



South
Cambridgeshire
District Council

Fulbourn Village Design Guide

Supplementary Planning Document
Consultation Draft April 2019





Aerial photograph of Fulbourn with the parish boundary highlighted.

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Note to reader

The draft Fulbourn Village Design Guide supplements the new Local Plan policies on high quality design, distinctive local character and placemaking. Technically the SPD will be a material consideration in the determination of planning applications in Fulbourn and it has been prepared in collaboration with community representatives.

The outcome of the current consultation will help us to further refine the Village Design Guide before it is considered for adoption by South Cambridgeshire District Council. It is important to understand that the SPD cannot make new planning policy, or allocate sites for development and must be in conformity with the policies of the South Cambridgeshire Local Plan.

The draft Fulbourn Village Design Guide SPD is being consulted upon along with the following accompanying documents:

- Sustainability Appraisal Screening Report
- Habitats Regulations Screening Report
- Equality Impact Assessment
- Consultation Statement

Consultation is for six weeks and runs between 15 April-31 May 2019. These documents can be viewed online at www.southcambs.gov.uk/villagedesignstatements and will be available for inspection at South Cambridgeshire District Council offices at South Cambridgeshire Hall, Cambourne, Cambridge CB23 6EA (8.30am to 5pm Monday-Friday)

Foreword

South Cambridgeshire is a district of diverse and distinctive villages, as well as being a high growth area. South Cambridgeshire District Council (SCDC) wants new development to maintain and enhance the special character of our villages, and for communities to be at the heart of the planning process to help achieve this.

This is supported through our Local Plan which places good design at the heart of its vision for achieving sustainable growth:

Local Plan – Policy S/1: Vision

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

In 2018, the Council was awarded funding from the Ministry of Housing Communities and Local Government to develop exemplar village design guidance, working in collaboration with village communities undergoing significant growth and change, in order to develop locally specific design guidance.

In line with our key objective of putting our customers at the centre of everything we do, we are delighted to have worked with representatives who live and work in these communities, to produce this exemplary design guidance to improve the quality of new developments in our villages.

We look forward to seeing a new generation of locally distinctive, high quality schemes that show the influence of this Village Design Guide.

Cllr. Dr. Tumi Hawkins
Lead Cabinet Member for Planning

Acknowledgements

The Fulbourn Village Design Guide has been prepared by SCDC and URBAN Silence, and developed in collaboration with the village community, through a process of active community participation and consultation.

SCDC is grateful to Richard Townley for leading the village steering group for the Village Design Guide project and acting as community project champion.

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1. Introduction

Purpose and scope of this document

As a Supplementary Planning Document (SPD), the Fulbourn Village Design Guide has prepared to amplify and build on the requirements set out within policy **HQ/1: Design Principles** in the adopted 2018 Local Plan, and other policies within the Local Plan which relate to the built and landscape character, heritage and distinctiveness of South Cambridgeshire.

This Village Design Guide SPD:

- Supports South Cambridgeshire's policy that seeks to secure high quality design for all new developments, with a clear and positive contribution to the local and wider context.
- Describes the distinctive character of the village, and those aspects of its built and natural environment that the community most value
- Sets out clear design principles to guide future development proposals in and around the village of Fulbourn.
- Is intended as a user-friendly tool for planners, developers, designers and community members.

Once adopted, the Fulbourn Village Design Guide will form a material consideration in determining planning applications for developments within the village.

Who should use this document

The Fulbourn Village Design Guide should be read by:

- Developers, property owners and their designers, in considering potential development proposals.
- Development management officers in assessing the suitability and determination of planning applications.
- Statutory and non-statutory consultees, including the parish council and members of the public, in commenting on planning applications.

The Village Design Guide should give confidence to all parties involved with the planning and design process, that they understand the essential character of the village, and how to respond to this appropriately through design. This will lead to better quality, more locally distinctive development that is welcomed by local residents and contributes positively to the sustainability of the village.

2. About Fulbourn

Fulbourn is situated some 8Km (5 miles) to the southeast of the centre of Cambridge, with which it shares its western boundary. The Parish area is predominantly agricultural land, mainly owned and farmed by local families, and part of the Green Belt of Cambridge. Enclosed fields to the north and east provide an important rural setting for the historic part of the village and rising land and dry fields to the south create an expansive setting which embraces the village as a whole, just visible among tall trees.

The village itself is compact and situated in a tree-rich hollow at the edge of the fen land. It developed from Roman and Saxon times at the junction of winding country roads, which still today shape the village. The historic core has a substantial number of pre-Victorian buildings, many of which are grouped around green spaces at the junctions of the old lanes. The northernmost group is focussed on the High Street (then known as Church Street). A second group is located at Pound Green and a third group at Home End (then Town Street). The 13th Century St Vigor's Church, set in its large churchyard, provides a central focal point adjacent to the manor house. The Six Bells Pub, still active on the High Street, is the oldest and dates from the 16th century. Along the earlier streets there are a number of timber framed 14th century medieval farmhouses, and cottages dating from the 16th and 17th centuries with thatched or plain tiled roofs.

In the 18th century drainage ditches in the low lying fenland allowed improved cultivation and increased prosperity. By the mid 1800s the Windmill and the Dissenting Meeting House (now the United Reformed Church) were built, paid for by well-off local families. Poor Well and the Horse Pond on Frog End Road (now Cow Lane) are place names referring to the importance of water management in the village. In the 19th century commercial water extraction to serve the city of Cambridge led to further changes in the land and the construction of the large company building in Cow Lane. The

water pumping station closed in 1987 and the water pattern nearby has changed yet again with waterlogged lower fields giving rise to new wildlife areas adjacent to Poor Well and the chalk stream arising there.

Late Victorian times endowed the village with its school, the almshouses and Fulbourn Hospital for mental health patients, then isolated in the countryside. In the 19th century linear development started to extend northwards along Station Road (previously Hay Street), from the core to the then railway station on the Cambridge/Ipswich line. This gave impetus to industry as goods could be transported to other parts of the country and to the ports. This legacy remains, with a number of industries, including the mill, which still deals internationally and generates significant traffic locally.

Starting with Council homes in the 1930s, but especially with the development of the Sixties and Seventies, the village expanded rapidly with several housing estates. These were built adopting patterns and building forms more typical of commercial suburban development and represented a departure from the main character of the village. However, with time, they have acquired some of the local diversity, trees and planting. In 2015 The Swifts replaced the former Windmill Estate (a system built 1960s development) and introduced a new layout, with mixed building types around a green.

To the west of Fulbourn village and within the Green Belt is the Ida Darwin Hospital built in the 1960s (now proposed for redevelopment as housing) and Capital Park, a business park, which includes the original Fulbourn Hospital. Further west, is the present NHS hospital for mental health, made of low rise buildings in parkland and the recently built Tesco store. Inside the perimeter of the built up area of Cambridge is the Beechwoods Estate, which is still part of the Parish area.

