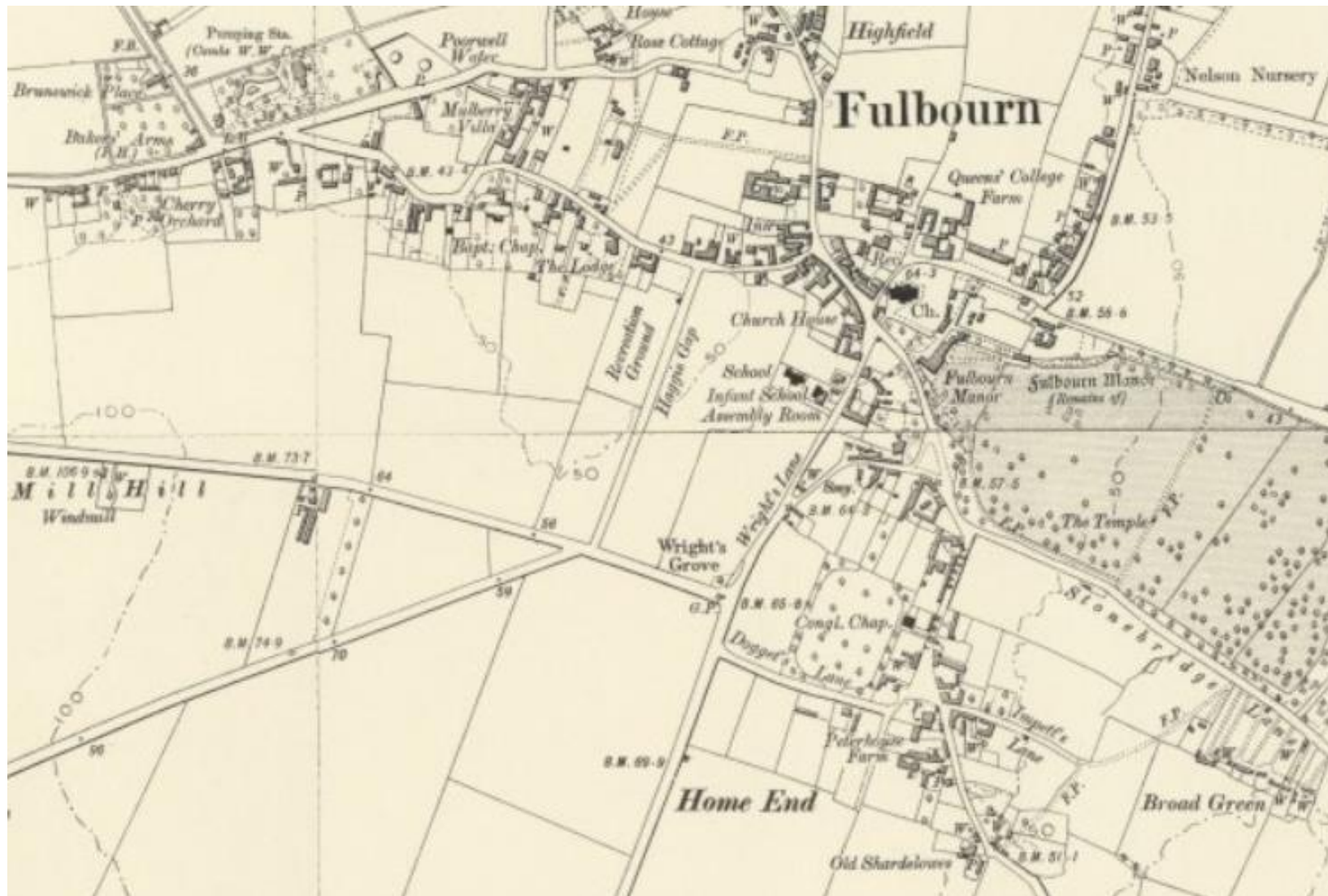
3.2.3 The early core of the village took in the High Street, Manor Walk, Ludlow Lane and School Lane. Home End (originally Holm Street) is mentioned by 1200 and Church Lane (originally Eye Street, later corrupted to Hay Street) are possibly 13th-century extensions to the village, as are Cow Lane (originally Fen Lane) and Pierce Lane (Frog End). Apthorpe Street is first mentioned in 1506. The building of Fulbourn Manor and its park led to the clearance of all the medieval houses that stood to the south east of the village south of the church and along the eastern side of what is now Broad Green (or Ludlow Green).

3.2.4 The village did not extend much beyond its medieval core until the mid-19th century. The railway reached Fulbourn in 1852, when a station was built where the line crosses the Fulbourn to Wilbraham Road on Hay Lane (renamed Station Road in the 20th century) The

station was demolished in 1973, though the line remains in use. In 1885, the Cambridge Waterworks Co began building a pumping station at Poors Well, in the north west of the village, which opened in 1891. Fulbourn Hospital was built from 1856 and opened in 1858 as 'a lunatic asylum for paupers to serve the whole of Cambridgeshire'.

3.2.5 The population of Fulbourn remained stable at between 1,200 and 1,400 throughout the 18th and 19th centuries and through to 1951 (though there were several periods of emigration – for example, to Australia in the period from 1849 to 1855). Major growth began in the 1950s, and continued through the 1960s and 1970s, especially to the west and south west of the historic centre, with a fourfold increase in the size of the village and in its population (currently around 5,000).

3.2.6 In recent years further development has taken place between Cow Lane and Pierce Lane and on land to the north of Northfield. Most recently, the Windmill Estate area north of Cambridge Road has been redeveloped.



Fulbourn: Ordnance Survey Six-inch series revised 1901.

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4. Fulbourn village: character

4.1 Summary description

- 4.1.1 The village has a rich stock of historic buildings; over 40 are listed. These include St Vigor's church, the Manor, and the maltings in Ludlow Lane. Many of the remainder are vernacular timber-framed cottages with thatched roofs.
- 4.1.2 The medieval parish church lies at the centre of the village, where the principal roads and lanes converge. This junction, around which a number of prominent listed buildings are grouped, is a key focal point of the village.
- 4.1.3 Fulbourn has experienced considerable residential development since the 1930s, but with the exception of the central sections of Pierce Lane and Cow Lane, little of this development is evident from within the conservation area, which retains a strongly rural character.

Right above: Small greens at junctions are an important part of Fulbourn's rural character.

