



Great Shelford

VILLAGE DESIGN STATEMENT

Adopted by South Cambridgeshire District Council as
Supplementary Planning Guidance February 2004

This Statement has been produced in accordance with the guidance given in Parts 1 and 2 of the Village Design advisory documents published by the Countryside Commission in 1996. These require the VDS to '*encourage debate and stimulate ideas about how best to achieve quality in future developments, and challenge others to see what they are prepared to do to help achieve quality*'. It has been framed within the existing Cambridgeshire Local Plan Policies which identify Great Shelford as a *Rural Growth Settlement* (SE3), and which support the preparation of Village Design Statements to help achieve high quality design and mix in housing (HG10).

South Cambridgeshire Local Plan adopted February 2004

Policy HG10

Residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes (including 1 and 2 bedroom dwellings) and affordability, making the best use of the site and promoting a sense of community which reflects local needs.

The design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.

The District Council will support the preparation of Village Design Statements to secure these aims.

Other policies in the Local Plan to which this document relates concern:

Settlement	SE2 SE9 SE10 SE11
Green Belt	GB7
Housing	HG11 HG12
Employment	EM6 EM8 EM10
Transport	TP2
Recreation	RT2 RT4 RT5
Environment	EN1 EN3 EN6 EN7 EN18 EN20 EN23 EN28 EN30

The VDS has been drafted to accord with Great Shelford Conservation Area Appraisal prepared by South Cambridgeshire District Council. It supports Policy PI/3: *Sustainable Design in Built Development* in the Cambridgeshire and Peterborough Structure Plan. September 2003.

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front cover

Cottages on the River Cam, Kings Mill Lane –
the historical legacy of village settlement

GREAT SHELFORD VILLAGE DESIGN STATEMENT

What is a Village Design Statement?

Village Design Statements are intended to provide guidance for any proposals for development and to influence the way the planning system works locally. They are a way of ensuring that new developments are designed and located in a way that reflects the local characteristics and qualities that people value in their village and its surroundings. The Statements are produced by the local community for use by planners, developers and local Councils.

At present, local residents may only hear about proposals for development when the design is finished. Although the Parish Council is asked by South Cambridgeshire District Council for its views on planning applications, it may not get the opportunity to offer as much positive input as it would like, particularly on the design of new development (or 'how it looks'). Often all that local people can do is react or protest. Once a Village Design Statement has been prepared the District Council knows, in advance, the sort of things that are acceptable to local communities.

Why produce one for Great Shelford?

Change is not only brought about by new buildings, but also by the smaller day-to-day alterations to homes and gardens, open spaces, paths, walls and hedges that can affect the look and feel of a whole village. Off-the-peg estate development has already been at the expense of style and scale and single access cul-de-sacs have none of the characteristic informality and permeability of a village. The trend towards excessive hard landscaping of forecourts and front gardens affects wildlife as well as visual attributes.

The aim of the Design Statement is to ensure that any future development and change in the parish is based on an understanding of the area's past and present. It draws attention to what is special about the setting, buildings and open spaces of Great Shelford. Local character could easily be threatened by unsympathetic development, not least when the demand for housing in the Cambridge area is so great.

A blend of valued features makes Great Shelford a very pleasant and popular place to live. Set in a rolling chalk landscape and blessed with mature trees and 'wild' areas, it is still more village in character than suburb; near Cambridge but not of it. There are good transport links and shops, a varied range of housing and a real sense of community. All of these contribute to the 'pride of place' felt by residents and should be safeguarded.

The Statement therefore aims to raise awareness of what is 'special' about the village and it gives parish residents a say in its future development by producing guidance on how these qualities may be respected. Some protection is provided by the Conservation Area (designated in 1971) for the special architectural and historical character and appearance of older parts of the village. Great Shelford has 32 Listed Buildings, but it is overall character rather than individual buildings that Conservation Areas seek to enhance. We also value the scale, informality and setting that characterise the whole village and wish to harmonise any additions and changes to it. We hope that this Statement will contribute to ensuring that Great Shelford remains a distinctive, pleasant and vital place to live.

How has it been produced?

This Statement has been produced by residents of the parish with the full support of Great Shelford Parish Council and South Cambridgeshire District Council. It is the result of public consultation involving the whole parish at all stages, including:

- Two 'village days' exploring what we have in Great Shelford;
- Further consideration by interest groups of what particular aspects of the village should be protected, improved on and further developed;
- Consultation with District Council Planning Officers;
- Opportunities for all households to comment.



INTRODUCTION

Who is it for?

This Design Statement provides guidance for anyone considering development in the area. It will be as valuable to individual householders wishing to build extensions or put in new windows as it will be to planners, developers and architects considering new buildings. It provides a source of ideas for designers to work with the local building styles that give Great Shelford its character. Although primarily intended as planning guidance, other points of interest and concern raised by residents are included for possible local or community action.

The Principles and Guidelines in each section cover protection, improvement and development which, with the accompanying text and illustrations, highlight the qualities valued by local people.

How will it work?

The Design Statement describes the parish of Great Shelford as it is today. It is intended to be a practical tool capable of influencing decisions affecting design and development in the parish. It should assist the Parish Council and South Cambridgeshire District Council in considering planning applications.

The Statement is in line with the current South Cambridgeshire District Council Local Plan adopted February 2004. Parts of the village lie within the Cambridge Southern Fringe Study area for which a master plan will be produced. Proposed policies for this Plan have informed parts of this document.

The Design Statement has been prepared in parallel with the Great Shelford Conservation Area Appraisal drawn up by the Conservation Department of the District Council which recommended an extension of the Conservation Area. A Village Design Statement adopted as Supplementary Planning Guidance would then be consulted whenever a planning application was being considered. To ensure acceptance, those applying for planning permission in the parish will need to show that they have complied with the guidance it contains when drawing up their proposals.



Rector Farm Church Street – the village farms are a connection with the agricultural and landscape legacy of the village

What are the aims?

- To preserve the distinct identity of Great Shelford by maintaining its separation from Cambridge as provided for in the Cambridge Southern Fringe Study.
 - To identify and give value to features (obvious and latent), significant in terms of Great Shelford's character.
 - To reinforce the character of Great Shelford as an expression of the life and working practices in its history.
 - To encourage respect for the essential qualities of village character identified in the Statement in all future development and redevelopment. Development should add to and complement these qualities and not detract from them by mere mimicry of tradition.
 - To highlight the importance of retaining the present scale, mixture of forms and local/regional materials and colouration in the village. Such local referencing should guide and inform new development and patterns of layout.
 - To discourage the introduction of new forms and layouts for their own sake, or for conformity with some external rationale (e.g. the dictates of the market-place) and to encourage innovation where it is supported by good reason, relevant to the general circumstances of Great Shelford.
 - To encourage awareness of the landscape setting and importance of trees and tree groups.
 - To highlight the importance of the surrounding countryside and green spaces within the village to landscape, leisure and biodiversity.
 - To promote greater access to the surrounding countryside by way of footpaths and cycleways.
 - To improve community facilities, the village centre, pedestrian safety and traffic management.
- A copy is to be provided for every household in the parish.*

PRINCIPLES AND GUIDELINES

Throughout the text:

Protection

refers to existing views, trees, buildings, facilities whose preservation or conservation deserves and may need attention

Improvement

refers to existing views, buildings, facilities which could be enhanced by some positive action

Development

refers to some aspect of village life, views, buildings or facilities which are currently inadequate or non-existent, and whose development would enhance the village



Rectory farmhouse

HISTORY

1 Early settlement

1.1 Early patterns of settlement persist in the outlines of many towns and villages. Old tracks determine the position of roads and boundaries often persist for hundreds of years as do patterns of cultivation and common land. Great Shelford is no exception to this pattern. There is still evidence of Neolithic and Bronze Age habitation on higher ground and an Iron Age settlement close to the river is visible in aerial photographs.

1.2 Early settlement is thought to be related to the supply of water from springs such as Nine Wells and the existence of a crossing place over the River Cam. The latter was important even in prehistoric times and possibly the route by which the Mare Way crossed the Cam en route to the Icknield Way.



St Mary's Parish Church

1.3 The Roman road from Colchester is thought to have passed close to the village along Worts Causeway and then east to Wandlebury, with evidence of a Roman estate nearby. The Domesday entry does not distinguish between Great and Little Shelford and the name of the settlement was Scelford, 'a ford through a shallow place'.