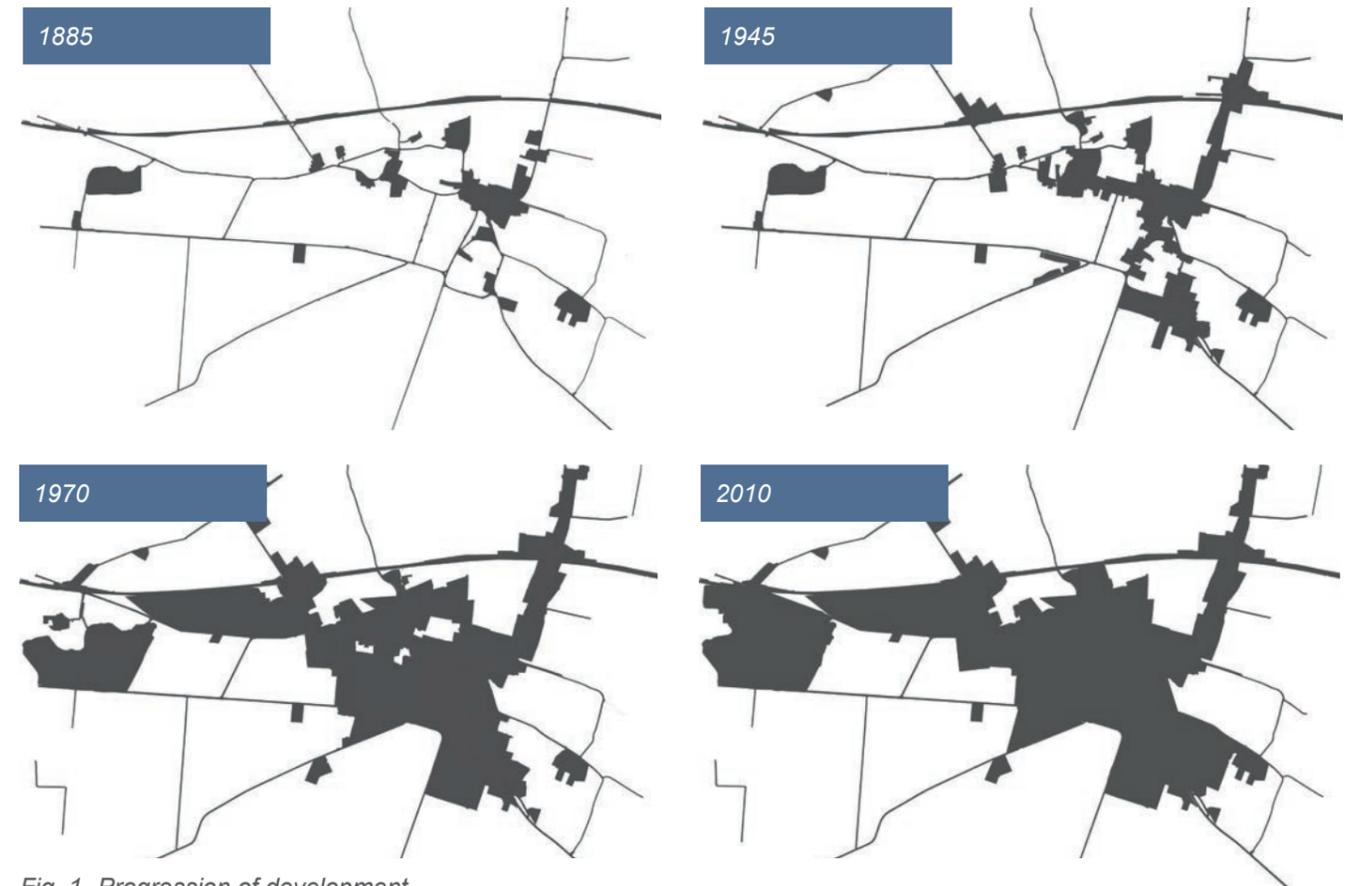


Fig. 1- Progression of development

Fulbourn:

- is entirely set within the Green Belt
- has two large Conservation Areas and over 50 listed buildings
- is an active village with over 200 businesses and shops
- has 3 pubs/ restaurants
- has substantial social and recreation facilities and a Nature Reserve
- has two large sites and a smaller one for future residential development
- has a Parish Plan (2009)
- is in the process of preparing a Neighbourhood Plan

Population

4,673

Census 2011

Green Belt

86.5%

Of the area of the Parish

Conservation Area

26%

Of the area of the village

3. Community Input

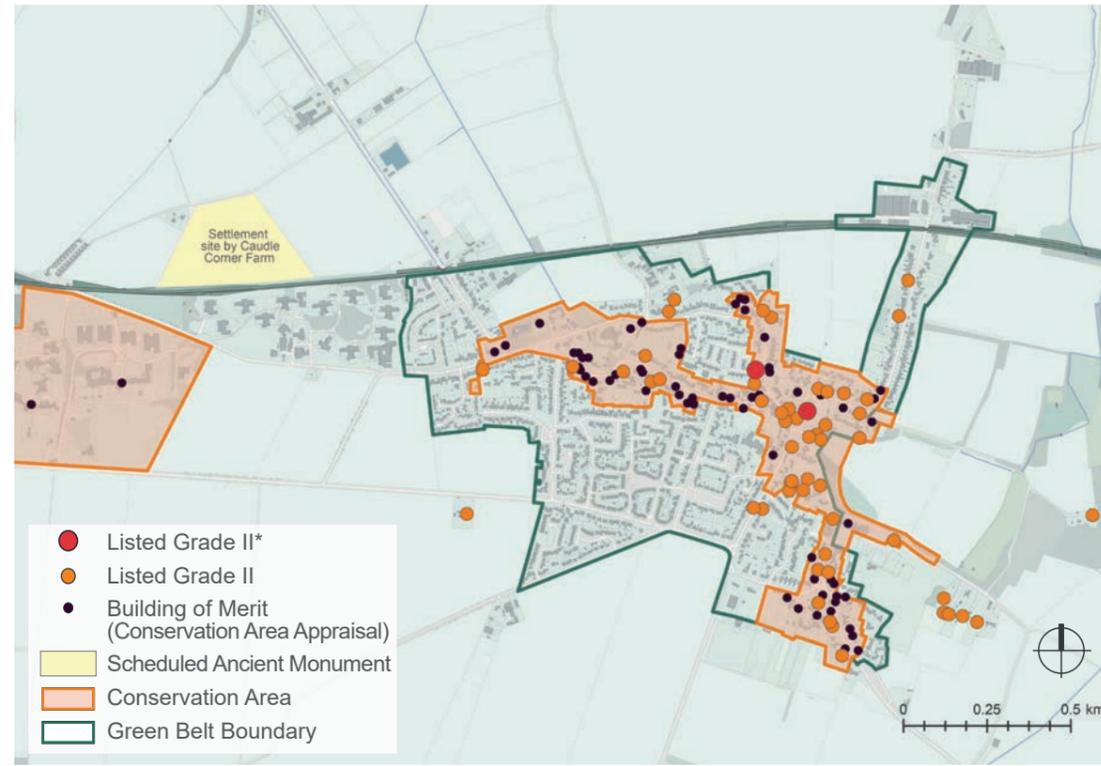


Fig. 2 - The village is rich in historic buildings and has extensive Conservation Areas