Right below: Modest vernacular buildings of one and a half or two storeys predominate in the conservation area



4.2 Key characteristics

- **Compact village centre** around the church, the Manor and High Street
- Former farm buildings and single houses from the eighteenth and nineteenth centuries distributed across the conservation area. Large number of **listed timber frame buildings**
- Development of the **Waterworks** in Cow Lane and associated features
- Traditional **craftsmanship**, embodied in architectural features such as steeply pitched roofs, prominent chimneys and original sash windows
- **Distinctive palette of materials** – predominantly buff brick, fieldstone and render on walls, and thatch, plain clay tiles and pantiles on roofs
- Small **green spaces** alongside, and at the junctions of, the main streets
- Good **boundary walls**, of fieldstone or brick, and extensive boundary hedges
- Strong sense of enclosure created by **twisting lanes** and **substantial areas of mature trees**, leaving only glimpsed views of the surrounding fields
- Rural quality of streets arising from **limited highway engineering** (absence of footways or kerbs, use of low-profile kerbs in traditional materials)
- Retention of **small heritage assets** in, and adjacent to, the public realm, including traditional signs, historic standpipes, and gates and railings

4.3 Architectural characteristics

Scale and form	One and a half to two storeys only Steeply-pitched roofs and gables – with some shallower pitches on C20 buildings Some open halls, later subdivided with additions Prominent substantial brick chimneys
Walls	Render – mostly white, occasionally buff or pink Timber framed – always rendered; no exposed studs Brick – mostly buff, gault or grey, with some red bricks from late C19 onwards Some red brick dressings on buff brick buildings from C19 Fieldstone with brick quoins and arches – used more on side and rear walls Painted brickwork, usually white Painted horizontal boarding on mid-C20 houses
Roofs	Thatch Plain clay tiles Pantiles Some natural slate, on nineteenth-century buildings Occasional corrugated metal on non-residential buildings
Windows	Timber casements with small panes and glazing bars Timber vertical sliding sash windows, with small or large panes Some unusual glazing bar patterns Many windows replaced with modern versions, of varying design quality
Doors	Timber panelled doors Some decorative doorcases
Boundary treatments	High-level brick, or fieldstone and brick, or flint and brick, walls along street boundaries Mid-level walls of the same materials Half-round and triangular coping bricks Mature tree-lined boundaries Hedgerow boundaries, including many high-level hedges adjacent to street Some metal railings and gates

4.4 Spatial characteristics

- 4.4.1 The conservation area encloses a network of intersecting roads and lanes, most of which converge at the village centre. They are mostly gently curving, but there are abrupt corners, for example in Pierce Lane, and in Home End. This street pattern produces a mixture of gradual and sudden reveals as an observer moves through the village, and allows many of the prominent buildings to be seen from different angles.
- 4.4.2 The conservation area has four distinct character areas:
 - 1. The High Street area
 - 2. Home End and the south side of the village
 - 3. Cow Lane/Pierce Lane
 - 4. Poor Well

The High Street area

- 4.4.3 Around the High Street, plot frontages to the street are generally filled and most buildings directly abut the footway. The space of the street between them is tightly defined.
- 4.4.4 The church is set in a substantial churchyard bordered by yews and lime trees. Church Lane, north of the church, is defined by the churchyard, the almshouses, the green space in front of them and the trees and high hedges which line the street.

- 4.4.5 Northfield and The Chantry, on the northern edge of the existing conservation area, are late-twentieth-century cul-de-sac developments, which do not share the characteristics of the rest of the conservation area. The view out to fields here is important; the streets which flank it are not. They should be removed from the conservation area.

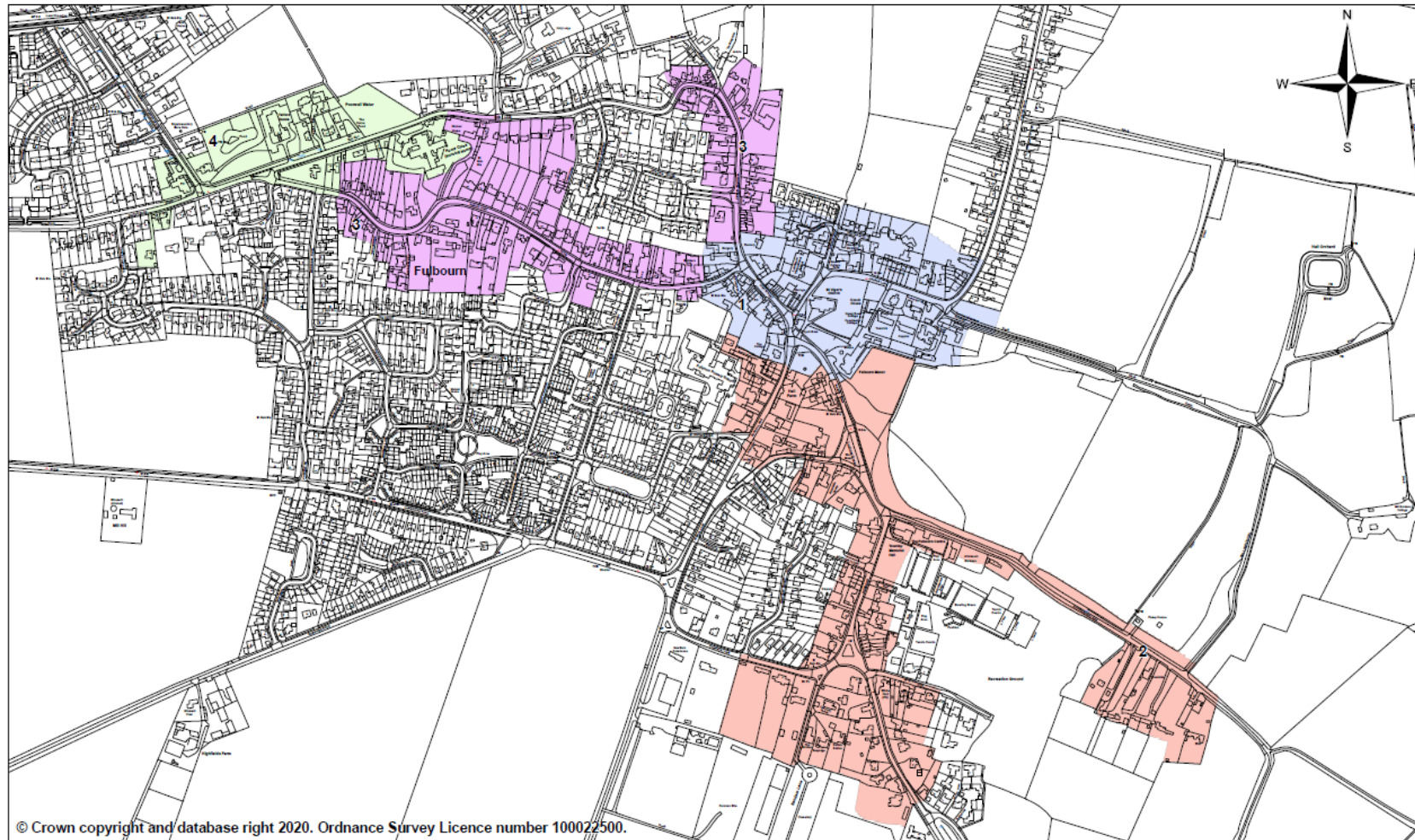
Home End

- 4.4.6 To the south of the village centre, the conservation area is much more open. Most of the buildings are detached and set in spacious plots. A few older buildings are set hard up against the pavement, but most are set well back from the highway.
- 4.4.7 The rural character of Fulbourn is at its strongest in this part of the village. There are many thatched, timber-framed buildings, and the character is emphasised by the small greens, high boundary walls, use of fieldstone, prominent trees, and lightly-engineered highway margins. These rural qualities are displayed most fully in the Stonebridge Lane arm of the conservation area.