1.4 Extensive water meadows around which much early settlement occurred were another legacy of the changes in the course of the ancient rivers. Saxon and later medieval settlers cultivated the higher chalky ground and used the wetter meadow land for grazing. The meadows were the origin of the modern 'Greens'.

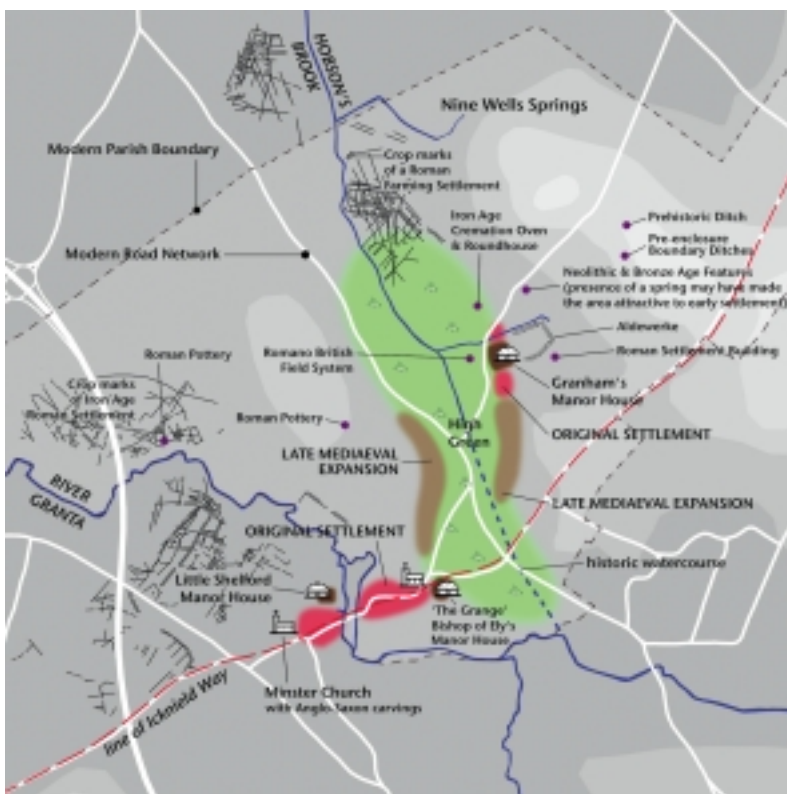
1.5 Later settlement also took advantage of the higher ground, with the church and the Bury Manor built on high ground near the ford and the second manor at Granhams as the land rises to the north-east.

1.6 This pattern of settlement and cultivation originating in Shelford's distant past persisted largely unchanged until the early 19th century.

2 Enclosure and later development

2.1 In time the shallow ford was replaced by two bridges, agricultural practices changed and roads were paved. The turnpike road from the south that crossed the bridges and skirted the Greens became Church Street and High Street, and the Causeway, also a turnpike road, a name reflecting its watery past, is now Cambridge Road.

Historic settlement





The water bridges



The Grange, Church Street

2.2 Commonly held and commonly worked land around and within the village was gradually enclosed, a process completed by the Enclosure Act of 1834. With land now designated as belonging to particular people, house building increased. After 1845 this was boosted by another nationwide development, the coming of the railways, with some 60 houses built between 1851 and 1901. This signalled the beginning of the end of Ashen Green and High Green as open areas, as houses were built along Tunwells Lane, High Street and Woollards Lane, between the roads and pre-existing houses around the Greens.

2.3 At the turn of the century, much more substantial house building took place, providing homes within easy reach by train for the growing middle classes of commercial and academic Cambridge. This reflected a considerable change in the social and employment profile of Great Shelford. Coppice Avenue and some houses in Hinton Way, the range of houses from Freestones Corner on Tunwells Lane, Woodlands Road and large individual houses such as Abberley House and the extension of Browning House (a 17th century house) date from this period.

3 The inter-war years

3.1 After the Great War, archetypal ribbon development spread along Cambridge Road and Hinton Way in particular, with long gardens but often without garages, as the age of the motor car for the majority came later. Cul-de-sacs, such as Walden Way and the south side of Westfield Road, were one feature of the times. Another was the development of council housing with Davey Crescent and the south side of Stonehill Road being prime examples.

4 1945 – 1970

4.1 Little building occurred for some ten years after the Second World War, but then the previous trends of the inter-war years continued with more spur roads, such as Leeway Avenue and Spinney Drive. The considerably larger council estate of Macaulay Square and Avenue was also built. One new departure was the designed private estate development in Ashen Green.

4.2 Infill building along the ribbon roads accelerated and also in the gardens of large houses – that of Browning House, for example, Elms Avenue and the Police Houses on the site of what was The Elms. Poplar Close was built at the end of Shelford Park Avenue on a remnant of enclosed High Green.

5 1970 – present

5.1 Since the mid 1970s, there has been considerable backland development, particularly along Cambridge Road, like The Hectare, Marfleet Close and Walnut Tree Close, and the sheltered housing at Peacocks.

5.2 Alongside this kind of development has gone the extension, renovation and replacement of existing properties. Some of this has been to accommodate the offices, studios and computer rooms of the increasing number of people who work from or at home.

5.3 The electrification of the Liverpool Street Line, the opening of the M11 and the proximity of Stansted Airport have all increased the attractiveness of South Cambridgeshire as a place to live. Combined with the expanding high tech economy of the area, this brings increasing pressure for change.

PRINCIPLES

It is important that village residents become even more aware of the historical aspects of the place and built environment in which they live, and the need for vigilance in protecting that heritage

GUIDELINES

Protection

The various springs and water courses, such as Nine Wells and at Granhams Farm, as well as the river

The Aldewerk [earthworks] and moat at Granhams Farm

The water bridges over the Cam

The railway station

Significant buildings and sites, in addition to those already protected by 'listing', such as the Tithe Barn at Rectory Farm, the clunch barn at The Laurels and the medieval fishponds. The listing of these buildings and sites should be explored

Improvement

Creating greater public awareness of village heritage

Development

Increasing access to local history sources in the Library

Organising local Open Days for properties not normally open to the public

Supporting the creation of a local history group



Village smithy, now an engineering workshop

ECONOMIC AND COMMERCIAL DEVELOPMENT

1 Past

- 1.1 The character of a village is as much determined by the history of its people, their occupations and their styles of living, as it is by the geography of its location, present physical features and appearance.
- 1.2 Although agriculture and farming are much changed and no longer predominate, they are still present in the village economy and make a substantial contribution to the feeling of living in a rural settlement and awareness of its origins. Robinson's Dairy has been replaced by Barclays Bank. The Ropewalk, once used for rope making on High Green and Pound for straying livestock, have been built over. However, the iconographic significance of farm buildings, such as the Tithe Barn in the heart of the village, is an important formative concept of character in Great Shelford.
- 1.3 The processing and distribution of agricultural products is also a thing of the past. The medieval water mill is now apartments and studios and the flour mill replaced by Mill Court housing high tech offices. Shelford Corn and Coal has metamorphosed into Shelford Energy, with many of its buildings housing new industries. The railway, once the means of transporting produce into and out of the village now only transports passengers, with the goods yard developed as offices.

2 Present

- 2.1 Nevertheless, new businesses (often housed in changed-use buildings) have been attracted by lower rents, better access and congenial working environments. These bring an influx of workers each day who support the role of Great Shelford as an important small-scale shopping and service centre for the surrounding area.
- 2.2 Few villages of similar size are as diverse and comprehensive and this diversity is much valued by the residents. Great Shelford has a restaurant, café, delicatessen, a butcher selling local produce, greengrocer, pharmacy, clothing shops, hairdressers, post office, banks, building society, convenience stores, a mini-department store and three garages. People are also drawn from a wider area by the garden centre, furniture shop, estate agents and car showrooms. However, keeping a good and diverse range of shops depends on usage; closure is generally due to lack of commercial viability and competition from supermarkets.
- 2.3 The buildings housing these shops and offices are mainly formed from residential premises, the extensions and alterations of which, for the most part, it cannot be charitably admitted, add anything to the quality of the visual environment. The liveliness of trading and street life compensates for this and is at the same time an incentive for improvement. The smallness of scale and the mixture of these elements along the two principal village streets informally integrated with houses of all types, are not only a functional attraction of the village, but also a positive attribute of village character.
- 2.4 Manufacturing does not impinge on the village to the same extent, although the smithy is now one of two light engineering workshops and joinery manufacture is well represented. These are the only examples, however, and are integrated into the village scene. Protected by the green belt, the village has to date escaped the fate of estate development for business and light industry.
- 2.5 Other businesses, such as residential homes for the elderly and bed and breakfast accommodation fit into the residential areas of the village without attracting attention. However, the hotel planned for the Uplands/ Clarke's Hill site may be more obtrusive, and the attendant golf course cannot avoid imposing a degree of visual suburbanisation on one of the most valued views in the village.