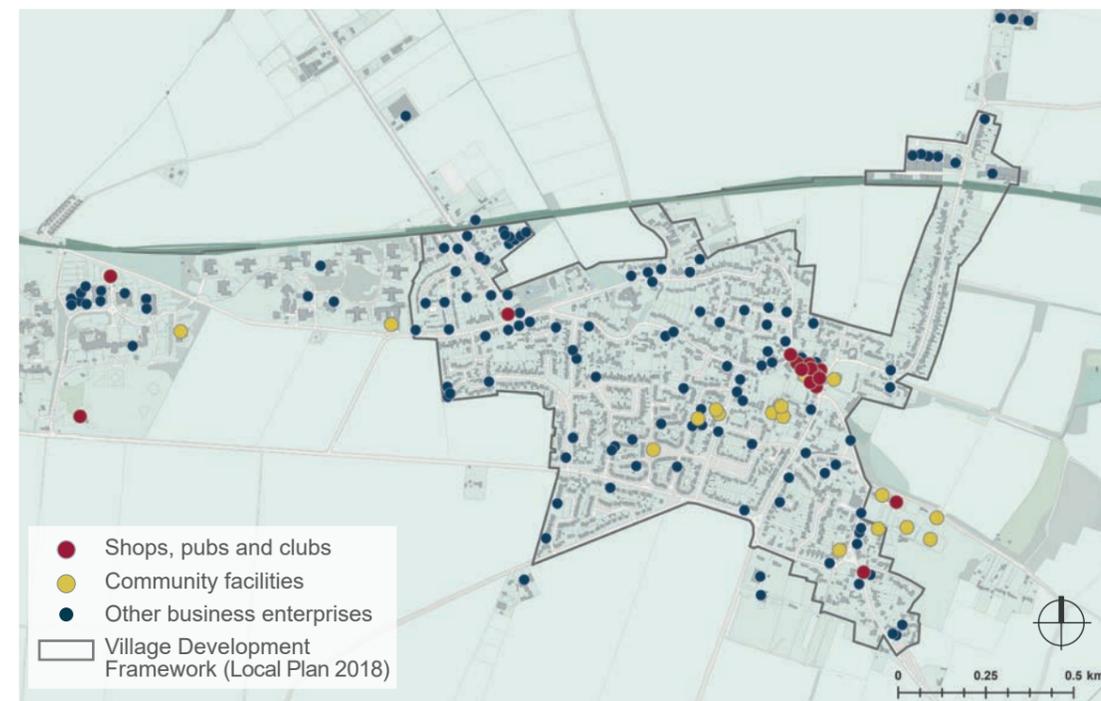


Fig. 3 - Businesses, shops and facilities are part of the life of the village

The Village Design Guide seeks to capture how the community sees the village, what people would like to see improved over time, and how new development can respect local character and its unique qualities. To achieve this, the village formed a Steering Group of 6-8 people representing various parts of the local community, including a representative of the Parish Council. The Group has been very proactive in directing and providing inputs for the preparation of the Design Guide: they organised site visits for the consultant, attended and carried out study tours, provided photos and text, and carefully reviewed various drafts between November 2018 and spring 2019.

Dialogue with the wider community took place between November and December 2018 through walkabouts, open discussions, drop in sessions and round table discussions. Invitations were issued through local newsletters, the Parish magazine and via Fulbourn Primary School. A small group of Fulbourn teenagers provided their own input and views at Bottisham Village College in December 2018, and pupils from the local primary school discussed the village with their teachers and provided feedback sheets. To encourage discussion around what people value within the village, identify what they would like to see more of and what they feel inappropriate, panels of photos from the village and comparable places were used. These provided a basis for discussion, and a record of people's opinions.

People of Fulbourn from all age groups provided a very coherent view of the village, as a unique settlement of rural origin, with a strong relationship with the countryside and the farming community; a village with history, attractive buildings and rich nature. The proximity of Cambridge is valued, but also the individuality of the village as a good place to live, work and have friends. Very important is the strong sense of local community. Older generations appreciate the clubs, regular community activities and festivals, while the younger people use the recreation ground (the 'Rec') as their regular get together destination.

The local community has expressed clear views about what they value for the future of the village to enhance its character and design:

- The older parts of the village with their diverse houses, informal alignments, big trees and well defined boundary edges are the most distinctive traits of Fulbourn, and should provide the inspiration to improve less distinctive areas and guide the design of new ones
- The rural setting with wide views of the village across fields and the visual separation from Cambridge is essential to its sense of 'individuality'
- There are important views across open fields from within the village and a network of footpaths and country lanes
- Fulbourn is a 'village set among trees' with natural environment, rich ecology and wildlife within the village itself
- Building styles and materials are simple, but elegant, and informally arranged without any rigid street pattern, offset by tall trees, hedgerows and flowers in the front gardens
- The variety of boundary treatments is typical of the village: pale brick and flint walls with gate posts, picket fences, hedgerows
- The building height is consistently below the tree crowns
- The best streets are traditional rural lanes with trees, green verges and often footways on one side only
- The night sky is clearly visible because of the low lighting levels within the village streets.

The villagers also expressed a number of concerns that sit outside the Village Design Guide. For example:

- The need for a housing mix, including suitable dwellings for the elderly and for younger households
- The desire to retain and attract local employment provided it can be accommodated in the scale and pattern of the lanes of the village
- The need to strengthen the High Street and village community facilities, to ensure that they continue to be well used by future residents as well as by the existing ones
- The speed of traffic along the road to Cambridge, and traffic conflicts at the many crossroads of the village.