Cow Lane / Pierce Lane

- 4.4.8 Like Home End, this area is sylvan, with plentiful frontage and backland trees. Substantial hedges, and listed timber-framed houses form a key part of the character. Similarity of scale and simplicity of detailing

Fulbourn: Character Areas



High Street

Home End

Cow Lane/Pierce Lane

Poor Well

create a sense of unity between buildings of different eras. However, this area has wider and more consistent pavements, modern kerbstones, and fewer greens and hence has a less strongly rural character. Older buildings are fewer and more widely separated, and mid- and late-twentieth century houses are more evident.

- 4.4.9 Buildings in the central part of Pierce Lane mostly date from the second half of the twentieth century. This area has a limited affinity with the eastern and western ends of the lane, but the design and materials of most of the modern houses, the significant number of paved front gardens, the relative sparseness of frontage and backland trees, and the 'suburban' quality of many of the street-facing boundary treatments leave this section largely lacking the rural character of the rest of the conservation area.

Poor Well (sometimes called Poors' Well)

- 4.4.10 The far north-west corner of the conservation area has a separate character arising from the development of the Waterworks between 1885 and 1891. The pumping station and its former gate lodge are both prominent positive buildings.
- 4.4.11 The paved cart wash area (the Horse Pond) is part of the group of heritage assets which enable this part of Fulbourn's history to be particularly clearly read. The

open space and extensive tree planting here create a very sylvan character, and the glimpsed view of fields beyond emphasise the 'fen edge' quality of this area.

4.5 Key views and landmarks

- 4.5.1 The twisting lanes of Fulbourn create changing views and allow many prominent buildings and trees to occupy the position of landmarks. Key views and landmark buildings are identified on the conservation area map. Some of the landmark buildings are shown below, and a selection of key views are shown in Appendix 1.
- 4.5.2 Views out over open fields are very important to the character of Fulbourn, but there are only very limited views of the surrounding agricultural landscape from within the conservation area itself. The most important of these is that looking north from Barleyfields. The distant view here is significant, but the modern buildings in the foreground on either side make no positive contribution to it. Generally within the conservation area, buildings, trees and high boundaries ensure that a strong sense of being contained within the village is always present.

Fulbourn Conservation Area Landmark Buildings



2 Home End



24 Home End



Old Rectory, 9 Church Lane



Almshouses, 23-37 Church Lane



Former Post Office, 2 School Lane



1 Manor Walk

4.6 Landscape and Open Spaces

- 4.6.1 Trees are very significant in defining the character of the conservation area. They contribute heavily to the rural quality of Fulbourn, and many of the trees and groups of trees are visually important in their own right, forming the backdrop to significant buildings, defining spaces and key views, and playing a key role in the concealing and revealing of views.
- 4.6.2 The principal large areas of trees important in the conservation area are:
- around the Waterworks and the Horse Pond
 - around the sharp bend in the centre of Pierce Lane
 - along the western edge of the Manor Park
 - around The Ludlows
 - at the junction of Doggets Lane and Balsham Road
- 4.6.3 Individual trees and smaller groups are also important to the character of the conservation area.
- 4.6.4 The churchyard, the Horse Pond and the area in front of the almshouses in Church Lane are important open spaces within the conservation area, as are the small greens at Manor Walk/Ludlow Lane, Manor Walk/School Lane, and Dogget Lane/Home End/Balsam Road. The informal and rural character of these greens is enhanced in some cases by the absence of kerbs, and in others by the traditional materials of the carriageway edging.

4.7 Archaeology

- 4.7.1 The landscape around Fulbourn is rich in archaeology. The south-western boundary of the parish is formed by the Cambridge to Colchester Roman road. The bank and ditch boundary marker at Fleam Dyke, in the east of the parish, is also prehistoric in origin. Mutlow Hill, located on Fleam Dyke, is the location of a Bronze-Age barrow, used in Saxon times as a moot or meeting place, whose use continued well into the Middle Ages. Hall Orchard is possibly the site of a Norman castle, which later gave way to a moated manor. Mill Gardens Cottage and its associated water channels south of Hall Orchard mark the site of a watermill recorded in Domesday, but demolished in 1808.
- 4.7.2 As well as these visible landscape features, finds have been made from various buried sites within the parish, including Roman burials, kilns and a possible villa in the fields between Northfield and the railway line to the north of the conservation area, and mediaeval pits and pottery in the Chantry area. Investigations in Stack Yard Court off School Lane found fragments of Romano-British pottery, but also a substantial quantity of Saxo-Norman pottery, and the outlines of eight buildings from that era.

5. Fulbourn Village: Management, Enhancement and New Development

5.1 General advice to protect and enhance the character of the conservation area

- 5.1.1 Guidance to promote enhancement of the conservation area is provided in the Council's District Design Guide SPD and in the Development in Conservation Areas SPD. More detailed advice to guide development in the whole village is set out in the Fulbourn Village Design Guide, which was adopted in January 2020. Much of the advice in the Village Design Guide is of particular relevance to the conservation area. New development, whether it be extensions, replacement, or infill, should follow this guidance.
- 5.1.2 Sustaining the character of the conservation area into the future will depend on proper management of the existing heritage assets, on care in the design of new development, including alterations and additions to existing buildings, and on taking opportunities for enhancement.

5.2 New Development

- 5.2.1 New development in spaces between existing buildings, or spaces created by the removal of buildings should
 - be arranged in continuous frontages if in the village core,
 - avoid conventional cul-de-sac layouts,
 - avoid blocking routes or views through the village,
 - be serviced by simple access lanes with shared surfaces and no street lighting, and
 - have a footprint, orientation, set-back, scale, materials and detailing which relate well to the positive characteristics of the immediate context.
 - contribute to the sylvan quality of the village, by retaining existing trees and planting new large trees and hedgerows.
 - use boundary treatments characteristic of the conservation area, especially on street frontages.
- 5.2.2 Detailed design and materials selection in new development, including extensions (and modifications to enable changes of use), should take the opportunity to enhance the character of the area. Material palettes for new buildings and extensions should be restrained; a multiplicity of materials in individual buildings will erode the character of the conservation area. Yellow and grey bricks, fieldstones, render, gault plain tiles

and pantiles are the surface materials which are most likely to maintain the character of the area. The use of high-quality materials and high-level craft in their application will also help to enhance the character of the conservation area.

- 5.2.3 Where new off-street space for car parking is provided, in new development or on existing plots, it should be softened as much as possible, avoiding heavily engineered layouts and large areas of tarmac. Junctions with the street surface need particularly careful handling, and should not break up the restrained engineering and rural quality of existing streets where it exists.

5.3 Trees

- 5.3.1 Long-term management of trees is essential to the character of the conservation area. Such management needs to both ensure the continued welfare of the existing trees and plan for enhancement and replenishment. The replacement of existing forest-scale trees by smaller species should be resisted, and appropriate new planting of larger tree species and hedges in new development, on existing plots, and on highway land should be encouraged.

