

Woollards Lane is controlled by traffic lights and the volume of traffic passing by does not invite pedestrians to linger at the open space on the south western corner of the junction, with its shrubberies, benches and village sign (of carved and painted wood, depicting the river, church and timber framed houses in relief).

7.34 Woollards Lane is, by contrast, a relatively calm street, even though this is the main shopping street and the centre for commercial and community life in the village, with a library, bank, newsagents, dental surgery and opticians, restaurants and delicatessens, convenience stores, a small department store, pharmacy, estate agents, travel agents, bicycle shop, greengrocer and access through to the health centre in Ashen Green.

7.35 The mix of commercial and residential properties is predominantly late 19th century in character, comprising the mainly unplanned conversion of former yellow brick and slate dwellings to shops. In most cases, this has led to the use of backlands as car parks.



*Nos.22 (Rose Villa; red) and 20 (The Hollies; blue)
Woollards Lane*



Nos. 30 and 36 Woollards Lane

7.36 Some continue in use as dwellings, including the semi-detached Rose Villa and The Hollies, which retain much of their original character, the 1902 Mow Cop Villas, with ornately carved bay windows and a name that commemorates the venue for the founding of the Primitive Methodism movement, and the Grade-II listed long-straw thatched and timber-framed cottage at No. 11 (its visual appeal being compromised by a dominant style and colours of its modern brick neighbour), and by the use of its front garden for parking



*Nos.16 and 18 Woollards Lane
(Nos.1 and 2 Mow Cop Villas)*



No.16 Woollards Lane (No. 1 Mow Cop Villas)



*Nos. 16 and 18 Woollards Lane
(Nos. 1 and 2 Mow Cop Villas)*



Recreation ground, Woollards Lane



Nos. 9 and 11 Woollards Lane

At the western end of Woollards Lane, No 56 is an attractive house of c 1850 with hipped roof and original front boundary wall.

7.36 Woollards Lane also gives access to the village Memorial Hall, built in 1958 as a war memorial and consisting of a two-storey flat roofed, pre-cast concrete front range and a long single storey back range with a felted bell-shaped roof.



Memorial Hall, Woollards Lane

Car parking to the sides of the Memorial hall gives access to playground and tennis courts and to the large recreation ground, with pavilion, and football, cricket and netball facilities.

The recreation ground stretches southwards to banks of the Cam, with fine views of the Kings Mill, but there is no public access along the banks of the river except for this point, nor to the horse paddocks to the west of the recreation ground, which include medieval earthworks, moat and fishponds. A gate on the eastern edge of the recreation ground leads to Woodlands Road (see 9.4 below).

8.0 KEY CHARACTERISTICS

8.1 Great Shelford's historic development can still be read in its street patterns and buildings, with an older core around the church and later ribbon development along the edges of the former village green and the Cambridge to Saffron Walden turnpike. A characteristic of the village is the scale of the gardens – many of which are very long – and the amount of open space in the heart of the village, along with mature trees in gardens and along the roads. Seen from a distance, Great Shelford is largely hidden by trees and there is a strong rural feel to this village, despite its location as part of a continuous belt of suburb stretching southwards from Cambridge.

8.2 Shelford is fortunate in having a large number of timber-framed buildings including medieval halls with cross wings (The Grange, Rectory Farmhouse and De Freville Farmhouse), public buildings (the guildhall, now 17 to 21 Church Street), farmhouses (The Square and Compasses pub, at No 50 High Street and Nos 30 and 46 High Green), agricultural buildings (the granary, brewhouse and stables at West Grange, barns at Rectory Farmhouse and De Freville Farmhouse and mill buildings in Kings Mill Lane), and cottages (24, 38 and 40 Church Street, 60, 68 and 80 High Street, 16 and 21 High Green).

8.3 Nearly all have jettied upper storeys and either exposed studwork, weatherboard or roughcast render under a roof of clay pegtiles or thatch (reed at 24 Church Street and Nos 68 and 80 High Street, long straw elsewhere). Grander houses are of 2½ storeys, with dormers, while vernacular buildings are of 1½ storeys (ie with an upper storey in the roof space).