- 2.6 The resort hotel marks the advent of more sophisticated tourist attraction to the area. Like the caravan/camping site at Cabbage Moor it results from proximity to Cambridge rather than from the village itself being a tourist attraction.
- 2.7 Trends in employment and commerce throughout the Cambridge sub-region, particularly in the Universities, Addenbrooke's Hospital and the Science Parks put pressure on land use and the building stock in the whole of South Cambridgeshire. The review of the Structure Plan, following the publication of Regional Planning guidance for East Anglia, proposes a new definition of the Green Belt around Cambridge. Addenbrooke's, Clay Farm, and the Royal showground are locations suggested for strategic levels of growth by release of Green Belt land. It will be important to retain Green Belt separation between Great Shelford and these areas.
- 2.8 The need for more small-scale high tech units, as part of the burgeoning Research & Development networks clustered in the Cambridge city region, is likely to call for more development land and to put pressure for change of use on both land and existing buildings. New styles of employment in the form of tele-working and home-based work are increasingly affecting households, forming an 'invisible' shift in use patterns which could lead to more flexible housing provision in the future.
- 2.9 One effect of a change in working habits may be to reduce the extent to which Great Shelford is a dormitory for those working elsewhere. It may encourage a more self-sustaining village environment and lend new dimensions to traditional concepts of 'village'. This may enable the benefits and sense of belonging to a small local community to be maintained, while commercial life adds substance and breadth of interest.



Speculative office development - Mill Court



Scotsdales garden centre



Small village shop



Family butcher

PRINCIPLES

Commercial pressures make future change certain. Developments ought to be managed to minimise impact and encourage visible improvements

Ensure that new development, redevelopment and adaptation of existing buildings respect scale and character, especially in the central shopping area

GUIDELINES

Protection

Guard the diverse nature, scale and informality of existing buildings

Maintain the style and character of the village

Improvement

To areas in Woollards Lane, High Street and near station – see Character and Building Areas

Development

Encouraging sympathetic and sensitive uses of redundant buildings to preserve their character and setting

Encouraging high standards in quality and design, especially where buildings are redeveloped or adapted



LANDSCAPE

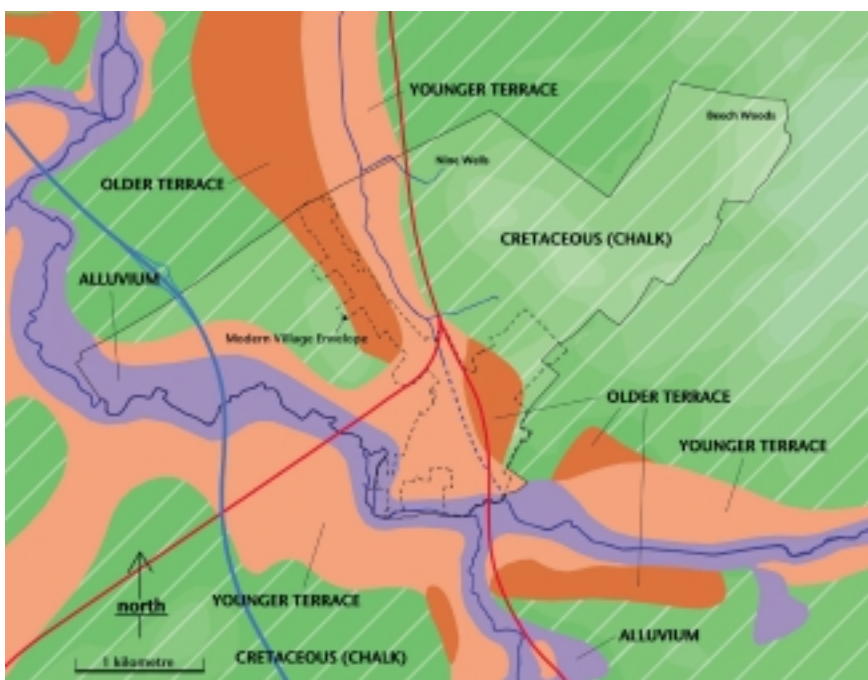
1 Geological and early history

1.1 Great Shelford lies in a wide shallow valley, on the approach to Cambridge five miles to the north. Cretaceous rocks, the chalk, confine the valley, seen to the east as the gently sloping fields along Granhams Road, where a spur of chalk rising to nearly 50m above sea level juts north-west into the valley from the higher ground of the Gog Magog Hills to the south-east. To the south and west the ground is lower, generally between 15 and 20m above sea level and the soil is heavier.

1.2 During its evolution, the course of the River Cam has changed and geological evidence shows that the river once flowed further north-east before turning towards Cambridge. The valley itself is filled with sands and gravels, deposited by a complex of what were once quite large rivers draining a very wide expanse of land to the south and flowing during the latter part of the Ice Age, a period some 15,000 to 100,000 years ago. More recent alluvium marks the thin ribbon of land now covered by the fine floodplain sediments of the much-reduced streams. The course and size of the old rivers is shown by the gravelly river terraces, on which the old settlement of Great Shelford lies.

1.3 Old maps show the village crossed by streams and the persistence of water meadows is evidence of the slow process of drying out. Even now, running sand is found only a few metres down. Hobson's Brook (now culverted under Tunwells Lane and High Green)

Geological foundations





Prospect of Great Shelford from White Hill

follows the course of the ancient river and is fed downstream by the springs at Nine Wells and Granham's Farm.

- 1.4 Before the clearance activities of the first Neolithic farmers some 5,000 years ago, deciduous forest clothed the landscape on the well-drained uplands, with valley, woodland, marsh and fen associated with the valley bottoms. Since the Neolithic period, woodland has been progressively cleared so that the present landscape is mainly open farm land with few established hedgerows. Considerable tree planting on the upland chalk was associated with the building of large houses in the early 20th century.

2 Village setting

- 2.1 Geology and the action of rivers created the village setting so valued by residents. Its endurance was and is subject to land ownership and planning policies. Development pressure has resulted in a recent review of the Green Belt and proposed modifications will lead to development on the northern boundary of the village.
- 2.2 The ownership of much of the agricultural land by two Cambridge colleges, whilst restricting development, also restricts access to almost all of the western boundary of the parish, along the river Cam. This land is characterised by intensive agriculture with few hedgerows and little woodland.

3 Trees in the landscape

- 3.1 The importance of trees in the setting and landscape of the village cannot be over-emphasised. The fine trees that are such a distinctive feature probably owe their handsome growth to the fact that they have their roots in well-watered, fertile alluvial soil.
- 3.2 When seen over a sweep of farm land from the crest of Granhams Road, Great Shelford is largely hidden by trees. It is this view that makes us conscious of the place of the village within the landscape.



Granhams Road

Village gateways



PRINCIPLES

The landscape setting of the village is an essential part of the local heritage and the present degree of separation from neighbouring conurbation should be maintained

Prospects of the countryside from the village, of the village from the countryside and the fine collection of trees, all need consideration and protection as much as the built environment

GUIDELINES

Protection

Preserve features that mark 'gateways' to the village and also woodlands, tree groups, individual trees, and hedgerows

Safeguard views of the village and surrounding countryside e.g. by hedgerow management on Granhams Road and retaining 'windows' to the countryside from within the village

Protect existing informal landscapes; avoiding over-manicured green spaces, too many hard kerbs and regimented public flower beds

Safeguard hedgerows and rough verges from excessive 'tidying up'

Improvement

Screen The Hectare and More's Meadow from the railway direction by trees

Start a rolling programme of replacement of ageing trees and hedgerows with locally sourced native plants to ensure a succession of maturing trees and dense, biodiverse hedges

Development

Encourage the enlargement of Nine Wells to the north-east to provide a natural landscape adjacent to the new Hospital development

Establish an action group to co-ordinate improved landscaping in the central part of the village



River crossing from Little Shelford



Tunwells Lane – the importance of mature tree groups



The River Cam – a largely hidden feature



The High Street – inner landscape

3.3 Along other approaches too, mature trees create a gateway, especially where they have been allowed to retain their natural form and overhang the roads on both sides, for example, Church Street at the water bridges and the west side of the railway crossing on Granhams Road.