Below: Important tree on the corner of Impetts Lane



Below: Important trees along Ludlow Green



5.4 Enhancement

5.4.1 The table below sets out detracting elements and opportunities for enhancement in the conservation area.

Opportunities for enhancement	Description	Management proposal
Hardstanding	Gardens in front of houses are an important characteristic of the conservation area; pressure for off-street car parking can be a threat to this. In some parts of the conservation area, service entrances detract from the quality of the street frontages	New hard-surfaced car parking in front of and alongside buildings facing the street should be discouraged. Where possible, existing and any new car parking should be softened by planting. Off-street parking and servicing should be screened from the street and framed by gates and posts where possible; closed gates can help to increase definition of the street.
Highway engineering	Absence of footways, absence of kerbs, and the use of low kerbs in traditional materials are vital to the rural character of the conservation area, particularly south of the village centre.	Work with County Council highways team to discourage more highly engineered treatments on these streets, and encourage similar 'rural' treatments where highways are reconfigured or new sections created. Avoid the use of standardised and intrusive urban materials, street furniture and signage.
Traffic	Traffic is a serious problem in the conservation Area. Frequent movement of large vehicles close to heritage assets detracts from the character of the conservation area.	Opportunities to work with other agencies, including the highway authority, to reduce or exclude heavy traffic through the conservation area should be taken.

Boundary treatments	Some boundary treatments have a negative impact on the character of the conservation area. The demand for off-street car parking space is likely to increase pressure for removal of hedges, railings and, in particular, walls, which would be harmful to the character of the conservation area.	Promote the appraisal to encourage good design. Encourage maintenance of existing boundaries, and use of flint walls with brick detailing, brick walls which reflect nearby patterns, simple railings and hedges. Resist planning applications for inappropriate boundary treatments or the removal of existing positive ones. Where permission is not required for removals, encourage retention by informal communication.
Trees	Large trees are of immense importance to the character of the conservation area. The trees are located in both public and private spaces.	Ensure existing tall trees are protected, and encourage succession planting. Avoid planting of ornamental and garden trees in the verges but promote appropriate planting of additional tall trees and hedges in these locations
Windows	Some non-listed buildings have replaced traditional windows with modern uPVC, or altered glazing patterns or window aperture shapes and sizes. Removing traditional architectural features and materials harms the character and appearance of the conservation area.	Promote guidance on traditional windows, outlining their positive contribution to the character of a conservation area. When planning permission is required, the loss of traditional windows should be resisted, and the use of suitable modern windows supported where appropriate. Historic England guidance is extensive, e.g.: https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/
Extensions and alterations	There will be a desire for extensions and alterations to buildings in the conservation area. Some past extensions have responded poorly to	Alterations to buildings in the conservation area, whether those buildings are identified as making a positive contribution or not, should

	the context in terms of materials, fenestration and other detailing.	respond carefully both to the original character of the existing building and that of the particular character area in which it sits. Alterations which eliminate or ameliorate recent poor design, or restore elements of original character to buildings should be encouraged
Signage	Some signage on commercial premises in the conservation is inappropriate and detracts from the character of the buildings and the conservation area. The mid-twentieth century signpost at Manor Walk / School Lane is damaged and cluttered by recent additions and advertising.	Applications for garish, oversized and poorly designed signage should be resisted. Replacement of existing negative signage with more appropriate designs should be encouraged. A strategy to repair and declutter this signpost would enhance the centre of the conservation area.
Street lights	Modern streetlights are located throughout the area. Some detract from the rural character of the area. Future programmes to update lighting could exacerbate this.	Engage with County Council highways team and other SCDC teams to discuss the installation of any new and replacement streetlights within the conservation area. The few historic standards should be retained if at all possible. New lighting could be mounted on buildings in some cases, or located in positions which minimise impact on elevations of listed and positive buildings. Opportunities to use low-level lighting rather than standard columns should be taken.

Ludlow Lane maltings	The precise condition of these buildings is unclear. They are on the Buildings at Risk register	A specific conservation plan for these buildings would help to secure their future.
Vacant premises	There are currently vacant premises, both residential and commercial, within the conservation area. These tend to have a negative impact because of temporary security measures such as shutters and fencing, and because of neglect of fabric and vegetation within the plots.	Options to use, or adapt and reuse such buildings should be encouraged, especially where the buildings have a positive impact in the conservation area
Changes of use	Changes of use, including those from commercial to residential, can result in changes to the character of the conservation area.	Where these changes require planning permission, the impact on the conservation area must be considered, including the visual impact of small changes such as those to doors and windows, boundaries, and signage.

6. Fulbourn Hospital: History and Development

6.1 Location and Setting

- 6.1.1 Fulbourn Hospital Conservation Area lies to the west of the village. It forms part of a narrow strip of land which separates Fulbourn from neighbouring Cherry Hinton. The hospital conservation area covers an area selected in the mid-nineteenth century as the site for the County Asylum. The asylum buildings were constructed on a small east-west ridge from which the land slopes down towards the railway line in the north and Cambridge Road in the south.
- 6.1.2 The original asylum eventually became Fulbourn Hospital, and the western half of the conservation area is still occupied by the hospital. The eastern half of the conservation area, which includes some of the original asylum buildings, has been vacated by the hospital and sold. Offices occupy the remaining Victorian asylum buildings, now called Victoria House, and new office accommodation has been developed to the north. This eastern half of the conservation area, including Victoria House, the open land to the south of it, and the new office development to the north, is now known as Capital Park.
- 6.1.3 At its north-east corner, this section of the conservation area shares a short common boundary with the former Ida Darwin site, on which almost all the former

buildings have now been demolished. Apart from this site, the surrounding landscape to the north, east and south consists mostly of large arable fields. To the west, a narrow strip of landscaping, the Tesco superstore site, and the single-carriageway Cherry Hinton by-pass separate the conservation area from the edge of Cherry Hinton.

6.2 Historic Development

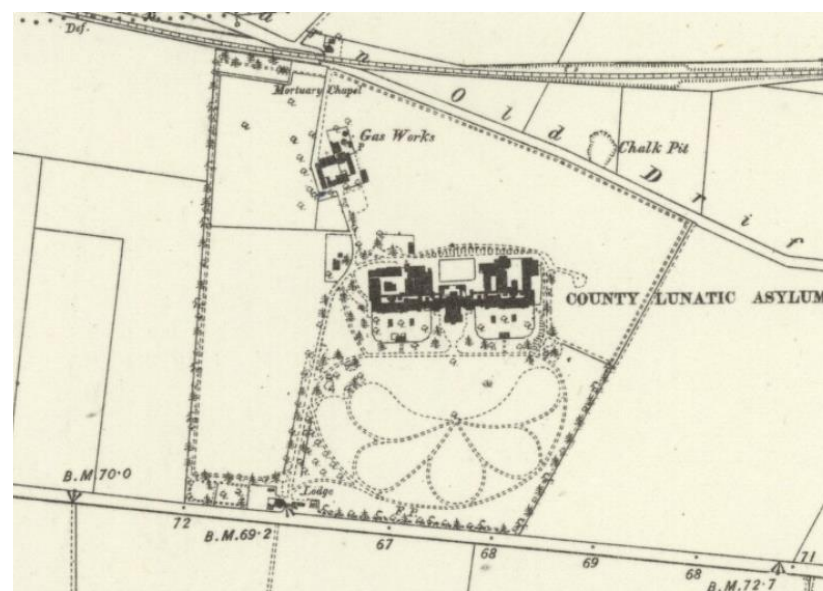
- 6.2.1 The Lunacy Act of 1845 laid the responsibility on counties and boroughs to develop institutions for the care of their pauper lunatics. The City and County of Cambridge and the Isle of Ely formed a planning committee to develop such an institution in 1848, and selected this site. The winning entry in an architectural competition proved too expensive to implement, and attempts to organize joint provision with neighbouring counties failed. Eventually a revised plan by the architect George Fowler Jones was adopted. Construction began in 1856 and the asylum opened in 1858.
- 6.2.2 The design of the building was on a corridor model, with a central block containing the superintendent's accommodation above administrative space, and separate male and female wings to east and west. To the rear of the administration block were a ground floor