4. Character Areas

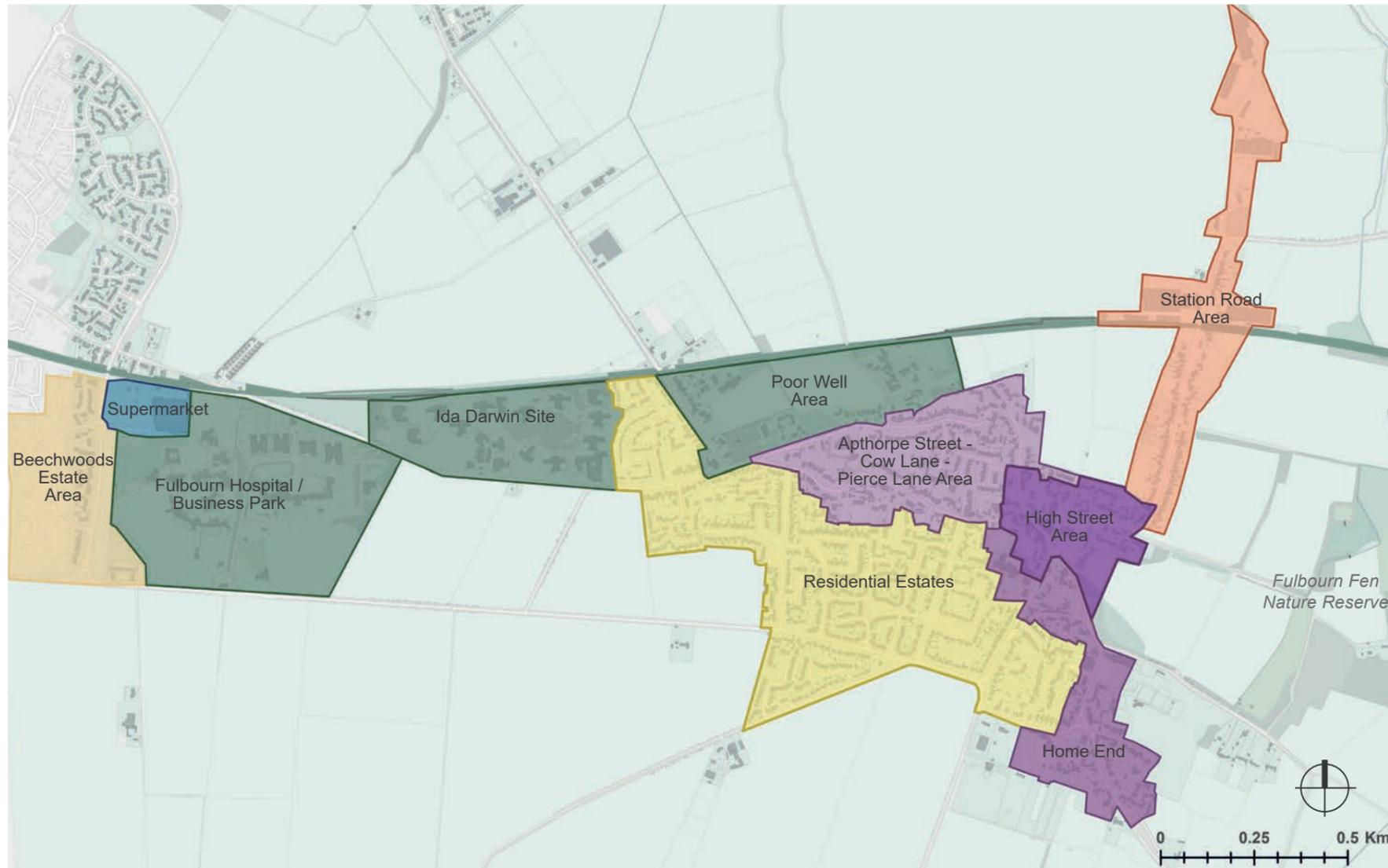


Fig. 4 - A Village with a well defined character at its core and multiple attractive features in all areas

Fulbourn has a marked village character, which dominates the mental image of most residents: the rural setting and heritage, the varied environment of different houses arranged informally along traditional lanes and streets, and the tall trees of the English countryside. Buildings are typically simple: single blocks, steep roofs, rendered or brick-faced. Boundary walls of pale bricks and flint or thick boundary hedges are also common.

This is more clearly identified with the core of the village, which extends through three different character areas from Home End via Pound Green to the High Street, Apthorpe Street and Pierce Lane (in purple on Fig. 4). Other character areas display some of the same features, with the most significant traits outlined in this Section.

The community is keen for the village to retain and strengthen its image, and avoid patterns of development that are more typical of the suburbs or urban fringes of Cambridge and could therefore compromise the overall individuality of the village.

In the past decades, not all development reflected the quality and character of the village, and it is important that in future existing and new streets, buildings and landscape have better appreciation of the context and of the qualities that make Fulbourn unique.

High Street Character Area



This is the traditional heart of Fulbourn and part of the Conservation Area, with the High Street, the church, the manor and the almshouses within a few hundred metres. It is a busy crossroads of narrow lanes with heritage buildings, traditional walls and tall trees. Views of the countryside beyond reach its core. It is characterised by:

- Narrow streets
- Frontages directly at the back of pavement on and near the High Street
- Buildings of many periods, with layers of alterations and attractive steeply sloped roofs

Apthorpe Street - Cow Lane - Pierce Lane Character Area



The winding loop formed by Cow Lane and Pierce Lane is for most people what defines the image of Fulbourn. Most of the area is part of the main Conservation Area of Fulbourn:

- Diversity of buildings ranging from medieval times to recent decades yet with unity in scale, simplicity of detailing and use of traditional materials
- Informal alignment, with big trees in front gardens and pocket spaces
- Tidy gateposts and well defined walls, picket fences or hedges defining most front gardens
- Visually successful contemporary upgrades and small infill
- No dominance of car parking, screened by planting and walls

Home End Character Area



Fig. 7

This is one of the oldest parts of Fulbourn and entirely in the main Conservation Area, at the crossroads of the route to Cambridge and to the manor and church. It has a small green, thatched cottages and a Victorian pub. It retains many aspects of the old farming village:

- Thick hedgerows and majestic oaks are interspersed within the houses
- A mix of buildings, with cottages, old houses, community halls, farming and production buildings
- Flint walls and simply decorated gate posts
- Highway engineering has partly eroded the traditional character

Residential Estates



Fig. 10

These are planned estates built from the 1930s/1940s (council houses), with the majority taking place in the 60s. They introduced large groups of houses of similar design along highway designed streets with styles and materials more suitable to the suburbs of Cambridge than Fulbourn. With time, the estates have partly matured adopting some of the positive features of the village, a process of diversification which should be encouraged:

- A community orchard was planted on a previously bare green space
- In some front gardens hedgerows, flowers or creepers were planted
- Sensitive extensions added diversity to repetitive buildings

Poor Well Character Area



Fig. 8

This is a unique highlight in Fulbourn and partly in the Conservation Area. It has links to the heritage of water management and fenland agriculture, and brings nature directly into the village. The tall trees and green aspect of Cow Lane at this location provide a memorable image of the village within trees:

- It has a part natural / part agricultural feel
- It has ditches running along the roads, a chalk stream and wetlands
- It contains small industrial buildings and the grand Victorian building of the former Cambridge Water Company

Ida Darwin Site



Fig. 11

The site was built in the Green Belt in the 1960s to provide care for young mental health patients, whose healing was aided by the choice of location within the countryside. The big trees are the hallmark of the site and its legacy, and should be its main feature in future:

- Nature is dominant, as buildings are small and anonymous, connected by quiet, superb parkland and trees
- Buildings are not visible from the distance or from Fulbourn Old Drift
- The landscape is simple: all trees are from traditional countryside species, accompanied in places by hedges and grass

Station Road Character Area



Fig. 9

Station Road is a linear development leading to the former rail station site and the farms / business area beyond. It is characterised by:

- Houses of different styles and periods, from Victorian to recent times
- Single storey houses with big roofs, now progressively altered by addition of an upper floor
- Deep and lush front gardens on the eastern side and long back gardens and green edge towards the west
- Narrow street which ends up being dominated by cars and parking
- Front garden features and landscape are poor in some cases

Fulbourn Hospital / Business Park / Supermarket Area



Fig. 12

Fulbourn Hospital was a grand Victorian institution, built in mansion-style in the then open countryside, which is now the Green Belt. It is also a Conservation Area (Fig. 2):

- The original building retains its parkland setting, which is very important for local character
- The frontage on Cambridge Road retains its landscape quality and keeps the visual separation from Cambridge
- Newer areas adopted inappropriately the style of urban fringes: functional commercial buildings and extensive car parks
- The frontage on Fulbourn Old Drift (used regularly by locals) needs planting and stronger respect for the Green Belt and village setting