8.4 Though some of these timber-framed buildings date from as late as the early 19th century, brick was in use as a building material from the 18th century. Early examples include The Red House at No. 14 Church Street and Porch House, No. 25 High Street, both 18th century in date with pegtile roofs, and Kings Mill House of c. 1825, with a slate roof. By the mid-19th-century, white, grey or yellow gault brick with slate roofs has become the norm for all buildings, grand or vernacular, though by the end of the 19th century red brick is being used for details, and by the Edwardian period, red brick and peg tile is the favoured material for arts and crafts / Queen Anne style houses, such as those in Tunwells Lane. Though vertical sash windows are the norm for most of these buildings, several cottages still have horizontal sashes in the late 19th century, especially for smaller windows at the rear of the property (for example, 45 and 47 High Street).

8.5 The conservation area has many good boundary walls. The oldest, including the churchyard wall, are found along Church Street or along High Green (for example at Malyon's and De Freville Farm) and are consist of panels of flint or cobbles, framed with brick and topped with triangular stone or brick copings.



The churchyard wall

Also of some considerable age is the clay bat boundary wall to Nos 16 and 18 High Green, and the similar wall forming the boundary between Tunwells House and Browning House of High

Green / Tunwells Lane. The many 19th-century boundary walls that survive are either low brick walls heightened by evergreen hedges, or tall brick walls with brick copings made from shaped brick, with a semicircular top course, and projecting chamfered string courses.



Ashen Green north side: typical local walling style, with half-round coping brick on chamfered string course

Some cottages also have wicket fences or fences of hooped wire. The two bridges over the Cam at the western edge of the conservation area have cast-iron railings and the approaches to the bridges have low walls of buttressed and coped gault brick.



The entrance to the village from Little Shelford



No. 19 High Street

Original Victorian or Edwardian iron gateposts and gates survive at Nos. 19 and 45 High Street.



Victorian gateposts and gate at No.45 High Street

20 and 22 Woollards Lane, along the lane to the primary school (just one gate post on the left-hand side).

8.6 Roads are generally wide, with wide, tarmac-surfaced footpaths and modern street furniture. There is no historic paving in the conservation area, though there are some traditional cast iron street name plates in the village (for example, the Kings Mill Lane sign on the boundary wall of No. 33 Church Street and the Woollards Lane sign on the wall of No. 58 Woollards Lane).



Cast iron street plate, Kings Mill Lane



No. 2 Buristead Road



Street lights and signage at the Woollards Lane/High Street/Church Street junction, with Nos 84 and 88 to 90 High Street in the background



No.39 Tunwells Lane

No. 2 Buristead Road, No. 39 Tunwells Lane, Nos

There is a cast iron finger post of post-war design, topped by a roundel with the words 'Great Shelford Cambs' alongside the wall of No. 58 Woollards Lane) and there is a village sign

of traditional design, dating from 1977, at the Woollards Lane / Tunwells Lane / Station Road junction. There are historic street lights (originally gas, now converted to electricity) in Kings Mill Lane and in Woodlands Road.



*Kings Mill Lane gas standard converted to electricity (Left)
Gas standard converted to electricity in Woodlands Road (Right)*

There are historic pillar boxes at 18 High Green (VR) and 12 Woollards Lane (GR), a Victorian post box set in the wall at 48 Church Street and a K6 telephone kiosks at 15 High Green and 10 Church Street.



No.18 High Green



The Old Vicarage, 20 Church Street; note the post box (VR)

9.0 THE BOUNDARIES TO THE CONSERVATION AREA

9.1 The Conservation Area takes in the whole of the historic core of the village as it was at the beginning of the 20th century. The northern boundary is formed by the Cambridge to London Kings Cross railway line and though historic buildings are found beyond this point among the mainly post-war ribbon development in the north of the parish, they are protected through designation as listed buildings or as scheduled monuments. To the east and south east, the boundary is formed by the Cambridge to London Liverpool Street railway line. Stapleford village, which adjoins Great Shelford to the south east, has its own conservation area. To the south and west, the boundary is formed by the River Cam, which also forms the parish boundary between Great and Little Shelford and the common boundary between Great Shelford Conservation Area and the Little Shelford Conservation Area.