3.4 Mature trees, whether in large gardens, public open spaces or agricultural land, create a backdrop that sets off much of the older built-up area when viewed from roads in the village. This feature is lacking in some new and existing developments, which seem stark by comparison.

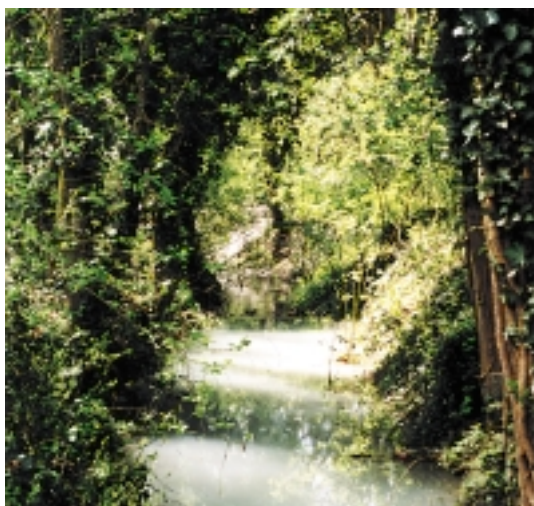
3.5 Once inside the built-up area, the sense of enclosure is achieved by smaller trees planted close to the boundary of the property with the footpath. Of these, yew trees seem to grow well and being evergreen introduce a sculptural element to the streetscape.

4 Village and countryside

4.1 The sense of enclosure makes the glimpses of countryside from inside the village of great importance. Much of the rural and agricultural landscape is hidden by buildings. So the gaps between them (for example, past De Freville Farm, or from Cambridge Road towards Clarke's Hill), and those places where fields abut the road, are very important. They keep the link between village and surrounding countryside.

4.2 Open land (the recreation ground and Grange Field) abutting the river is important open space in the floodplain creating a country atmosphere in the heart of the village. It should be protected and access facilitated.

[Village tree cover – see inside back cover]



Springs at Nine Wells



The river environment

WILDLIFE

- 1.1 The part played by the natural world is a vital feature of a village. Unfortunately, wildlife habitats are more fragile and complex than man-made features and so more easily damaged. The intensive farming practices of recent years have drastically reduced the biodiversity of Green Belt farmland by removing or fragmenting habitat. The demise of hedges, field margins, mixed cropping and spring planting, plus an increase in spraying and unsympathetic hedge management, have all taken their toll.
- 1.2 Species abundant only a few years ago, like the corn buntings sweeping in flocks across Granhams Road, are already a memory. The parish has some rarities, such as Mooncarrots and Great Crested newts, but decreases in familiar species have been noted – hedgehogs, house martins, swallows, thrushes, hares and butterflies to name but a few – and these are the obvious ones. However, reservoirs for wild species do exist, such as Nine Wells, the river, the Beechwoods and the moat at Granham's Farm. Hedges and verges do still line some roads, while set-aside fields make a temporary home for skylarks.



Iris Foetidissima

- 1.3 In the built-up area of the village there is little public open space, so the main shelter for wildlife is in private gardens. Unfortunately infill building and creeping suburbanisation deplete even this habitat. Greenery becomes token, giving way to tarmac and concrete while public and private areas are in danger of being trimmed, tidied and sprayed to extinction with scant regard for the wild things uprooted and left homeless.
- 1.4 There is a clear need for more green spaces and semi-natural areas extensive enough to accommodate both humans and wildlife as competition is inevitable. This conflict must also be addressed in new property developments, particularly given the trend to higher density housing. The inclusion of adequate and interesting play areas within these is vital, to benefit children and to ease the pressure on wildlife.
- 1.5 Existing areas of good habitat are being identified and these 'wild' areas need protection from development, to ensure that habitat is not damaged or further fragmented. Existing green corridors, connecting areas of habitat, also need protection and improvement as most species require a certain minimum living area to be viable. For all green spaces, new or existing, sympathetic maintenance plans should be drawn up and include a programme of species enrichment using accredited native species. Extra coppice, grassland, scrub areas and ponds are necessary to increase biodiversity and reduce fragmentation as tree planting alone, even with native species, does not provide a wide enough variety of habitats. Similar plans for hedges and verges may be possible, but the loss of biodiversity on farmland is a harder problem to solve.
- 1.6 As gardens provide the main wildlife cover, inspiring the concern and co-operation of residents to manage their gardens as wild life havens is important. Appropriate planting, avoiding excessive tidiness and the use of sprays, should be encouraged, plus other simple measures such as the provision of bat roosts, bird and hedgehog boxes and garden ponds for amphibians.

PRINCIPLES

The natural world is a vital feature of any village

Serious efforts are needed to protect and improve this important aspect of the village

GUIDELINES

Protection

Guarding significant areas of habitat from further damage and fragmentation and recognising the importance of green corridors to wildlife

Highlighting the importance of gardens and less manicured village spaces

*Raising public awareness of the conflict between wildlife and recreation and development
Seeking more sympathetic farming methods and hedge and verge maintenance*

Improvement

Supporting work done in school

Encouraging wildlife gardening and community involvement in local improvement schemes

Development

Increasing green spaces and corridors and biodiversity

Ensuring that developers include green areas and follow the guidelines in the Biodiversity Checklist



Church Street

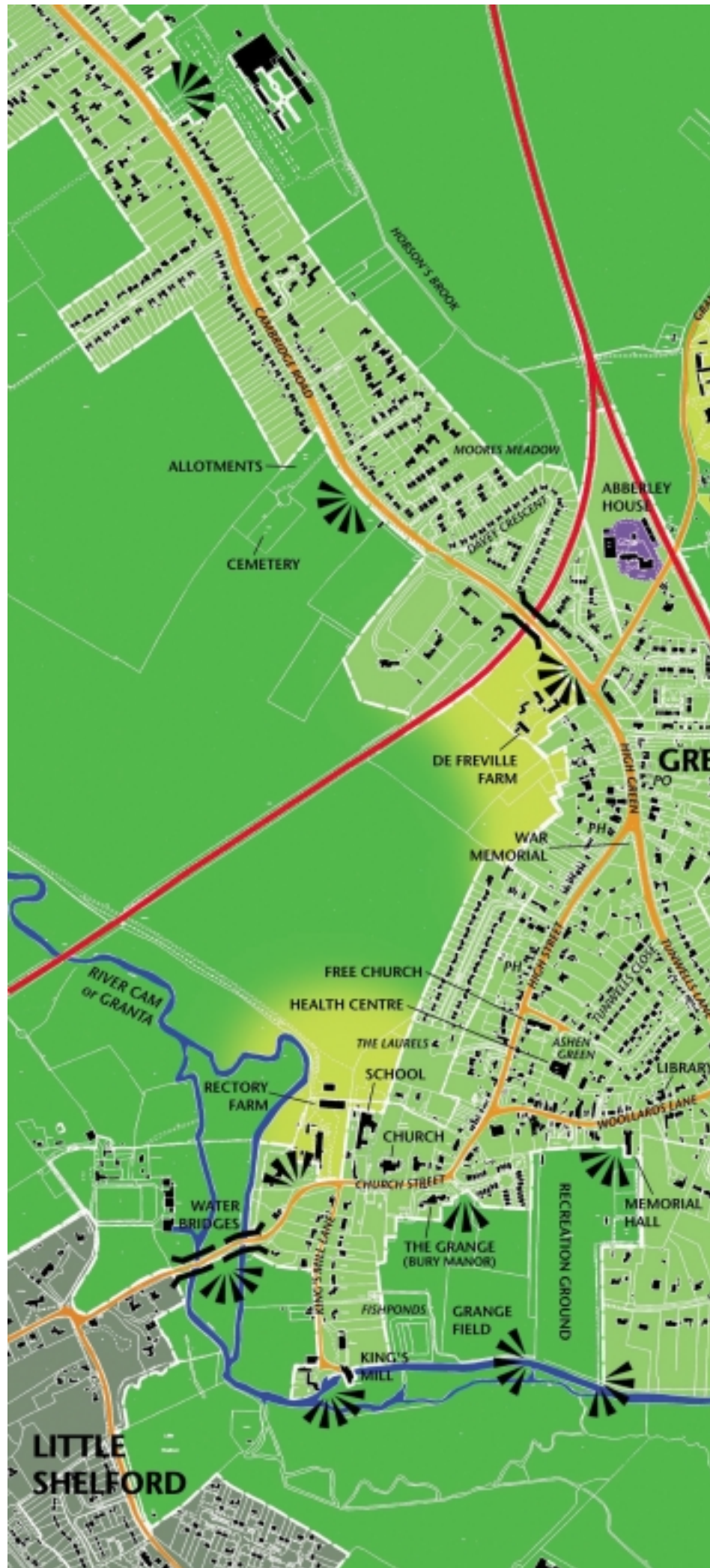
CHARACTER AREAS

Character and Identity

Great Shelford retains the identity of an East Anglian village, despite its proximity to Cambridge. Although inseparably joined to Stapleford on the south-east, Little Shelford on the south-west and by ribbon development along Cambridge Road north to Trumpington, all routes to and from the village pass through demarcating 'gateways' formed by tree groups or bridges. The historic areas of Church Street, down Kings Mill Lane and along the High Street are scenically the most attractive parts of the village and reflect the original rural settlement. Other areas of the village have their own distinctiveness and it has been found useful to divide the village into separate 'character areas' distinguished by physical or other features.