dining hall and, above it, a chapel. A mortuary and mortuary chapel on the far north edge of the site were opened in 1860, and further extensions in 1876 and 1890.

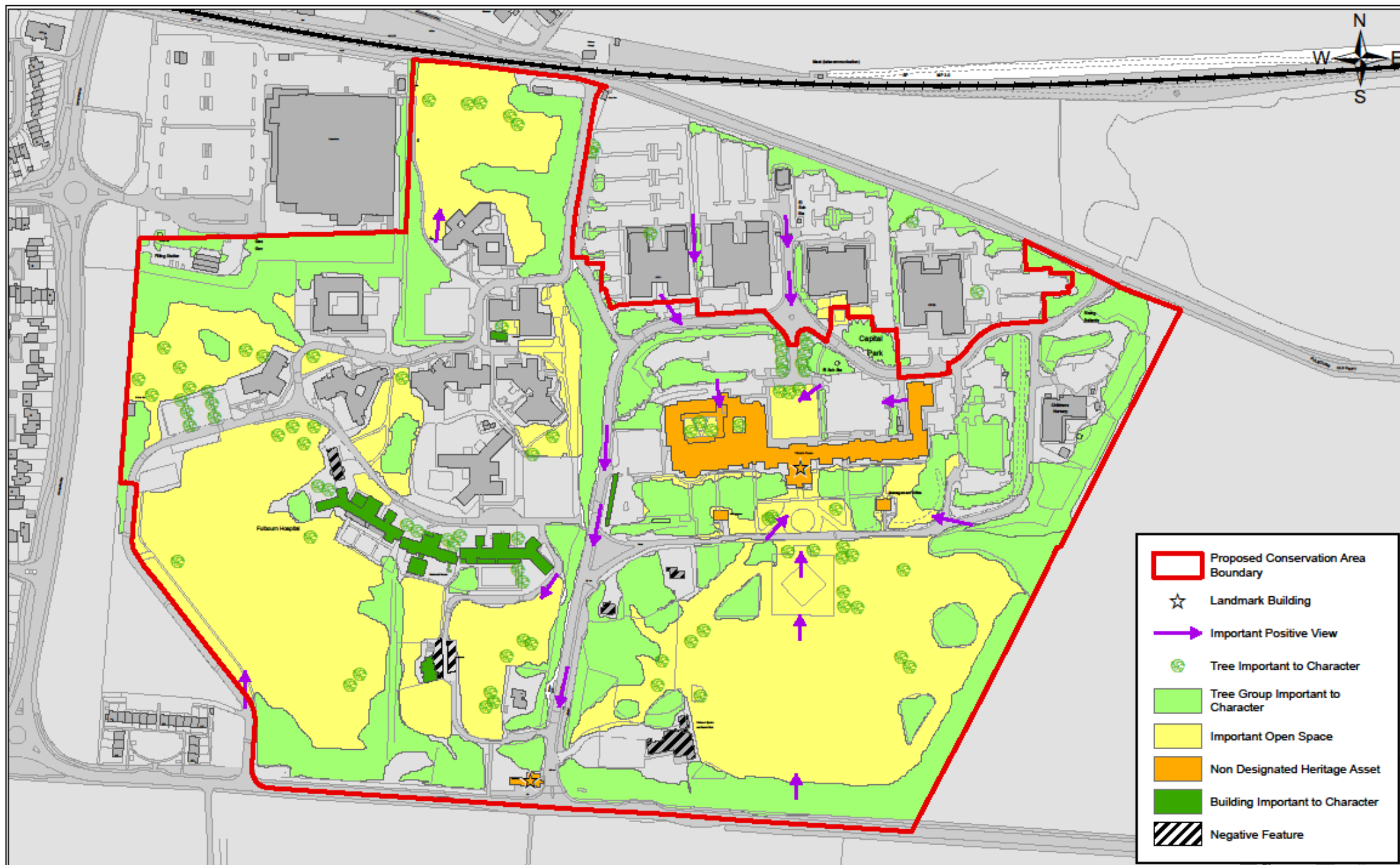
- 6.2.3 The hospital was originally surrounded by walled market gardens and orchards; undertaking horticultural work in the fresh air was part of the rehabilitation regime for inmates.
- 6.2.4 The institution was renamed a mental hospital in 1917, and after the First World War, plans were developed for expansion in a very different form. The first additions opened in 1930-1931, to the west of the main drive: two admission wards (now Windsor Ward and Burnet House) with a central staff and treatment block (now Mulberry 1 Ward), and detached houses for the superintendent (now Beechcroft) and other senior staff.
- 6.2.5 The hospital became part of the NHS in 1948. The appointment of Dr David Clark in 1953 was to revolutionise the running of the hospital and promote change and modernization. A new ward opened in 1956 and a new four-ward admissions hospital, at the far west end of the conservation area, in 1964. Through the 1970s and 1980s, the inpatient population was reduced as long-stay patients were released back into community settings.
- 6.2.6 A further phase of development saw other single-storey buildings constructed through the 1990s and the first few years of this century to provide new wards and a

new administration building. This enabled the hospital finally to vacate the Victorian asylum buildings.

- 6.2.7 By this time, however, the hospital was being considered for closure, and a planning brief was drawn up, setting out acceptable uses for the site. Although the Kent House wards from the 1960s were demolished in 2008, the hospital remains, occupying the other twentieth-century buildings. The remainder of the conservation area has been extensively developed, with four substantial office blocks in the northern sector, and a nursery in the far north-east corner.



Fulbourn Hospital: Ordnance Survey Six-inch series revised 1901. Reproduced with the permission of the [National Library of Scotland](http://www.nls.uk)



Fulbourn Hospital Conservation Area

7. Fulbourn Hospital: Character

7.1 Key Characteristics

7.1.1. The widely varying qualities of the different parts of the Fulbourn Hospital Conservation Area have been determined by the history of the original asylum, its development into the modern hospital, and the redevelopment of parts of the site for other uses. Its special character derives from the following elements:

- Powerful visual impact and architectural distinctiveness of the Victorian former asylum buildings, which dominate the south-eastern part of the conservation area, and are visible from distance;
- The site's status as a concrete illustration of the development of, and innovation in, mental health care through the nineteenth and twentieth centuries.
- Mature parkland quality of the site, characterised by wide grassed areas and forest-scale trees, in groups, belts and individual specimens. Some structural elements of the planting date back to the origins of the asylum and the field boundaries which predated it.