9.2 Three changes to the boundary are proposed. The first is to exclude most of Maris Green. This former rope walk was developed as a housing estate in the 1970s and the only building of historic or architectural interest is Maris Farmhouse, No. 46 High Green, a mid 17th-century timber-framed house which is already protected because it is a Grade II listed building.

9.3 The second is to take extend the conservation area to take in Nos 2 to 8 Buristead Road. These large and architecturally distinctive houses date were built between 1912 and 1939, and are typical of the eclectic arts and crafts style of their time: No. 2 has decorative terracotta roundels set into the brickwork of the ground floor, with a rendered upper storey with pargetting and the date 1912, as well as a timber first floor balcony and original iron railings and gate.



No.2 Buristead Road



No.2 Buristead Road



Nos.4 to 8 Buristead Road

Its neighbour, Nos 4 to 8, is of similar date and also has a fine first floor timber balcony, as well as large barge-boarded gables, while No 8A is a 1930s rendered house with brick details, including ox-eye windows, hipped clay-tiled roof and tall chimneys.



No.8A Buristead Road

9.4 The third change is to bring the whole of Woodlands Road and Woodlands Close into the conservation area. This is a private road of 29 substantial detached houses in varied styles and dates, all set in very generous gardens, with many

mature trees. The first six houses on the estate were built in 1906 and construction of new houses continues to the present day.



Woodlands Road



No.13 Woodlands Road



No.2A Woodlands Road

The styles range from American clapboard (No. 2A), thatched Surrey vernacular (No. 19) and high Edwardian (No. 13) and Queen Anne (No. 22) to 1950s neo-Georgian (No. 25) and 1960s Modernist (No. 24).



No. 19 Woodlands Road



No.22 Woodlands Road

9.5 Bringing Woodlands Road and Woodlands Close into the conservation area would give South Cambridgeshire District Council extra powers to control development in a road where there are clear development pressures: at the time of writing (December 2006). Replacement dwellings have been approved for Nos 1 and 2 Woodlands Close, and at No. 12 Woodlands Road, while other properties are being extended.



No. 1 Woodlands Close

Given the size of the gardens along this road, it is likely that further applications to demolish, extend or build can be anticipated, which would have the effect of changing the character of the estate, transforming it from a tranquil low-density garden suburb with wide verges, a stately avenue of mature trees, and large tree-filled gardens, into a denser and less leafy suburb.



Lime avenue, Woodlands Road

10.0 ENHANCEMENT OPPORTUNITIES



The smithy and house at No. 11 High Green

10.1 The buildings of Shelford's conservation area are well maintained, and the only building that could be described as being at risk is the Smithy (G J Craig Engineering) at 11 High Green where an application has been made to demolish the house (built in 1850) and the forge and workshops alongside. It would be a pity to see the loss of a building type that has largely disappeared elsewhere and it is to be hoped that any development on

the site could retain the existing historic buildings, which are part of the agricultural and industrial history of the village.

10.2 Back buildings are always vulnerable to change or neglect, and although there is no sign that this is the case in Shelford, it is worth noting that there are good examples of stables, coach houses and apple lofts at 20 and 33 Church Street and to the rear of 35 and 37 Tunwells Lane.



The Old Vicarage, 20 Church street: stable/carriage block with clock



Appleloft and stables at rear of 33 Church Street



Stables and lofts at rear of Nos 35 and 37 Tunwells Lane

10.3 Church Lane and Woollards Lane are narrow roads that quickly become congested with traffic at peak times.



The traffic problem in Church Street

This congestion is a form of self-regulating traffic calming, so formal traffic calming measures might not be necessary. However, the site of the pedestrian crossing at Church Lane is locally controversial, because cars coming round the bend from the west do not always react in time to stop for pedestrians: formal speed limits and traffic calming might be an option for this part of the village.

10.4 As a defence against traffic noise, owners of properties fronting busy roads have replaced timber windows with double glazing units.



PVCu windows being installed at No.58 Woollards Lane

This detracts from the historic appearance of the buildings, often leading to the installation of large single panes of glass in place of multiple panes of the original sash windows, or the removal of important vernacular windows, such as horizontal sashes.