1 Church Street

- 1.1 This is one of the two centres of medieval Shelford, rising from the river bridges to the junction of High Street and Woollards Lane. It includes Rectory Farm, the parish church and church-yard, a terrace of jettied houses (the original Guildhall), the Grange (previously Bury Manor), church barns, the Red House and groups of nineteenth-century cottages.
- 1.2 It is the area of most striking skyline changes. The church stands high on Diocesan land above the buildings set at irregular intervals along the road, sometimes set back and at other times hard on the street frontage, with many of the houses timber framed and some thatched. Large trees and flint-walled boundaries are also a feature.
- 1.3 The irregularity of placement of buildings leaves spaces and views between and in front of them, with trees providing a frame.





The King's Mill

The bend of the road at the Grange, with its wooded background, encloses the view from both directions.

2 Kings Mill Lane

2.1 Leading from Church Street down to the mill, it retains the rural atmosphere of water meadows and river courses. At the end of the lane set apart from the bustle of the village, the group of mill buildings and mill race in its green setting is the most picturesque place in Great Shelford. The river at this point is largely hidden from public view and access, as are the medieval fishponds behind Kings Mill House.

CHARACTER AREAS

- | | |
|--------------------|---------------------|
| 1) Church Street | 7) Tunwells Lane |
| 2) Kings Mill Lane | 8a) Cambridge Road |
| 3) High Street | 8b) Hinton Way |
| 4) High Green | 9a) Macaulay Avenue |
| 5) Granhams Road | 9b) Coppice Avenue |
| 6) Woollards Lane | 9c) Woodlands Road |





Church Street at junction with High Street



Attractive skylines – Church Street

3 High Street

- 3.1 A continuation of Church Street bordering the former common land of Ashen Green to the south and High Green to the north-east; in consequence, most older houses are on the western side.
- 3.2 The commons were greatly affected by the Enclosure Act of the 19th century. At the southern end the houses and cottages are close to the road and continue the irregular settlement pattern of Church Street, some gable-end to the road and others parallel to it. The buildings are more tightly placed than in Church Street, so that views along the street are enclosed.
- 3.3 Building and roof materials are varied including thatch, colour washed render (with and without visible timber framing), and 19th century yellow brick and slate.
- 3.4 The pavement widens outside the 'Square and Compasses' and 'Plough' public houses, allowing customers to sit outside. These wide areas also contain grassy remnants of the original green.
- 3.5 Dates of construction range from the 16th to late 20th centuries and the uses are equally diverse including the butchers, Co-op store, the Free Church and manse and pubs. Few of these commercial outlets are in custom-built premises, many are in converted domestic premises.

4 High Green

- 4.1 Seen by some as one of the most attractive and distinctive parts of the village, where the road junction at the War Memorial is framed by tall and imposing trees. The buildings around High Green are set in irregular concentric rings. Those set back and approached by narrow lanes mark the boundaries of the original green.
- 4.2 Commercial activity has changed over the years: rope makers, saddlers, general stores and butchers have come and gone; a former smithy is now an engineer's workshop. Commercial activities clustered here include a post office, bank and offices. The

adaptation of existing buildings to commercial use ensures that the rural scale is maintained.

5 Granhams Road

- 5.1 The area east of the railway crossing reflects Great Shelford's agricultural past, with views of pasture on one side and large open fields on the other. The older cottages underpin the rural character. Granham's Farm was the site of the second medieval manor, set in an area of comparatively undisturbed historic settlement.
- 5.2 The larger houses just before the level crossing define the boundary of non-agricultural Shelford, designated 'gentlemen's residences' when built, now partially hidden behind hedges and trees. Of these, Abberley House now houses commercial activities.
- 5.3 Away from the village on White Hill a small group of large private houses nestle in the trees.

6 Woollards Lane

- 6.1 Woollards Lane is the major centre of both commercial and community life in Great Shelford, increasingly used as a route to the eastern side of Cambridge. The commercial buildings mostly date from the 19th century with a range of shops, offices, a library and a restaurant, almost all in adapted residential buildings. Commercial and residential premises intermix with the small front gardens of the latter modifying the commercial environment. The timber cladding of the bank embodies the memory of the barn it replaced and a thatched cottage demarcates the original limit of the old Ashen Green. The eastern end of the Lane is infilled with 20th century homes of individual design.
- 6.2 Alongside the Memorial Hall, the green expanse of the Recreation Ground with its pavilion and the view of the trees by the river, opens a view to the landscape from the centre of the village.

7 Tunwells Lane

- 7.1 A busy north-south route through the village, it is exclusively residential with houses dating from the Victorian and Edwardian period and later infilling. Mature trees in the older gardens and around the open spaces are an important feature. The style of houses varies widely, from clay batt terraced cottages to large detached and semi-detached dwellings of varied scale. Brick and tile/slate predominate.
- 7.2 Tunwells Close, off Tunwells Lane, provides an open setting with a number of imposing trees for the Police Station and houses.

PRINCIPLES

Great Shelford exhibits variety in diverse ways, which imparts distinct character to the village, and the individual areas within it. That character and distinctiveness should be acknowledged, and development and change be mindful of it

New development, particularly housing, should respect the scale and diversity of the village setting



Hidden frontages – High Green



Woodlands Road



De Freville Farm



Granham's Farm

8 Cambridge Road and Hinton Way

- 8.1 Both are areas of mainly residential ribbon building with very little original backland development. In general the houses have long gardens giving on to agricultural land.
- 8.2 Cambridge Road was built up mainly in the 20th century with spur roads and cul-de-sacs like Walden Way and Stonehill Road. The scale and feel is suburban incorporating a range of styles. The generous verges and trees give a valued green aspect to the road, as do the views between development into the rural setting beyond to east and west, with that towards White Hill of particular importance.
- 8.3 The southern end of Hinton Way is like Cambridge Road in many respects, but narrower and increasingly busy. There is a wider age range among the houses, with groups of 19th century houses and cottages inter-spersed with newer houses. The southern side is more open to the landscape whilst on the north there is estate development embodying local authority housing and a landscaped mobile home park.
- 8.4 Commercial activity is grouped around the station where former mills and grain depots have been replaced by office blocks. These match the scale of the previous buildings, with trees reducing their visual impact.

9 Estate development

- 9.1 The village has groups of private and public residential estates built with a uniformity of materials and styles. Not visible from the main roads generally they do not have an immediate impact on the visual character of the village.
- 9.2 The earliest publicly funded and managed estate development was the inter-war Davey Crescent set around an open space. The south side of Stonehill Road was built in the same period. Granhams Close and the much larger Macaulay Square and Avenue came after the Second World War. Semi-detached houses predominate and brick is the main material, but there are some Airey houses employing new construction techniques. The latest estate is the Chaston Road area, where building types and materials are more varied.
- 9.3 The earliest private estate developments were Coppice Avenue, the northern end of Buristead Road and Woodlands Road in the Edwardian period, with later additions and in-filling in both cases. Large detached houses in wooded privacy predominate and some in Woodlands Road have gardens reaching down to the river. Ashen Green, built in the 1970s was an architect designed private development. The Peacocks, catering mainly for the elderly, was built in the 1980s.