7.1.2 In the western half of the conservation area, most of the widely dispersed low-profile buildings of the late twentieth-century which make up the present-day hospital have an unassuming character. The Capital

Park area along the northern boundary of the conservation area has a firmly urban character; it is occupied almost wholly by early twenty-first-century office buildings of considerable mass and very large areas of surface car parking space

Below: Tower of Victoria House in Fulbourn Hospital Conservation Area



Below: Parkland on the west side of Fulbourn Hospital Conservation Area



7.2 Architectural characteristics

	Victoria House sector (including the gate lodge)	Modern hospital site
Scale and form	Two storeys and three storeys. Substantial storey heights, steeply pitched roofs with gables. Prominent tower.	Largely single-storey, with some modest two-storey buildings. Modern buildings have deep floorplates.
Walls	Primarily yellow brick, with red brick dressings and stone mullions and ornaments. Colours reversed on gate lodge.	1930's buildings are rendered with red brick plinths. Late-twentieth-century buildings are mostly yellow brick with some red-brown details
Roofs	Grey-brown tiles have replaced slates on most buildings. Metal sheet on some modern roofs and the cupola of the tower. Slates retained on gate lodge and cycle store.	Flat, hipped and mono-pitch roofs all evident. 1930's buildings are mostly hipped. Red or red-brown tiles on 1930's buildings. Mostly grey-brown concrete tiles on more recent buildings.
Detailing	Neo-gothic or neo-Elizabethan ornamentation. Dutch gables, stone finials, trefoil decorations. Most prominent on the south elevation of Victoria House and the former chapel to the rear.	Virtually none.



Left: Neo-gothic ornamentation, south elevation of Victoria House

Right: 1930's range – red tiles and render



7.3 Spatial characteristics

- 7.3.1 Victoria House is the only remaining part of the former asylum. It is the oldest section, and the most elaborate; the central tower is a very distinctive and prominent feature visible from many vantage points. The building dominates the space in front of it, its scale and neo-gothic detailing giving it a strongly Victorian and institutional character. The south side of the building is almost all screened by trees, which enhance its presence and create total visual separation of the south-eastern parkland from the rest of Capital Park and the hospital grounds.
- 7.3.2 The space to the south, which late-nineteenth-century maps show as formal gardens, reverted to agricultural use during the two world wars, and was later used as football pitches. It has a very strong parkland quality
- 7.3.3 In the area to the north of Victoria House the building is only screened by recently planted trees to a very limited extent. The rear elevation of the building dominates the space immediately to the north, but this elevation has a much less coherent character than the front elevation to the south. This side of the building is affected in a negative way by the extent of car parking space.
- 7.3.4 The office area at the north of the conservation area has a starkly urban character, wholly different from the rest of the conservation area, established by the scale, materials and unequivocal commercial idiom of the

main office buildings, CPC 1-4, and by the very large areas of surface car parking space.

- 7.3.5 In the western part of the site, around the modern hospital buildings, a central agglomeration of low-profile ward buildings, developed from the 1930s to the 1990s, is surrounded to the west, south, and north by further areas of parkland, enclosed and subdivided by tree belts.

7.4 Key views and landmarks

- 7.4.1 Views within the conservation area are largely determined by the tree cover, which screens many potential lines of sight across both the old asylum site and the modern hospital site. Lines of planting, both those flanking roads and pathways, and elsewhere, often define views.
- 7.4.2 Apart from views framed by trees, the main views are those which focus on the most prominent and distinctive buildings within the conservation area, particularly the south elevation and central tower of the former asylum building. In its elevated position, it forms a focus for views from both north and south within the conservation area, but it is widely visible from other viewpoints much more distant.

7.5 Landscape and open spaces

7.5.1 The parkland quality of the site is one of the most important characteristics of the conservation area. It provides a rich landscape setting in which buildings take on a more subdued appearance. It is especially important:

- Across the whole south-east quadrant of the conservation area, to the **south of Victoria House**
- Across the whole **south-western quadrant**, including the area around Beechcroft, the site of the now-demolished Kent House wards, and the area to the west of Elizabeth House.
- In the **north-west corner**, between Denbigh ward and the railway.

7.5.2 Smaller areas of open space are also important to the character of the conservation area. These include the parterre recently created south of Victoria House, the landscaped space between Willow Ward and George McKenzie, the small enclosed courtyard on the north side of Victoria House, and the tiny garden adjacent to the old cricket pavilion.

7.5.3 Extensive tree planting is also a primary characteristic of this conservation area. The following large groups of trees are especially important:

- The thick belt of trees both sides of the central access drive
- The belt of trees running north-south to the west side of Beechcroft
- Trees along Cambridge Road
- Thickly planted area to the south and east of Victoria House
- The eastern boundary of the conservation area including those surrounding the nurse
- The north-west corner of the conservation area, where it adjoins the supermarket site

7.5.4 Small groups of trees and individual trees are also important in many areas, including the car park areas to the rear of Victoria House, the surroundings of the 1930's ward buildings, and within the parkland areas. Throughout the conservation area, trees frame views and form the backdrop to positive buildings throughout the conservation area. Individual trees and shrubs soften rectilinear outlines and enhance patient privacy.

8. Fulbourn hospital: management, enhancement and new development

8.1 General advice to protect the character of the conservation area

- 8.1.1 Retention of parkland character across the southern half of the conservation area should be a priority. Losses of open grassland and trees to new development should be minimised, and any new development in areas fringing the open parkland should respect that context in its scale, massing, materials and landscaping.
- 8.1.2 Continuation of the careful long-term management of trees is essential to the character of the conservation area. This needs to both ensure the continued welfare of the existing trees and plan for enhancement and replenishment.
- 8.1.3 Large-scale new car parking areas within the conservation area should be avoided. Any new car parking areas should be designed with more generous soft landscaping than recent development, and the existing car parking areas should have their landscaping enhanced at any opportunity.
- 8.1.4 Alterations to, or replacement of, buildings which have a negative or neutral impact on the conservation area should take the opportunity to enhance the character of the area, through the use of high-quality materials, especially bricks and tiles.
- 8.1.5 Future addition of external plant and storage areas to existing buildings should be as unobtrusive as possible, and should, by its design and landscaping, avoid detracting from the parkland quality of the site.
- 8.1.6 The restoration of an element of formal landscaping south of Victoria House has enhanced this part of the conservation area. Maintenance, development and possible extension of formal landscaping should be encouraged.
- 8.1.7 Opportunities should be taken to create interpretive material at appropriate locations across the site to enable those living and working within the conservation area (permanently or temporarily), or visiting it, better to understand its history.