10.5 Where single family dwellings are concerned, such alterations (along with changes to doors,

windows and boundary walls can normally be carried out without planning permission from the Council. Development of this kind is called 'Permitted Development' and falls into various classes which are listed in the Town and Country Planning (General Permitted Development) Order 1995. Powers exist for the Council, known as Article 4(2) directions, to withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area by encouraging owners to retain original features and protect these features from inappropriate alteration.

10.6 Within the conservation area there are a number of possible candidates for Article 4 (2) Directions, where properties have retained significant original features. These are:

- Church Street: Nos 2 to 6, 8 and 10, 14, 18 and 22 (north side) and Nos 7 and 9, 21 and 23, 25 and 33 (south side);
- Kings Mill Lane: Nos 2 and 4;



Nos. 2 and 4 Kings Mill Lane

- High Street: Nos 8 to 16, 20 and 22, 26 to 30, 32 to 36, 64, 66, 72 and 74 (west side) and Nos 15, 17 and 19, 27, and 45 and 47 (east side);
- High Green: Nos 11, 15, 17, and 19 (west side) and Nos 20, 22, 24, 28, 32 and 34 (east side);
- Tunwells Lane: Nos 2, 38, 42 and 44 (west side) and Nos 3, 7, and 33 to 45 (east side);
- Woodlands Road and Woodlands Close: all properties
- Woollards Lane: Nos 14, 16 and 18, 20 and 22, 24 and 56 (north side) and Nos 3 and 3a, 21 and 23, 41 and 43 and 45 and 47 (south side).

10.7 Where it is too late to prevent the loss of original features, owners should be encouraged to consider replacements in the future of more sympathetic materials, especially where one dwelling within a pair or row has been altered unsympathetically, and restoration would enhance the whole row (for example, 41 Woollards Lane has UPVC windows and a mass-produced door, while its twin, No. 43, retains its original features; similarly, Hope Cottage (No. 10 Church Street) has traditional doors, windows and picket fence but next-door Faith Cottage (No. 8 Church Street) has PVCu windows and door and a treated timber fence and the semi detached pair at Mow Cop Villas have very different window styles.



Nos. 41 to 49 Woollards Lane



Hope Cottage and Faith Cottage, Nos. 8 and 10 Church Street



Nos. 16 and 18 Woollards Lane (Nos. 1 and 2 Mow Cop Villas)

10.8 Some houses in the conservation area that would have had thatched roofs now have roofs of concrete pantiles (for example, the grade-II listed Maris Farmhouse at 46 High Green). These would be enhanced if they were reroofed in more sympathetic materials, preferably involving a return to thatch, or alternatively using clay pantiles.

10.9 Subject to the availability of funding, the District Council may make discretionary grants available towards the repair of certain historic buildings and structures within the district. These grants are made to encourage the use of traditional materials and craft techniques and are generally targeted at listed buildings, though visually prominent non-listed buildings within Conservation Areas may also be eligible for grant aid. More specific advice on the availability of grants, as well as on appropriate materials and detailing, is available from the Conservation Section within the Planning Services Directorate at the District Council.

10.10 Most of the shopfronts in Great Shelford are modern but some historic shopfronts survive that should be protected. They are at 66 High Street, where Edwardian brackets survive, though the rest of the shopfront is modern and undistinguished, and the Woollards Lane library (No. 12), located in a 1930s former post office, with an attractive bay window.



No.66 High Street

The village also has some examples of poor shopfront design (for example the Co-op at No. 76 High Street, which represents an opportunity for improvement, perhaps emulating the good traditional shopfront of Parker Brothers Butchers on the opposite side of the road.



No.10 Woollards Lane, former Post Office, now library



Nos. 76 (the Co-op) and 74 High Street



Butcher's shop at No.43 High Street

10.11 Some historic boundary walls are in a poor state of repair and need maintenance if they are to survive: this is particularly so in the case of the clay bat wall forming the boundary between Tunwells House and Browning House of High Green / Tunwells Lane which has lost part of its render coat, exposing the clay bats to frost and rain, which can cause rapid deterioration. Also in need of sympathetic repair is the western wall of the churchyard. Along the High Street, between Nos

76 and 80, one of the gate posts with ball finial at the entrance to the drive to 68 Burstead Road has been demolished, causing concern for the survival of these gateposts (and trees: see 10.13) as part of the planned development of this site by Ashwell Homes.