GUIDELINES

Protection

Scenic views within the village and of the village

The setting, the trees, open spaces and groups of buildings, as well as individual buildings, combine to give distinctiveness to parts of the village. These elements should be considered together and not in isolation

The essential informality and variety of building plots and alignments

Improvement

Certain parts of the village present opportunities for improvement: the junction of Woollards Lane and the High Street; the Memorial Hall; the Library frontage; the view of the development on the northern side of the Recreation Ground from the Ground; the railway station itself and the area around it; the level crossing on Granhams Road; the landscaping enhancement of Macaulay Square; High Street from the Free Church to Barkers

Development

Encourage the continuation of a mixed community, with a range of forms of development and ownership



The Red House



Jettied timber framed house, High Street

BUILDINGS AND SPACES

1 The importance of buildings

1.1 Visual perception of local identity, distinct from that of the larger community, is derived in part from buildings and patterns of settlement. An amalgam of buildings of all kinds and purposes, periods and qualities, creates a backdrop to village life together with the natural setting and the spaces in between.

1.2 One purpose of the Village Design Statement is to identify and raise awareness of these distinguishing features, in order to aid positive management of change as it affects the village.

2 Historic and modern influences

2.1 Great Shelford has comparatively few buildings meriting individual attention and this increases their importance. The character of the village is more determined by the informal layout of its buildings, their intimate scale, mixture of types and the framework of trees.

2.2 Listed buildings in the village include the bridges over the River Cam, St Mary's Church, Rectory Farm House, De Freville Farm house and barns, and the old Guildhall (15–19 Church Street). All periods are represented, with a scattering of Victorian/Edwardian houses and an occasional Georgian villa. Timber framed, clunch and clay batt vernacular cottages are all present and the 19th century gault brick houses and small terraced groups are important examples of earlier building practices. 20th century development, including ribbon semi-detached development of the inter-war period and housing estates, now predominates.



The Guildhall, Church Street

2.3 The conservation of historic forms provides a material reminder of origins and former ways of life in the village and this adds meaning to our feelings of locality and community. Changes of employment, building use and social mix have brought additions to the type of buildings, infilling and extension of the original settlement. Notwithstanding, the village has retained its rural associations and distinctiveness.

3 Alterations and change of use

3.1 Alterations and extensions to an existing building should be visually congruent with the original. However, new interventions and contrasting treatments ought not to be excluded where validated by sound design reasons. Removal or unsympathetic replacement of even minor features can have a deleterious effect on the whole appearance of a building. Particular care is called for when modernising traditional buildings, both in respecting the style and proportion, and in the choice of materials and colouration. Alterations could usefully incorporate remedial measures to inappropriate earlier construction.

3.2 Authentic buildings generally express the use, construction methods and materials of their time and the lifestyle of their users.



Porch House, High Street



Vernacular cottage



Cottages of different periods, High Street



Edwardian semi-detached houses,
Tunwells Lane



Regency villa – Kings Mill House



Mono-pitch roofed house of the 1950s

During their life buildings generally undergo changes that affect their appearance, and buildings that incorporate some visible record of their history retain their integrity. Imaginative treatment is called for in alteration and change of use, to preserve these visual associations. Changes of use of a building should be mindful of any effect on village character and the appropriateness of use to the form of the building.

4 New development

- 4.1 The dilemma of new development in a historic settlement is reflected in the double standard that values the authenticity of the old (when not distorting it) but not of the new. Encouraging near replication of traditional models, as has been the case with some VDS experience, does not produce a creative culture for the built environment.
- 4.2 The incorporation of garages, and particularly double garages in speculative residential development has become particularly obtrusive on street frontages.

New design and layout solutions that maintain the congruency of the street, and that recognise also the wider usage of garages as flexible extensions of domestic space, are necessary.

- 4.3 Traditional building crafts embodied the skills for ornamenting buildings to enrich the basic fabric. The loss of these crafts makes surviving examples more precious and in need of protection. Attempts at reproducing craft products devalue real craft work represented in the village's buildings and ought to be discouraged.
- 4.4 Technology constantly introduces components that mar the appearance of buildings – security alarms, TV aerials, satellite dishes, solar panels, etc. Property owners need to be mindful of their collective subversive influence on the visual scene. New materials and building techniques will have an increasing effect on building appearance. Sustainable environment considerations impose more stringent design conditions and higher standards and will need careful design and sensitive management in relation to preserving village character.

PRINCIPLES

The central purpose of the VDS is to raise design quality and the relevance of building form and details to local and regional character

Buildings in Great Shelford are predominantly domestic in scale, and diverse in style, ground plan, ownership, setting and alignment. Future development should mirror that scale and diversity

GUIDELINES

Protection

Protect good examples of historic and modern buildings and building types, their features and details, whether or not protected by listing

Protect buildings of local character from unsympathetic and inappropriate changes of use

Improvement

Instigate a Village Action Plan for the environmental area of Woollards Lane and the Recreation Ground to investigate the potential for coordinated improvement and conservation policies

Development

Encourage design quality appropriate of its kind in all classes of building, including commercial and industrial; open spaces and other features affecting the appearance of the village

Recognise the importance of design quality in landscape, floorscape, signage and street furniture

Encourage a range of house types appropriate to the full spectrum of residential needs

Avoid monotonous, standardised mass housing and inauthentic design

Observe the palette of colouration from local materials and regional setting; new development should reinforce this

Resist development and extensions inappropriate in form or scale to their context and contemporary practice, unless sound design reasons for contrast are given

Good design and layout should be applied to achieve the increased density of new development in accordance with Government guidelines



High Street – informal building layout



Artisan cottage terrace, Hinton Way



Ribbon development along Cambridge Road



Post war local authority estate development, Macaulay Avenue and Square

5 Layout and building form

5.1 Development in the village is generally low density, although some vernacular buildings display higher levels. Cottages built gable-end or parallel close to the road give historic sections of the village their tight but informal layout as opposed to the large detached villas set in generous gardens, a feature of later development. Between these more random forms of layout, short terraces of artisan cottages and semi-detached housing impose sporadic uniformity. A defining feature of the historic core of the village is the agreeable shoulder to shoulder mix of house types.

5.2 Development in the 20th century saw major changes with ribbon development along northern and eastern approach roads. Other expansion within the village was in the form of infill on spur roads forming cul-de-sacs. This has had a marked effect on the nature of the village, altering its quality and permeability. Post war estate development at Macaulay reinforced this latter change, leading to a sense of marginalisation of some peripheral areas. Recent intensive infilling has resulted from rising land values.



Arcadia – detached houses set in large gardens



Spinney Drive



Ashen Green – spur road development of the late 20th century

6 Building types

6.1 The village has a rich mix of other, non-domestic, buildings from farms to offices, shops, pubs, garages and workshops. It has a range of community premises with a library, churches, village hall, school and health centre. Some are purpose-built, others are adapted buildings, and it is this mixture that contributes to the visual character of the village. Even the shed building of the greengrocer is valuable in this way as a reminder of a building type overtaken in recent memory by the affluence of the age.

6.2 The railway station is an historic record of the transformation introduced by railway communication to the village. The finely proportioned building, with its knapped flint panels set in local brick, stands defiant against the ungainly extension of the station master's house, the loss of the signal box and the paraphernalia of an automated level crossing.

6.3 Modern offices at Mill Court have recently replaced lofty 19th century flour mills adjacent to the railway. Station Court has been developed on the other side of the track and the nearby premises of the former Shelford Corn and Coal company have been adapted to provide small office units. These changes reflect altered circumstances allowing modernisation of the village economy and retention of its functional character.



Shelford railway station - symbol of social change



Retail shops, Woollards Lane



Water mill, Kings Mill Lane



Square and Compasses public house

Encourage adaptability of buildings to allow for changes in lifestyles and working arrangements

Create opportunity for appropriate innovation and contemporary design, not least 'ecological' housing

New developments should extend the permeable grain of the traditional parts of the village, with a positive space-forming relationship of buildings to routes and shared open areas

Property boundary structures – walls, hedges, railings – that contribute to the visual quality of village roads and streets, ought to follow traditional patterns and use appropriate materials

Nevertheless, in the case of Welsh roofing slate, for example, the blue-grey colouration complements the buff yellows of the local clays, happily enriching the colour structure of the local palette. Other imports have weakened the visual homogeneity of the village. Modern speculative building, less sensitive to local culture, has not generally reinforced the historic and regional nature of the village.