5. A close relationship with the countryside

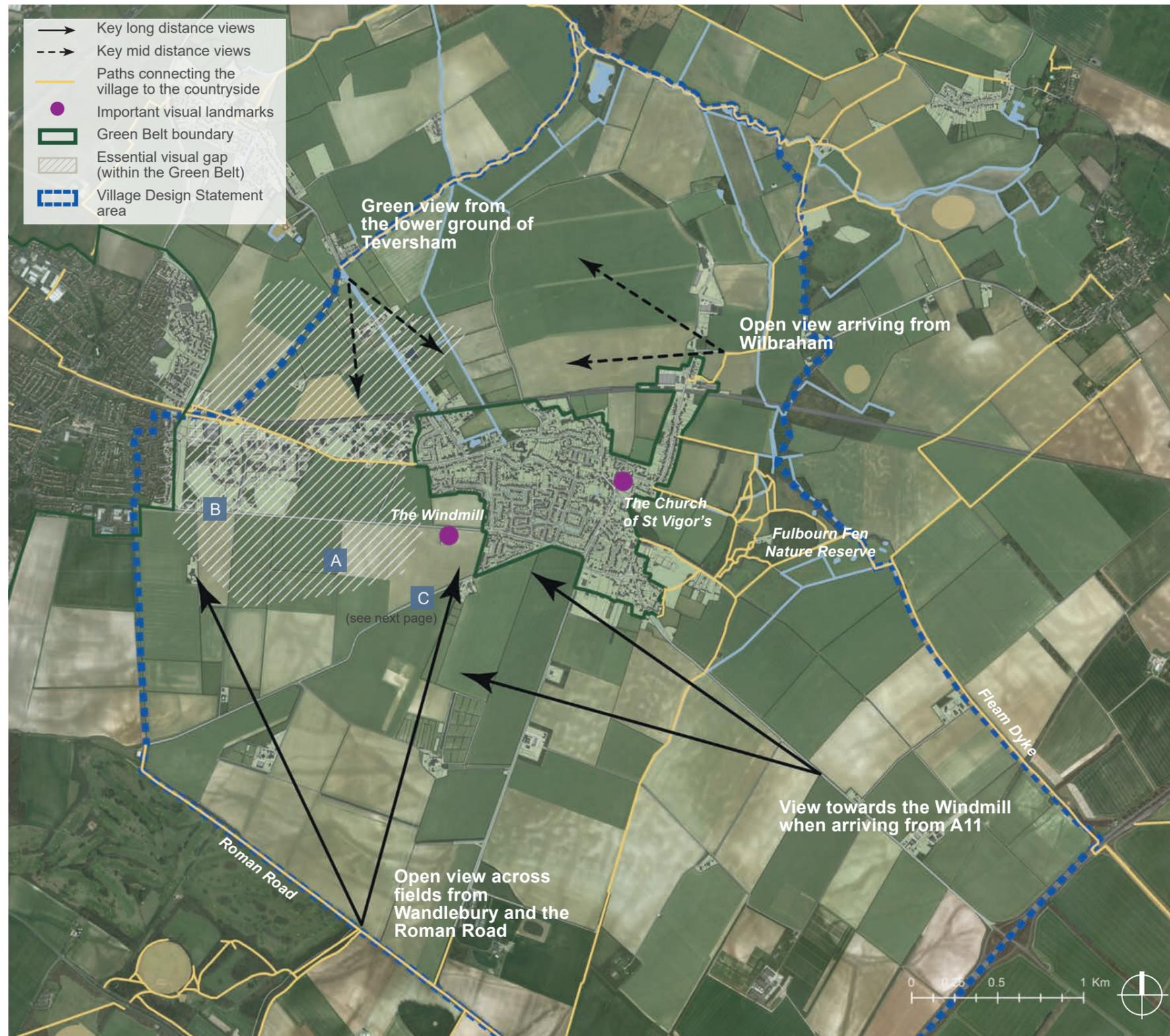


Fig. 13 - Long distance views from all approaches show a village among trees and fields, clearly separated from Cambridge

The relationship of the village to the countryside is a defining feature of Fulbourn and something the community places great value on. This relationship has three main aspects:

- The landscape setting of the village, 'set among trees', visually separated from Cambridge and surrounded by open countryside (Fig. 13)
- The views and direct access to the countryside from within the village itself (Fig. 16)
- The presence of tall trees, hedgerows and rural planting within the built area of the village.

Of great importance is the Green Belt gap which visually separates Cambridge and Fulbourn. Although physically developed, the Fulbourn Hospital and Ida Darwin sites have kept low heights and scant night lighting - something that is already being diminished with more recent development on the Fulbourn Hospital site and is essential to re-establish and preserve for the future.

In addition, some fields have an important relationship to the village, (in Fig. 16, and in the views of Fig. 14 and 15) as they provide a strong landscape setting linking countryside and village, and establish a visual relationship deep within the fabric of the built area.



Fig. 14 - The very important rural setting viewed across the Ida Darwin site from south towards Cambridge airport with few glimpses of buildings (A)



Fig. 15 - The open views arriving from Cambridge are essential to experience the separation and individuality of the village (B)