Demolished gate pier at entrance to planned housing development alongside No.76 High Street

10.12 Large and mature trees and groups of trees make a major contribution to the character of the conservation area. Consideration should be given to registering all the mature trees in the conservation area (privately and publicly owned) and protecting them through tree preservation orders. In particular, there are some old apple and pear trees in gardens within the conservation area that should be identified for their possible rarity and conserved for their bio-diversity value. The Council might also consider the preparation of a tree management programme, with a regular system of tree inspection and maintenance.

10.13 In particular care should be taken to ensure that the avenue of trees that lines the narrow drive to 68 Burstead Road should be protected when the site is redeveloped for housing by Ashwell Homes.



Drive to planned housing development alongside No.76 High Street

10.14 The recreation ground and paddocks leading south from Woollards Lane and Church Street are a major benefit to the village, but the banks of the Cam are inaccessible, and an important enhancement would be to create new public footpaths to create circular walks linking Kings Mill Lane, Church Street, Woollards Lane, the recreation ground and Woodlands Road, with links to Little Shelford and Hauxton.

11.0 POLICIES TO PRESERVE THE CHARACTER OF THE AREA

11.1 These policies should be read in conjunction with those in the South Cambridgeshire Local Plan (adopted February 2004). Summaries of the relevant policies are provided in Appendix A, but it is advisable to consult the Local Plan itself.

11.2 Opportunities for new dwellings within the boundaries of the proposed Conservation Area will be very limited (and possibly restricted to the replacement of existing dwellings that are marked on the appraisal map as being of neutral or negative architectural interest). In considering the design of new or replacement buildings, or extensions to existing ones, the Council will take into account the impact of proposals on the setting of Listed Buildings and the character and appearance of the Conservation Area. Section 8 of this document sets out some of the key characteristics which need to be considered if a design is to fit comfortably with its neighbours. Further guidance is set out in the Great Shelford Village Design Statement (adopted by South Cambridgeshire District Council as Supplementary Planning Guidance in February 2004). The following points summarise considerations that are important in determining whether a new development is acceptable.



No.25 High Street, Porch House

11.3 Scale – buildings should not exceed 2 or 2½

storeys in height. Roofs should be modestly pitched (ie 30 to 35 degrees) in slate or clay pantile, or more steeply pitched in plain-tile or thatch. Rooflights and solar panels should only be located on less visible slopes and hipped or pitch-roofed dormers are to be preferred in mansard or steeply pitched roofs (eyebrow in thatch).



No. 80 High Street

11.4 Location on the plot – new buildings should respect established building lines and extensions should adhere to the principles of subordination, so that they do not undermine the architectural interest of the main building, while also seeking to preserve existing trees and hedgerows.

11.5 Materials and colours – Great Shelford's pallet of materials is set out in Section 8 of this document. This pallet should be used as a guide for new development. In addition, stained weatherboard timber cladding may be considered appropriate for lesser structures, such as garages (as has been used for the bank building on a former dairy site at 15 Woollards Lane).



No. 15 Woollards Lane, Barclays Bank

Rendered walls should be painted either white

or in pale pastel shades, while brickwork should generally be gault clay, though some limited use of red brick may be appropriate. Modern artificial materials (including concrete roof tiles and uPVC windows) should not be used.