8.2 Enhancement

8.2.1 Opportunities for enhancement of the conservation area listed in the following table.

Opportunities for enhancement	Description	Management proposal
Car parking	Some parts of the conservation area are adversely affected by the extent of car parking, particularly where it is not softened, screened or shaded by shrubs and trees. This is especially true around Beechwood, to the rear of Victoria House, and above all, north of the CPC1 and CPC2 office blocks.	Encourage site owners, operators and tenants to reduce the extent of car parking and increase the extent and intensity of soft landscaping. Particularly encourage the planting of more trees.
Boundary treatments	Many boundaries within the conservation area are informal. Hedges are extensively used and are well-maintained. Some boundaries within the hospital site have to be highly secure, and the visual impact of high-security boundaries is generally negative.	Encourage use of boundary designs and materials with a positive visual impact wherever possible, recognising the medical and legal imperatives.
Trees and shrubs	Soft landscaping, and especially trees, are vital to the character of this conservation area. The trees and other soft landscaping in the conservation area are generally very well-maintained. The continuation of this standard is important, and the soft landscaping could also be enhanced.	Removal of trees of amenity value anywhere in the conservation area should be resisted, but especially in the tree belts. Planting of more trees, including a variety of trees appropriate to the site, and large trees in particular, should be encouraged. Improvements to landscaping, including the parterre, should be encouraged.
Street lights	Some of the recent street light installations do not enhance the conservation area, especially in front of Victoria House.	Be alert to any opportunities to influence the positioning and design of any new or replacement lighting.
Vacant premises	At present the vacant detached houses to the east of the entrance drive, and the former sports and social centre	Reuse and repurposing of existing buildings should be encouraged, but where the present buildings are not

	have a negative impact on the conservation area, Other buildings on the site may become empty.	identified as having any positive impact on the conservation area, their removal or replacement by well-designed new buildings could enhance the quality of the conservation area. National and local policy both require more robust justification for demolition of positive buildings in a conservation area.
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9. Heritage assets and positive structures

9.1 Designated Heritage Assets

- 9.1.1 There are over 40 designated heritage assets, or listed buildings, within the Fulbourn conservation area boundary. There are no listed buildings in the Hospital and Capital Park conservation area
- 9.1.2 Each listed building or structure is identified on the Conservation Area map, and full details of their listing can be found on the [Historic England website](#).

9.2 Possible Non-designated Heritage Assets

- 9.2.1 A number of buildings in the two conservation areas have also been identified which, although not nationally listed or designated, are of local importance. This could

be due to their architectural and/ or historic interest, their landmark status, communal function, association to locally important individuals or families or a combination of these.

- 9.2.2 These properties are listed below on P36-37. They have been identified on the conservation area maps for information purposes and to ensure that they are given due regard in any related planning applications. It is also recommended that they be formally assessed as non-designated heritage assets by the council; and considered for inclusion on any subsequent Local Heritage List.

9.3 Positive Buildings & Structures

- 9.3.1 In addition to the above, there are also about 80 buildings or structures which are not nationally designated and are unlikely to meet the criteria for consideration as a non-designated heritage asset, but nonetheless do contribute positively to the character and appearance of the conservation areas.
- 9.3.2 These buildings or structures make a valuable contribution and should be viewed as key elements of the overall character and significance of the relevant conservation area. Alterations to, or the loss of, these assets can have a lasting impact on the special character of the area in which they lie. These structures have been identified as positive buildings on the conservation area maps.

9.4. Proposed non-designated heritage assets

Building proposed as non-designated heritage asset	Photograph	Explanation of significance
URC church (former Congregational chapel)		Prominent, and of architectural significance because of its neo-Gothic features typical of non-conformist chapel architecture of the early C19. Of historic interest because of its early date and the use of the site as a religious meeting place since the C17.
18 High Street (St Osyth's)		A building of 1840, retaining much of its original appearance, despite extensions and internal alterations. Its symmetrical façade and high-quality detailing, including the reeded doorcase, give it a strong visual impact. The front boundary and garden space make a significant contribution to the character of the High Street.

Waterworks		Of high-quality design, with unusual neo-Tudor detailing, and a considerable visual presence given by its elevated positioning and landscaped setting. Of historical significance, because of its original waterworks function.
Fulbourn pre-school (former National School)		Of architectural interest because of its typical neo-gothic features and place in the development of school architecture. A prominent landmark. Of historic significance as the village's original National School before state provision began.
Victoria House (the remaining south range of the asylum buildings)		Built 1854-6. Designed by George Fowler Jones and built by William Webster. Of architectural significance because of its neo-Elizabethan features, brickwork, stone mullions, (especially on the chapel windows) and detailing. Of historic interest as an exemplar of the 'corridor' layout – one of the templates for post Lunacy Act asylums - and its association with David Hazell Clark, the innovative psychiatrist who was Medical Superintendent 1953-1983. Also a very significant landmark.

Capital Park Management office		Former female shelter of the asylum – part of the original design. Emulates in a basic form the neo-Elizabethan style of the main range.
Pilates studio		Former male shelter of the asylum – part of the original design. Emulates in a basic form the neo-Elizabethan style of the main range.
Chita Sethia Autism Centre		Former gatehouse of the original asylum, erected at the same time. Slightly different neo-gothic design using more red brick. Occupies landmark position on Cambridge Road.

10. Proposed amendments to Conservation Area boundaries

The proposed boundary changes are listed below and illustrated on the Conservation Area Boundary Maps on pages 40 and 41.

Proposed deletions to the Fulbourn conservation area

- The whole curtilages of 1-6 Northfield
- The whole curtilages of 1-8 The Chantry
- The whole curtilage of 11 Barleyfields
- The areas of highway between the above addresses

Proposed deletions to the Fulbourn Hospital conservation area

- Area at the north end of Capital Park, including the CPC1, CPC2, CPC3 and CPC4 buildings and their car parking areas.