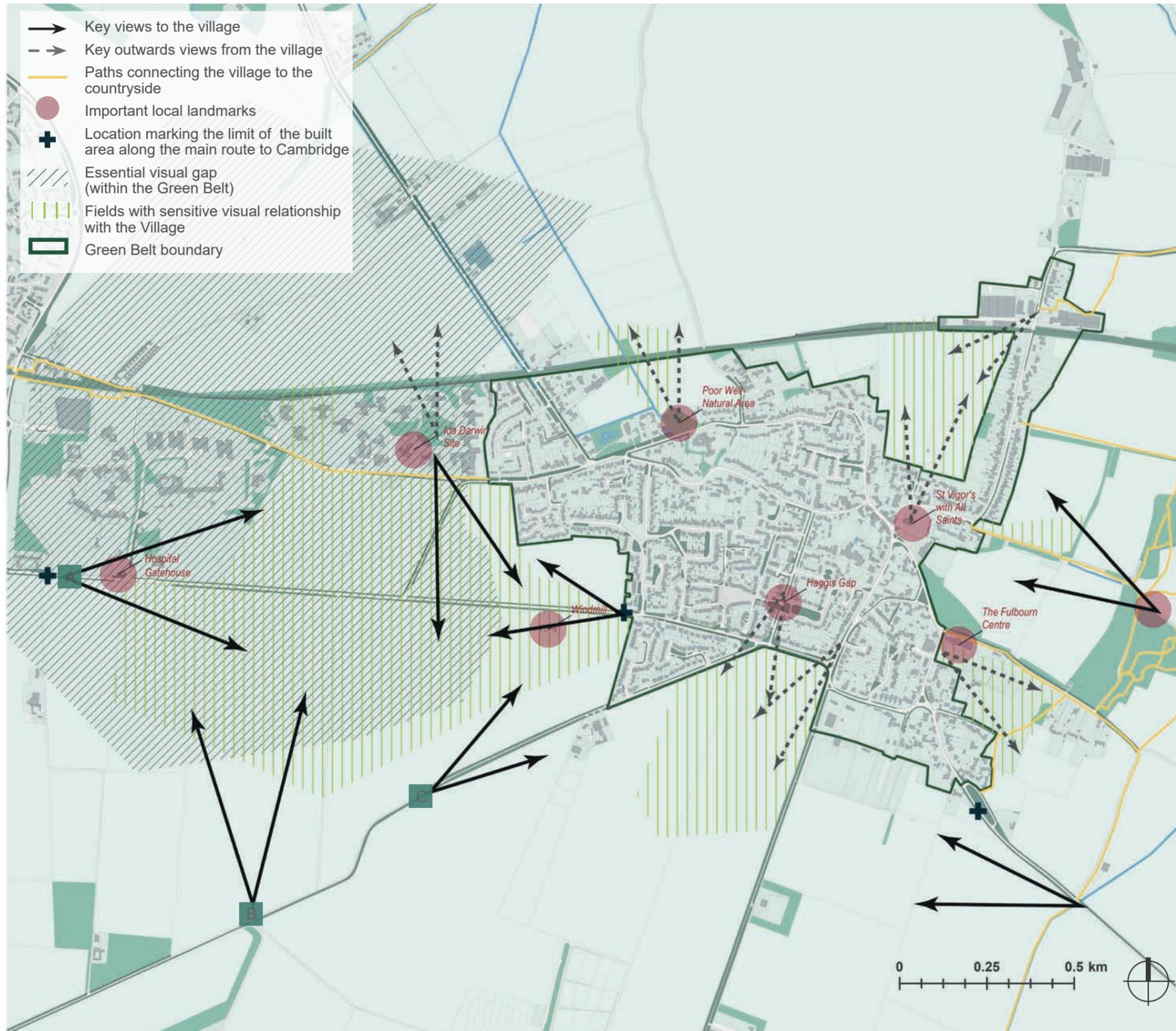


Fig. 16 - The countryside is lived and experienced directly from within the village

Design Guidance:

- 5.1 The views of the village across open fields from the southern hills and all approaches should be protected and enhanced
- 5.2 The planting and setting of fields along Cambridge Road when arriving from Cherry Hinton should be protected in openness and rural feel
- 5.3 The richness of trees, and layering of tree belts surrounding the village, where building rooflines are consistently below the tree crowns, should be preserved and enhanced
- 5.4 There should be limited night light pollution; night darkness should be increased, especially at the fringes of the built area and within the Green Belt
- 5.5 There should be a clearly identifiable separation of the built up area of Fulbourn from the countryside and between the countryside and Cambridge through open fields with long distance views, especially along Cambridge Road
- 5.6 The openness of all fields that have a sensitive visual relationship with the village and contribute to the short distance views from inside the village over rural landscape should be protected
- 5.7 Views of the Windmill from within the village should be enhanced wherever possible
- 5.8 The rural aspect and feel of walks and routes that allow access from the village to the countryside, and to natural areas and heritage sites, should be safeguarded and enhanced.



Fig. 17 - Countryside setting arriving from Shelford Road (C)

6. A legacy of majestic trees



Fig. 18 - Fulbourn is a village among majestic trees: a legacy to be protected and expanded for the future



Fig. 19 - Cow Lane by Poor Well: large trees in the verges to be maintained for the future as essential to the distinctive setting of the village (A)



Fig. 20 - Countryside open views at the end of many streets (B)



Fig. 21 - Large trees in many streets and pocket spaces (C)



Fig. 22 - Drainage channels: a typical feature of this fen edge village (D)



Fig. 23 - Wildlife-rich hedgerows to be expanded within the village (E)



Fig. 24 - The Fulbourn Centre and recreation grounds continuity with the countryside beyond: a relationship that could be replicated elsewhere (F)

Fulbourn is characterised as a village set among trees, where tree crowns and foliage dominate over most buildings and where rural biodiversity is often richer within the built area than in the countryside itself. Ensuring a strong legacy of tall trees, hedgerows, field ditches and streams is essential to preserving the character of the village.

Design Guidance:

- 6.1 Any development should contribute to the richness of rural-style greenery through retention and planting of new large trees and hedgerows
- 6.2 Ornamental and garden trees should be avoided in streets and green spaces
- 6.3 Existing tall trees should be safeguarded and consideration should be given to succession planting to enrich and strengthen current tree presence
- 6.3 Road verges within the residential areas could be progressively enhanced by appropriate large tree species and hedgerows
- 6.4 Trees and rural shrubs should frame views and create a transition ('soft edge') between the village and open countryside
- 6.5 Village biodiversity and field ditches are important local features to be strengthened and integrated in new landscaped areas.