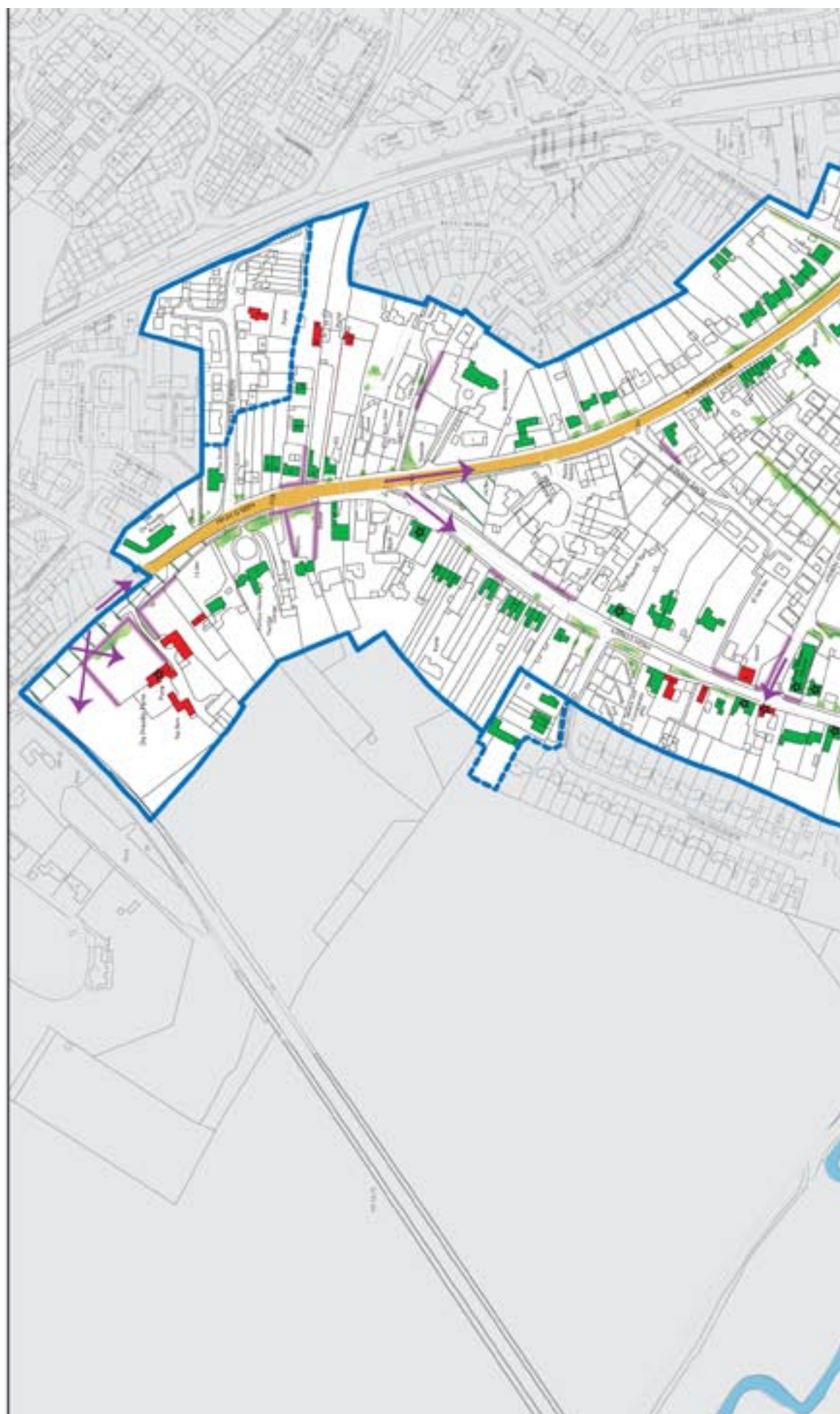
11.6 Boundaries – these are very important to the character of the proposed Conservation Area. Positive boundaries identified on the map within this appraisal should be retained. Where new boundaries are proposed, care should be taken to ensure they use appropriate materials (such as timber picket fences). Overly formal or ornate gates and walls are not considered appropriate. Planted boundaries, including those to the sides and rear where they abut lanes or the wider countryside, will need to be appropriately treated so that existing vegetation of merit is retained and augmented as necessary with new native trees and hedges. Sufficient space must be allowed within site layouts to enable this planting to be implemented in the short term and maintained over the longer term. Close-boarded fences to open countryside will be resisted unless they can be adequately screened with appropriate planting.