7 Form and materials

- 7.1 Traditional local materials and craft practices provide an organic link with the geology of an area and form a constituent part of local character. Lacking harder rock, the chalkland location has typically produced timber framed and white plastered houses with long, straight roof shapes, simple in form and features.
- 7.2 Clunch and clay batt are fragile materials and protective strategies, such as plaster and pentice boards, lend their particular local character. Traditional materials include colour washed render, clay batt, brick and flint and weather-boarding for walls, with long straw thatch, pan and peg clay tiles for roofing. The range of materials, textures and colours give variety and interest to the appearance of the village.
- 7.3 The economic effects of the Industrial Revolution and improved communications resulted in the import of more economic materials and building techniques. This, and the atrophy of local craft skills, fractured the relation of building to landscape setting.

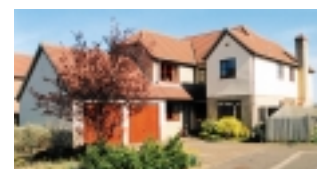
8 Proportion and building features

- 8.1 The roof shape is a prime determinant of the form of a building. Modern housing is frequently marred by unnecessarily complicated and ill-proportioned roof forms. The formal simplicity characteristic of traditional village buildings is a model for new development.
- 8.2 Elaboration of the basic shape, whether by extensions, ornamental features, or architectural decoration, is most successful where it reinforces the lines and proportional system of the building. The proportions and relationship of parts (symmetry) and of voids to solids should be a primary design consideration.
- 8.3 The features and accessories of a building in the form of verandahs, porches, balconies, shutters, chimneys etc. have an enriching effect on the modelling and appearance of a building, where these are plainly working elements and not merely decorative adjuncts.

- Adverse effects of speculative housing:
- 1 historical pastiche devaluing the cultural heritage
 - 2 Cluttered massing and roof forms



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- 1 Ornamental brick chimney
- 2 Painted weatherboarding with pantiles
- 3 Colourwash on render – white plastered buildings are the predominant tradition. The freedom of applied colour should respect the local palette
- 4 Cambridge silver greys and gault brickwork in combination with blue-grey slates – local bricks and those of similar colour and texture help to preserve local character
- 5 Close studded and plaster infill on medieval timber framed house

9 Space around buildings and boundary features

9.1 The space and ground surfaces around houses and other buildings and the way in which the boundaries are defined can be a strong contributory factor to village character. New development ought to reflect these simpler features of the rural environment rather than the more elaborate ones of suburbia. Traditional walling in flint, brick, clay batt, timber picket fences, iron railings and gates, should be maintained. Likewise, boundary hedges, which are a feature in some parts of the village and its approach roads, should be maintained in a manner that befits wildlife habitat as well as the general rural appearance.

9.2 The growing tendency to hard pave the front area of a building to supplement car parking space can lead to excessive hard landscaping and consequent attrition of the appearance of the street frontage. Encouragement should be given to amelioration by screen planting.

10 Village spaces

10.1 The open space within the village – sometimes referred to as ‘the space between buildings’ – is of equal significance to the character of the village as its buildings. It covers amenity and functional space and overlapping private and public domains. The Recreation Ground provides the main public amenity space in the village and access to the river. Of importance also are Freestones Corner (village sign), the War Memorial garden, and, at a lesser scale, the green strip along the High Street – a residual memory of the pre-enclosure village green. The VDS confirms the importance of these treed open spaces and others which create the first and positive impressions entering the village, and which are under perennial threat of infill development.

Development should adhere to Accessible Natural Green Space Standards in line with Government Planning Guidance.

10.2 The frontages of some larger private properties set back from the road similarly make a strong contribution to the street scene, for example at Willow House in Woollards Lane; along the approach roads into the village; the beech trees on the High Street leading to The Laurels.

10.3 Another kind of informal ‘public space’, of a hard landscape nature, are the areas outside the public houses and the bread shop/café used for al fresco catering. These contribute to the ‘lived-in’ quality of the village. The set-back commercial frontages in Woollards Lane and the Library area offer opportunities for improvement, as do the publicly used areas in the centre of the village, between the shops and Health Centre.

10.4 Woollards Lane is the principal shopping centre and locus of village activity. There is an obvious conflict between pedestrians and vehicles in this concentrated area, presenting an opportunity for a more pedestrian-friendly and attractive, locally-scaled trading environment.



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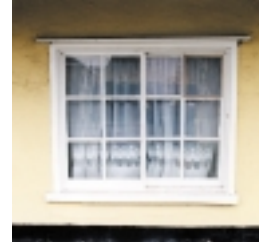
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- 11 Regency style house, High Street, which embodies many of the features of good local character. Shutters and the metal porch add a light touch to the simple form of the building
- 12 Door with arched fanlight
- 13 Knapped flints seen here in a successful colour combination with Burwell brick quoins provide rich tonal contrast.
- 14 Gabled dormer with ornamental barge boards
- 15 Traditional horizontal sliding window



10



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16

- 8 Deep roof overhangs, light timber balcony/verandah extensions provide interesting modelling
- 9 Ornamental plaster frieze – the form of ornamentation complements the line of the building
- 10 Oak leaf motif on bressumer of a medieval jettied timber frame building

10.5 The design of shopfronts makes a strong and varied impact on the appearance of the streets in the village and these, coupled with their associated signage, are a matter for attention in relation to raising standards of visual quality.

10.6 Disparate street furniture, roadside utilities, recycling bins, and street signage uncoordinated by the responsible authorities, are enemies of the visual quality of the streetscape. Joined-up management is needed to control this growing threat to general amenity and the rural character of Great Shelford.



17



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- 16 Flint walling, St Mary's churchyard – a local vernacular material
- 17 Clay batt walling – vulnerable parts of the village heritage calling for appropriate maintenance
- 18 Indigenous hedging preserves rural character

TRANSPORT, HIGHWAYS AND BYWAYS

PRINCIPLES

Increases in local traffic necessitate action to protect pedestrians and cyclists

Traffic management improvements should not be at the expense of visual quality and be appropriate to a village setting

Greater direct access to the countryside from the village is needed

GUIDELINES

Protection

Ensure that traffic management measures are low key, using natural street features rather than highway engineering

Improvement

To pedestrian and cyclist safety, including safer routes to school

To provide a puffin crossing on High Green outside the Post Office

Greater cycle rack provision

Requesting the provision of highway measures and road signage more in keeping with a village environment

Reducing light pollution from street lighting, consistent with public safety

Development

Measures to improve traffic management

Development of local and longer distance footpaths

Supporting the Sustrans cycle route through Shelford



Shelford railway station

1 Major routes

1.1 Great Shelford is well served by facilities for longer distance national or international travel. There is reasonable access to national motorway and other road networks, such as the A10, M11/A14 and the A1M.

1.2 Rail services from the village station allow access to Cambridge and to London and beyond. From Cambridge, there are links to the North and Midlands via Peterborough.

1.3 By road, Stansted Airport is only half an hour away, Luton a short hour and the major London airports can be reached in two hours or less. Bus services to the airports from the Park and Ride in Trumpington, only a mile from the village, are frequent. Marshall's Airport in Cambridge provides charter and business rather than scheduled passenger flights.

2 Local travel

2.1 The local road network is good, but the growth of employment in the Cambridge area has brought substantial traffic volume, speed and congestion problems around and within the village. These are particularly severe along Church Street in the morning, along Woollards Lane, Station Road and Hinton Way and on parts of Cambridge Road.

2.2 Local bus services are scarcely adequate, even for those using them as a supplementary means of transport. They are not sufficiently frequent to tempt many local commuters out of their cars. Park and Ride schemes on the outskirts of the village are used by some local people, though a car journey is often still required.

3 Traffic

3.1 The wealth of communications causes pressure on Great Shelford, from the noise of the motorway or aircraft to the impact of a tidal flow of commuter traffic trying to avoid major bottlenecks. Measures to ease the problems of Cambridge itself, such as the Park and Ride schemes, appear to cause extra traffic to travel through Shelford.

3.2 While motorway and aircraft noise are difficult issues to address, problems related to pedestrian safety, speed and increased through traffic need attention and some form of traffic management is needed. Implementation of this, however, should ensure that visual impact is minimised whilst providing effective control, if other aspirations as to the maintenance of village character and appearance are to be realised.