11. References

South Cambridgeshire District Council, South Cambridgeshire Local Plan 2018

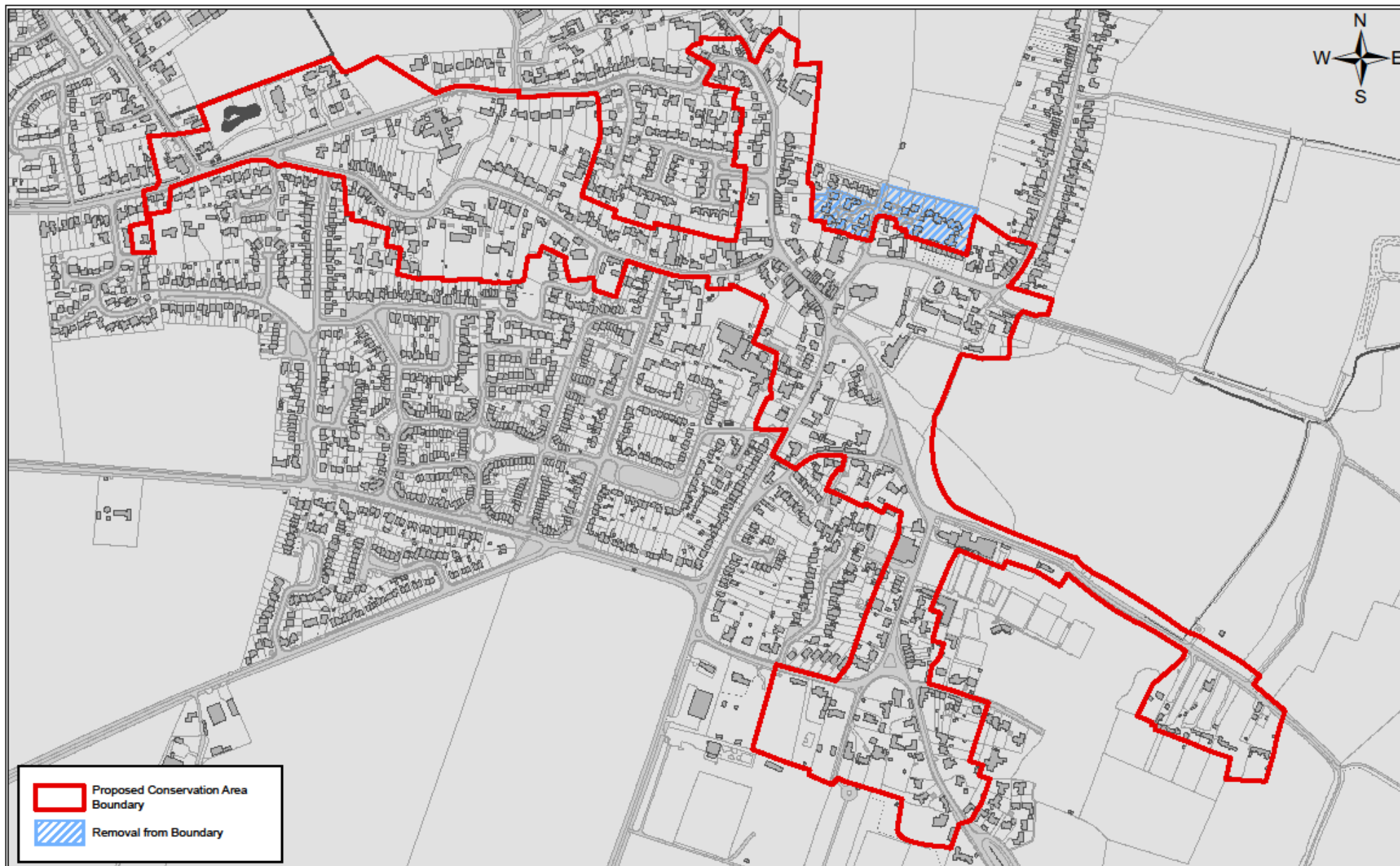
South Cambridgeshire District Council, District Design Guide SPD 2010

South Cambridgeshire District Council, Development Affecting Conservation Areas SPD 2009

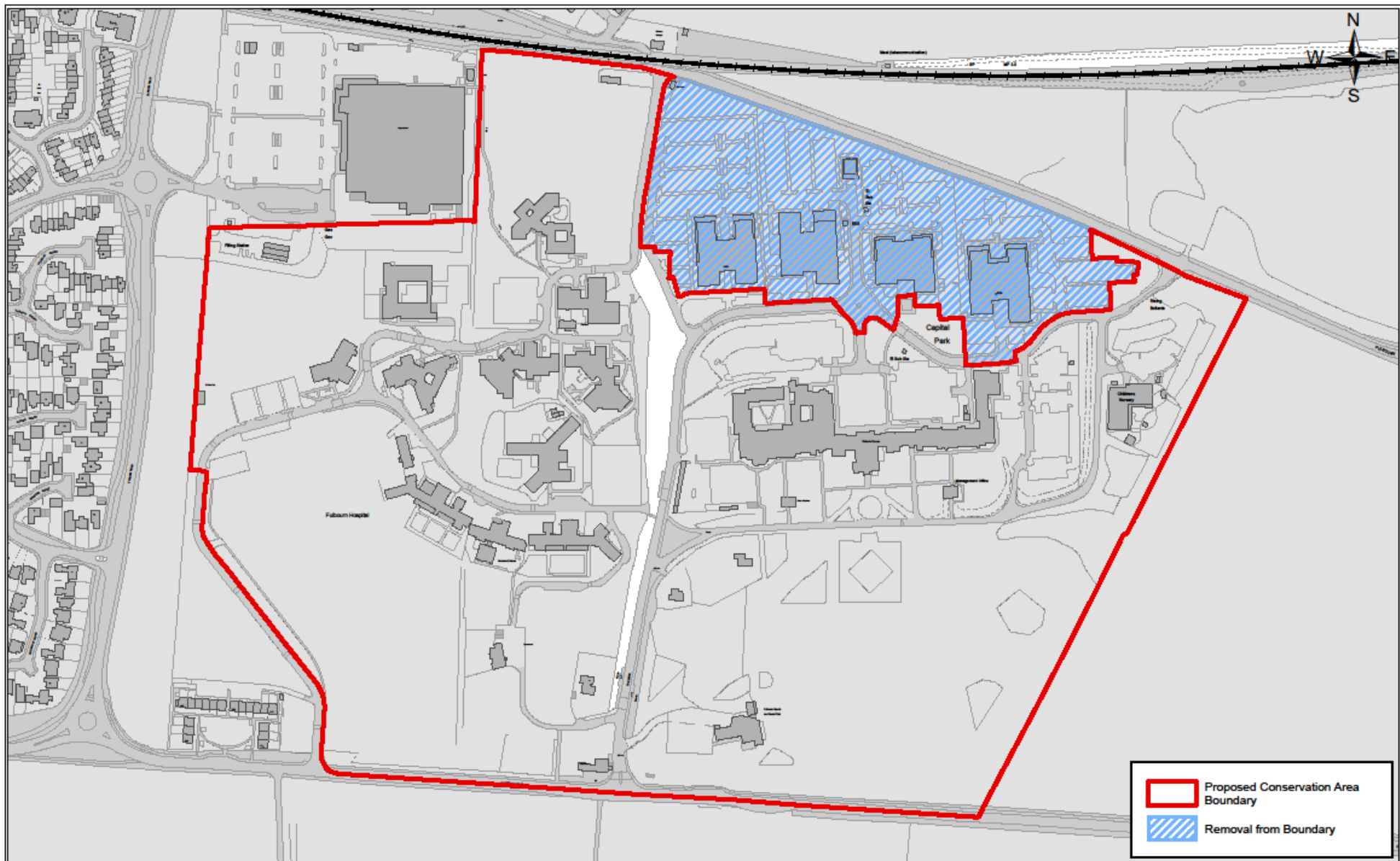
South Cambridgeshire District Council, Fulbourn Village Design Guide SPD 2020

Fulbourn Parish Council Fulbourn Parish Plan 2009

David H Clark, The Story of a Mental Hospital: Fulbourn 1858-1987 Psychoanalysis and Psychotherapy



Fulbourn Conservation Area Boundary



Appendix 1. Key views in Fulbourn village conservation area

	The Church and High Street from School Lane		Looking north up Home End from Balsham Road
	Manor Walk, looking north		Towards the High Street from Pierce Lane
	Fulbourn Manor from the churchyard		At the sharp corner in Pierce Lane