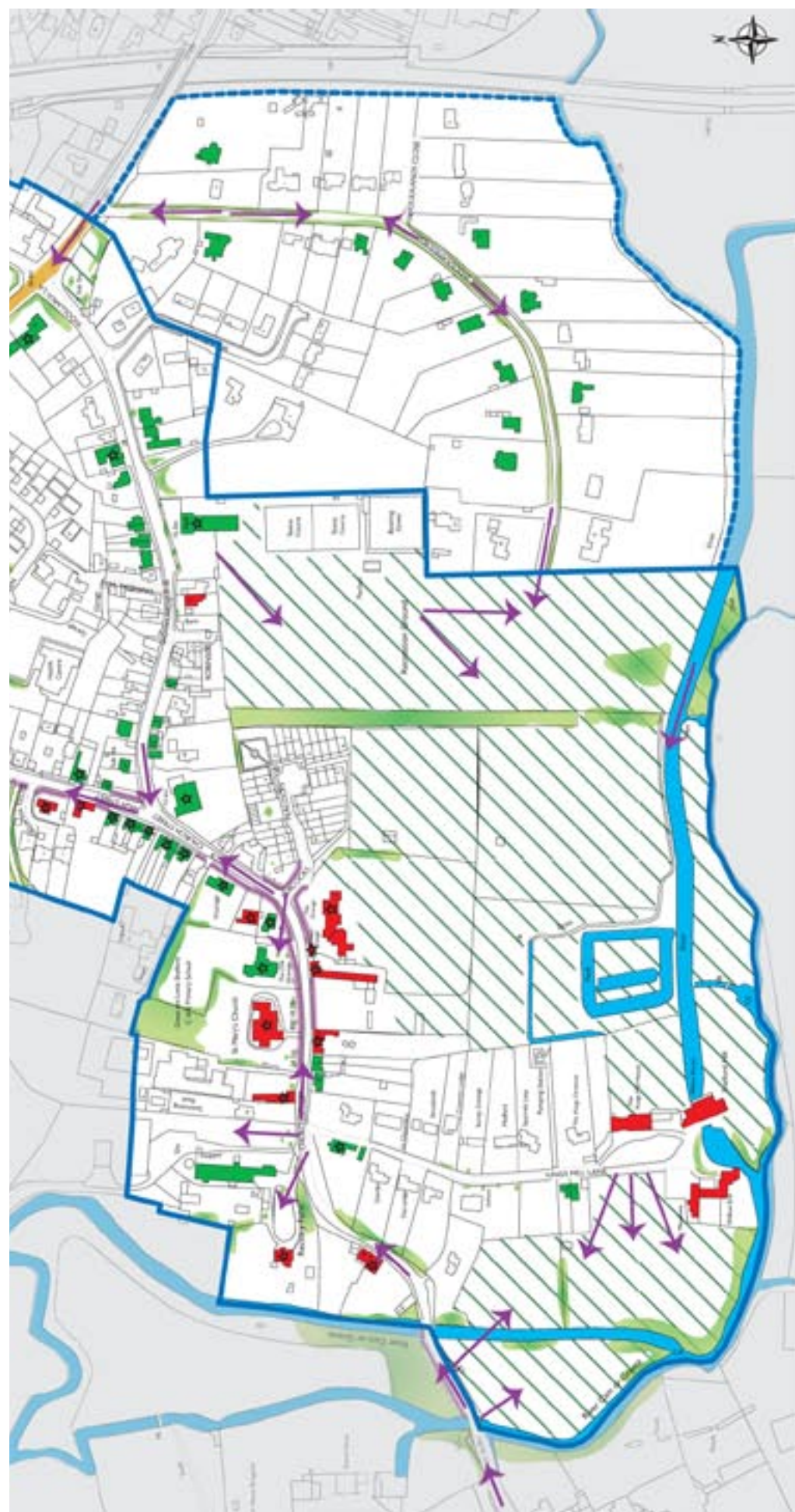
11.7 Street signs – the District Council will encourage the Highway Authority and statutory undertakers to reduce the visual clutter and impact of plant, road signs and other street furniture. Where signs are needed, their size should be kept to the minimum allowable and, wherever possible, they should be fixed to existing features rather than being individually pole-mounted. Reflective yellow backgrounds to traffic signs are not appropriate in or adjacent to Conservation Areas and should be avoided. Where required, traffic calming measures should be specifically designed to complement the village and its setting, avoiding the introduction of alien urban features or standardised, inappropriate gateways. Well-designed street furniture in suitable colours will be encouraged, while necessary, but unattractive plant, should be appropriately screened.