7. Attractive and safe village streets

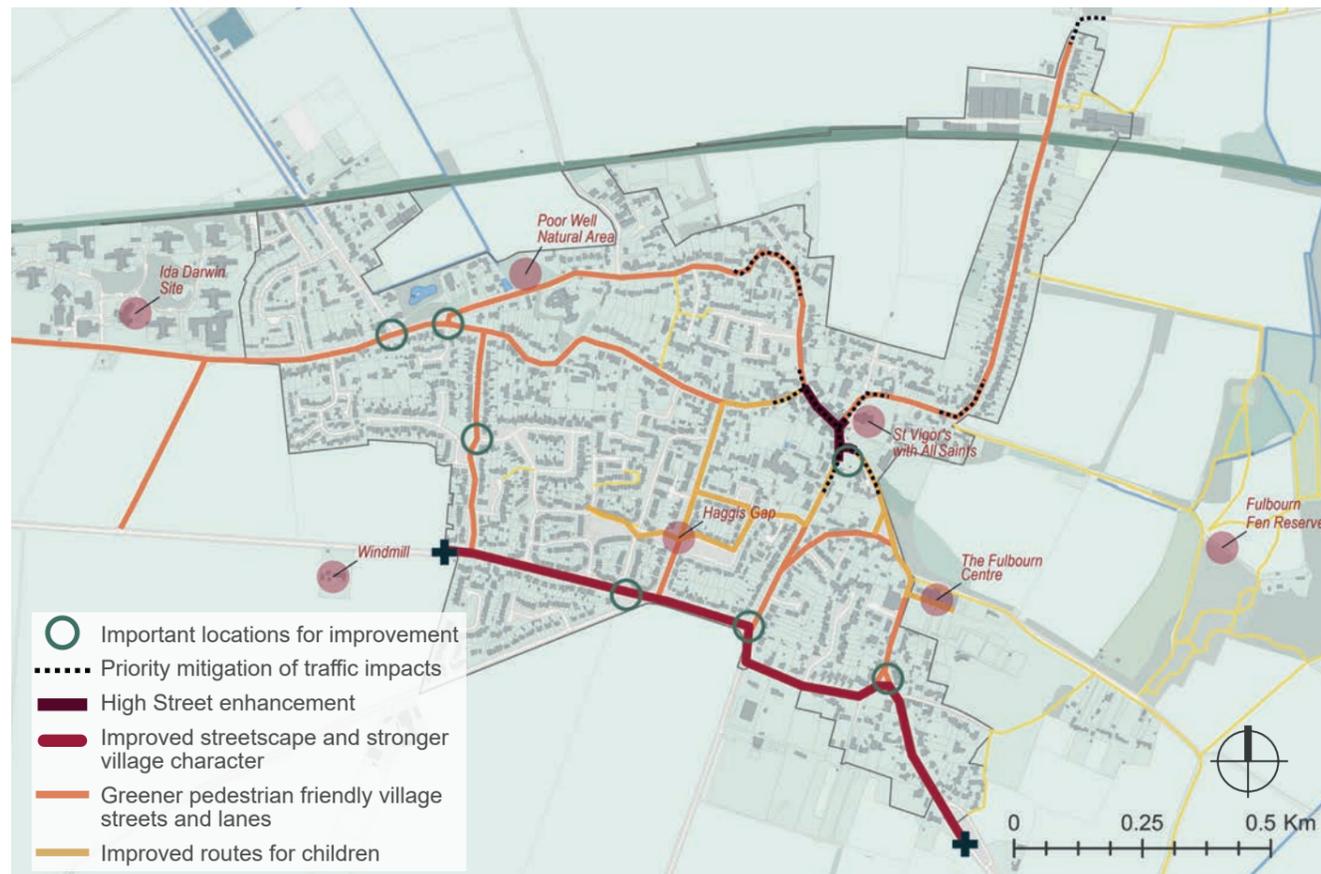


Fig. 25 - Streets where improvement is needed

The ancient network of streets and lanes still forms today the structure and image of the village (see Section 4). Fulbourn's most distinctive streets are fairly narrow, have tall trees, green verges and pavements often only on one side. Lighting is low and, where Victorian lighting columns are still present, does not have the repetitiveness of municipal lighting. Streets are winding, with attractive 'surprise corners' or, when straight, end with open views over the open countryside. Manor Walk, Apthorpe Street and Pierce Lane are good local examples, but also the lanes leading to infill development, such as the one off Ludlow Lane.

This special character has been diluted by standard highway design, especially within the residential estates and on the main through route to Cambridge, which has introduced a suburban feel to the village. In future, it is important to recognise that streets are an important part of the image of the village, and road design, signage and road lighting should be suitable and respectful of the character of Fulbourn.

Design Guidance:

- 7.1 Highway design and improvements should recognise and enhance the special character of the village, and adopt a style of street design appropriate to the village (see Fig. 28 and 29)
- 7.2 Carriageways should typically be narrow and slow
- 7.3 Tall trees and green verges are essential to local character, with simple planting and occasional seating; pavements should be integral to the natural edges - often on one side only
- 7.4 Low level pedestrian lighting is a better option to improve pedestrian safety within the village, without standard highway lighting, which is unnecessary and inappropriate
- 7.5 Design attention should be given to the streets and routes more frequently used by children to encourage walking and cycling
- 7.6 Technical equipment, road marking and signage should have minimal visual impact, particularly in the important locations identified in Fig. 25.



Fig. 26 - People orientated lanes, with benches and natural greenery



Fig. 27 - Green areas without cars are appreciated in the Village

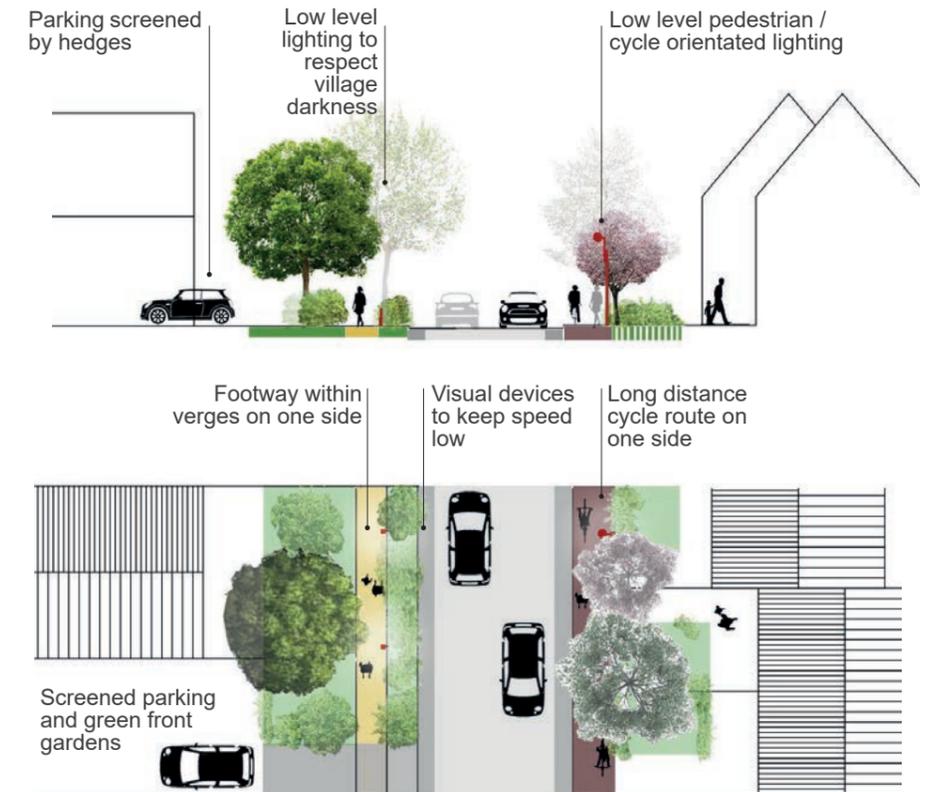


Fig. 28 - Appropriate layout for streets with through traffic

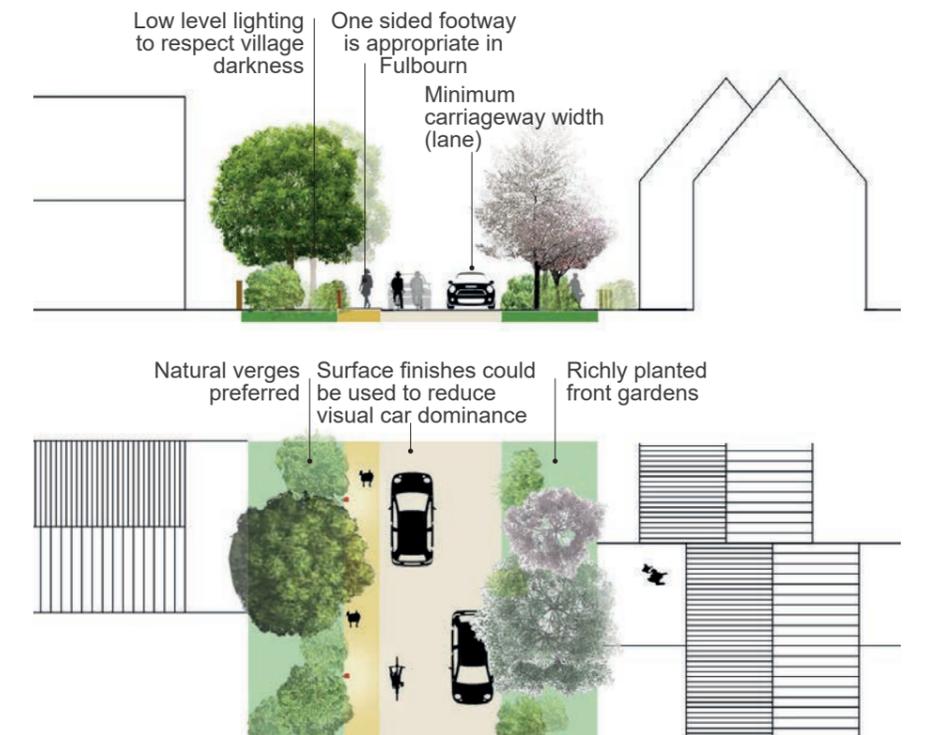


Fig. 29 - Potential design to enhance the village lanes

8. An improved High Street at the heart of the village

The historic High Street (formerly known as Church Street, and locally affectionately called ‘the shortest in England’) is at one of the oldest crossroads and still today is the heart of Fulbourn. It is entirely in the Conservation Area and includes multiple Listed Buildings (see Fig. 2). It also provides a range of local shops (Fig. 3), including a supermarket, post office and pharmacy. It is the place of the 16th century Six Bells pub. There is a bus stop and within short walking distance there are the church, school, village hall and recreation ground.