3.3 The impact of traffic on the character of the village is deleterious, but its solution lies in broader reaches of traffic management. The Design Statement is confined to reporting local concern on the effect of concentrations of traffic, particularly through traffic, on village tranquillity and safety. Of direct concern to the visual character is the impact of measures to ameliorate the problems brought about by traffic. Church Street is a particularly sensitive location – its narrowness a part of its intrinsic scenic character, which would be subverted by the introduction of the conventional armoury of traffic signs, markings and traffic control devices. Other areas of the village less sensitive in visual quality, notably Woollards Lane, are more amenable to traffic calming measures.

4 Footpaths, cycleways and bridleways

4.1 One very significant feature of Great Shelford is that although there is pleasant countryside around the village, access to it by Rights of Way or permissive paths is very limited. It is not possible to reach Nine Wells, Wandlebury or Magog Down without walking considerable stretches on main roads and so longer distance footpaths across the parish would be supported. Riverside walks from the Recreation Ground to the Wale Recreation Ground in Little Shelford and to Hauxton have also been suggested.

4.2 Equally important is the paucity of cycle routes away from main roads to serve both transport and leisure purposes and so the Sustrans route from the city to Saffron Walden is welcomed. This is due for completion in 2005 and will pass through Great Shelford, alongside the railway and the old Haverhill line southward. It should improve the cycle route to the city, the hospital and Sixth Form Colleges, as well as providing a leisure route through the area.

4.3 Community circuits for horse riding as recommended for the National Bridleway Network are supported.



The Recreation Ground, Woollards Lane

COMMUNITY



The Village Feast

- 1.1 'Shelford has one of most things, and more than one of some' was one person's way of describing the shopping and other services that maintain the independence of the village. Although the number of retail outlets has decreased recently, the present shops provide most essential goods and commercial services.
- 1.2 Other vital community facilities maintaining the independence of the village are the Health Centre, pharmacy, post office and library. Many residents would like to see an increased and visible police presence as burglary and other petty crime has increased in the last few years. A Street Warden scheme has already been started.
- 1.3 A mobile warden scheme and voluntary groups support the elderly and house-bound, but an ageing population may also require an increase in facilities and social outlets.
- 1.4 The village community does support a varied range of activities for most age groups. The Memorial Hall (built in 1958 on the site of an older building) and Scout Hut (added in 1966) are well used and are venues for many private and local functions and group activities and the Women's Institute Wednesday market.
- 1.5 Dedicated leaders have ensured the continuance of Scouting, Guiding and other Youth activities. Expanding facilities could provide even greater possibilities, particularly for young people whose interests are not catered for within the village at present.
- 1.6 Suggestions include the provision of more sporting/recreational facilities (possibly shared with neighbouring parishes) and the provision of a community room and office. In common with most other communities, Great Shelford has its share of vandalism and graffiti. This may have some connection with the lack of provision for young people mentioned above.
- 1.7 Outdoor sports are catered for by Shelford Rugby Club which has a ground on Cambridge Road, while tennis and bowls clubs, a football and cricket pitch, a children's play ground and a skateboard ramp are all found on the recreation ground.

A better Pavilion, a dog-proof area to cater for the very young and the provision of toilets, including ones for the disabled, have been suggested as improvements in this area.

- 1.8 The primary school is a focus for all ages as there is a playgroup and after-school club on the site, whilst the Hall and classrooms are used by a variety of adult classes and clubs. The school serves as a centre for families in the community as do the active congregations and community concern of the Free and Anglican churches. Great Shelford is also twinned with Verneuil-en-Halatte, near Paris, with frequent exchange visits for both children and adults. The schoolchildren have been involved in environmental improvements in the village, planting roadside trees and shrubs. They also study plants, birds and animals in the school wild garden through a biodiversity project sponsored by the Royal Society.
- 1.9 In recent years the village has also seen the revival of the Village Feast, which has raised substantial sums of money for local causes, such as the school, church and other local groups.
- 1.10 A team of volunteers produces the monthly *Village News* magazine and the degree of interest in village affairs is shown by the sale of this to nearly 40% of the households in the village. However, if the desire expressed by many village residents to maintain and strengthen the community is to be realised, passive concern must be fired into more active commitment by more than the dedicated few.



Primary school village character exercise

PRINCIPLES

Social and economic sustainability is achieved by using local shops, services and small-scale employment

The range and quality of existing community facilities should be extended and enhanced

GUIDELINES

Protection

Protect the existing facilities within the community

Improvement and Development

Better public toilets including disabled, open to shoppers as well as Hall users

Better stage facilities in the Memorial Hall

Better Sports Pavilion and recreational facilities

A community meeting room and/or office for adult education, enhanced Police presence etc.

Outlets and facilities for young people

Increased accessibility to redeveloped and expanded library facilities



MAIN CONCLUSIONS

- 1 ***The landscape setting of the village and separation from neighbouring conurbation should be maintained.***
(Cambridge Southern Fringe Study)
- 2 ***The historic heritage of the village should be protected.***
- 3 ***New development should embody a mixture of use and types of building in scale with the existing development in the village and should reflect regional and local character in a meaningful way.***
Local Plan HG 10 (2004)
- 4 ***Conventional 'placeless' speculative estate development should be avoided.***
- 5 ***New development should extend the permeable networks and grain of the original village settlement.***
- 6 ***Future development should mirror existing domestic scale and diversity of style.***
- 7 ***New development should embody good design of its kind and relate intelligently to the character and context of the village.***
- 8 ***The village treescape should be protected and reproduced.***
- 9 ***The visual links with the landscape from within the village should be preserved.***
- 10 ***Extensions and refurbishments should be visually congruent with the original.***
- 11 ***Commercial development should ensure the scale and the character of the area are respected.***
- 12 ***Pedestrian and traffic needs in the centre of Great Shelford should be investigated jointly by the Parish and County Councils.***
- 13 ***Any development within the Woollards Lane area should be part of a coordinated plan for the area.***
- 14 ***Better public amenities are required.***
- 15 ***Proposals by SCDC to extend the Conservation Area are welcome.*** (SCDC Conservation Area Appraisal)
- 16 ***The importance of green spaces for landscape and wildlife biodiversity should be recognised and these areas should be increased and enhanced.***
- 17 ***Leisure access to surrounding countryside should be increased.***
(Cambridge Southern Fringe Study)



Shop frontages, Woollards Lane

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Great Shelford Village Design Group
David Elsom co-chairman (to 2002)
Colen Lumley co-chairman
Michael Clegg secretary
Gareth Johnson treasurer
Pat Bateman
Bridget Hodge
Charles Nightingale
Richard West
Cath Wilson

Contact with the Group and further copies of the Village Design Statement may be obtained through and by courtesy of the Parish Clerk tel: 01223 840616

Village Design statement exercise:

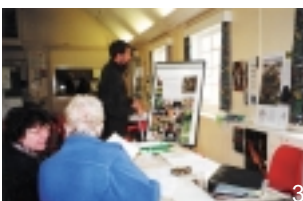
- 1 Guided tour
- 2 Field study
- 3 Community workshop



1



2



3

back cover – Great Shelford, village shapes

Parish boundary – the limit of the administrative area of Great Shelford Parish Council

Village envelope – where the planning policies for the built-up areas of the village give way to policies for the countryside - referred to as the 'Village Framework' in the Local Plan

Conservation area – the parts of a settlement protected by special legislation for the conservation and enhancement of their character

Green Belt – zone surrounding a settlement within which building development is generally prohibited under the Planning Acts

Visually significant trees and tree groups

- 1 Granhams Road
- 2 Hinton Way
- 3 Cambridge Road
- 4 Trinity House, Cambridge Road
- 5 Granhams Farm
- 6 Abberley House/The Dene/Granhams Road
- 7 Maris Green, High Green Junction
- 8 Memorial Green/Police Land
- 9 High Green
- 10 Tunwells Lane
- 11 Woollards Lane
- 12 Freestone's Corner
- 13 Woodlands Road
- 14 Willow House/Southernwood
- 15 Woodlands Road
- 16 Woodlands Road
- 17 Cam Valley
- 18 Recreation Ground belt
- 19 Recreation Ground coppice
- 20 The Grange
- 21 The Laurels
- 22 St Mary's Church Street
- 23 Rectory Farm
- 24 Cam Valley, Rectory Farm
- 25 Water Meadows
- 26 Manor House Grounds
- 27 Mill Court
- 28 Orchard Road
- 29 Waverley Park
- 30 Coppice Avenue
- 31 London Road
- 32 London Road, The Spinney
- 33 Mingle Lane/Headley Gardens