Great Shelford Conservation Area

Townscape Appraisal Map

(Not to scale)





☆ Focal buildings

Positive undesignated open spaces

Positive buildings

Conservation area boundary

Important trees

Historic walls or boundary railings

Proposed extension to boundary

Important views

Primary traffic route

Listed buildings

APPENDIX A: RELEVANT PLANNING POLICIES

Cambridgeshire Structure Plan (adopted October 2003)

- P1/2 Protection of sites of archaeological, historical or architectural value.
- P7/6 Local authorities will protect and enhance the distinctiveness of the historic built environment.

South Cambridgeshire Local Plan (adopted February 2004)

This section summarises the main Local Plan policies that are relevant to Conservation Areas.

- SE10 Protected Village Amenity Areas.
- HG10 The design and layout of residential schemes should be informed by the wider character and context of the local townscape and landscape.
- HG12 Extensions and alterations to dwellings should be in keeping with local character.
- EM6 Small scale employment in villages.
- SH6 Resistance to loss of shops in villages.
- CS7 Utility companies to be urged to place pipes, fibres, wire and cables underground where this would not have unacceptable environmental impacts.
- CS8 Location of telecommunications installations to minimise visual impact.
- CS9 Protection of village pubs and recreational facilities.
- EN1 Importance of maintaining character and distinctiveness.
- EN4 Protection of the historic landscape, whether or not they are statutorily designated.
- EN5 Retention of trees and hedges in new developments.
- EN15 Protection, preservation and enhancement of known and suspected sites of archaeological importance.
- EN16 Public access to archaeological sites and records.
- EN17 Building preservation notices and spot listing of buildings of archaeological or historic interest to protect unlisted buildings.
- EN18 Presumption against demolition of Listed Buildings.
- EN19 Recording and salvage if consent for demolition is granted.
- EN20 Unsympathetic extensions to Listed Buildings.
- EN21 Preservation or salvage (including public record) of fabric or features of Listed Buildings where consent for extensions or alterations is granted.
- EN22 Imposition of conditions to protect the fabric and character of buildings.
- EN23 Preservation of the character of roofs of Listed Buildings, in particular long straw and gault clay roofs.
- EN24 Use of planning powers to secure the sound repair of Listed Buildings.
- EN25 Maintenance of register of 'buildings at risk'.
- EN26 Considerations to be applied when considering the conversion of Listed Buildings to new uses.

EN27	Applications for planning permission and Listed Building consent will not be considered separately. Requirement for the consideration of Listed Building applications and planning applications, including the need to consider the full effects of proposals on the building and its setting.
EN28	Requirement to submit illustrative and technical material to allow the impact of proposals affecting a Listed Building, its curtilage and wider setting.
EN30	Requirement for applications for planning permission in Conservation Areas to be accompanied by sufficient details to allow their impact to be assessed.
EN31	High quality of design, planting and materials connected with landscaping of developments in Conservation Areas.
EN32	Controls over consent for demolition of buildings in a Conservation Area.
EN33	Salvage of materials and pictorial record if consent for demolition in a Conservation Area is granted.
EN34	Retention of the character, materials, features and details of unlisted buildings in Conservation Areas.
EN35	Restrictions of permitted development rights to safeguard elements of the character of Conservation Areas.
EN36	Control over external cladding which affect the character of Conservation Areas.
EN37	Control over location and design of meter boxes on Listed Buildings.
EN38	Need to retain traditional shopfronts and their details.
EN39	Controls over design of advertisements and signs on Listed Buildings and in Conservation Areas.
EN40	Controls over design of advertisements and outside Conservation Areas. Area of Special Control is in place.
EN41	Coordination of planning permissions and consent for demolition or felling of trees in Conservation Areas.
EN42	Promotion of enhancement schemes in Conservation Areas.
EN43	Statutory undertakers and utility companies should consult and seek to agree works in Conservation Areas.

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