Like all historic high streets in the country, it is vulnerable from changing shopping habits and it is under pressure from vehicular movement and parking. Enhancing streetscape quality, charm and convenience will be essential to ensure that it continues to thrive as a focal destination at the heart of the community.

Design Guidance:

- 8.1** The streetscape of the High Street should recognise its significance within the Conservation Area and as setting of several Listed Buildings
- 8.2** Streetscape improvements should give priority to pedestrians and encourage low speeds and respectful driving, while accommodating cycling, parking and service needs
- 8.3** Enhancements could consider wider footways, good quality paving materials, and special surfacing of the carriageway to mark the High Street
- 8.4** Street parking and bus stop could be better integrated into the streetscape
- 8.5** Active use of the pavement, with outdoor seating and shop displays, could be facilitated and encouraged depending of footway width
- 8.6** Shopfront improvements and signage appropriate to the heritage setting could be encouraged
- 8.7** Off street parking and servicing should be screened from the street, and framed by gates and posts if appropriate
- 8.8** New lighting could be mounted on the buildings or located at the back of the pavement

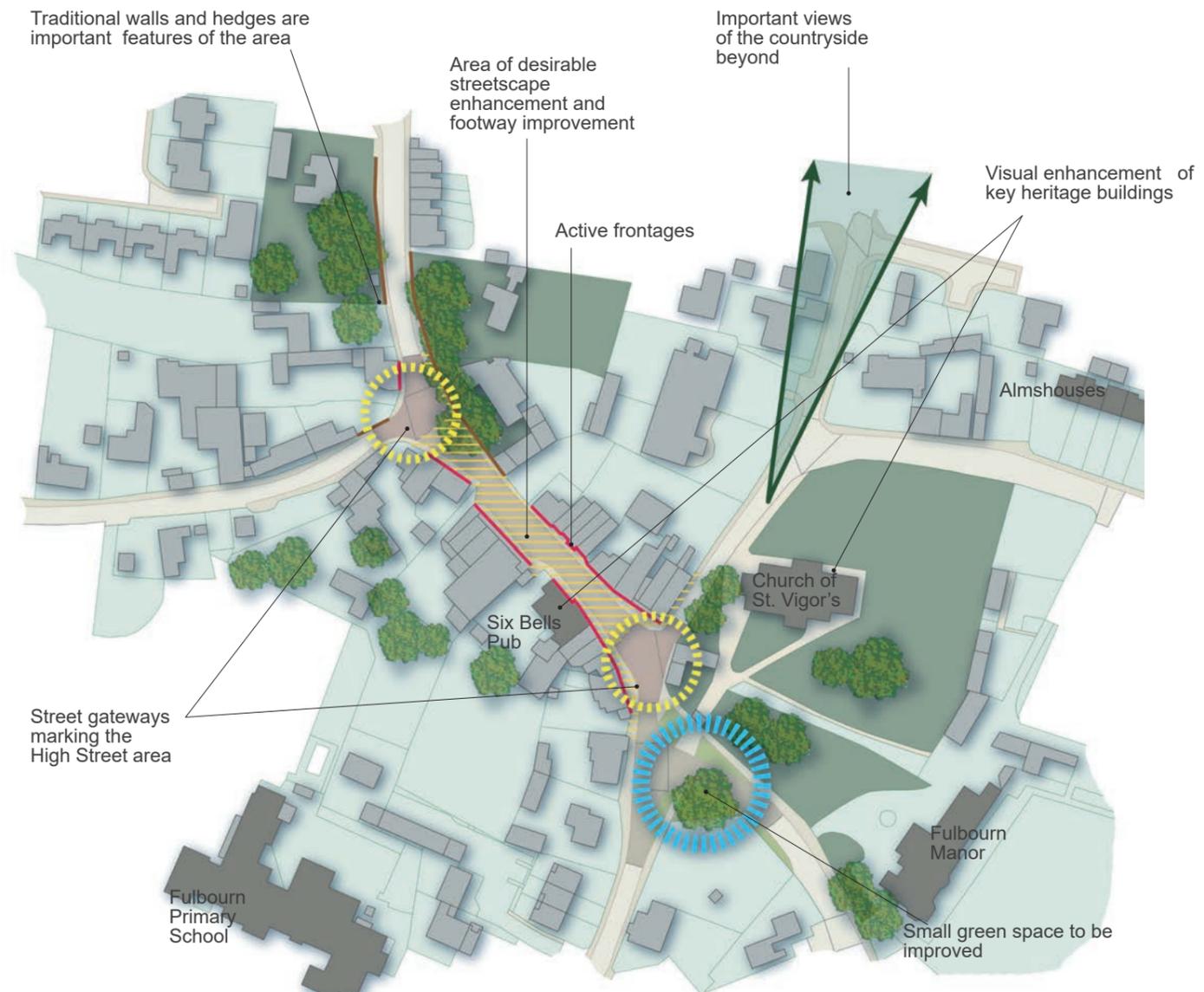


Fig. 30 - The High Street area where there is opportunity for future improvements



Fig. 31 - Streetscape design should enhance pedestrian priority



Fig. 32 - Wider footways and better paving materials would be desirable



Fig. 33 - There should be more room to use and enjoy the spaces

9. Appropriate change to enhance the existing village

Station Road and the residential estates built since the 1960s adopted layouts and building styles that were at odds with the variety and green character of the older village. Both areas are progressively changing and it is important that they are encouraged to mature in a way that reinforces the character of the village overall.

Design Guidance:

- 9.1 Any improvements to properties in the residential estates provides an opportunity for additional diversity, through well integrated extensions, upgraded doors and windows in contemporary style, and locally appropriate materials, finishes and details (see Section 11 for additional guidance)
- 9.2 Green front gardens and boundary walls should be retained or upgraded, including boundary edges (walls or picket fencing are typical of Fulbourn), hedgerow species and tall trees where space allows
- 9.3 Rural plant species and tall tree planting are a distinctive feature of Fulbourn, and should be encouraged wherever possible in preference to ornamental planting
- 9.4 Parking arrangements should remain incidental and have minimal visual dominance on the house frontage and the street; prefabricated parking sheds and large parking surfaces in front of houses should be avoided
- 9.5 Small scale infill development should be served by simple access lanes with shared surface and no street lighting
- 9.6 Infill development should adopt the scale, density and grain of the context area and units should not form a continuous perimeter nor block views or routes (even informal) through the village or to the countryside
- 9.7 Contemporary design will be encouraged where it respects the pattern of rooflines and local materials
- 9.8 Within infill development areas, landscape design should include significant provision for countryside trees and shrubs to make a positive contribution to the village as a whole (see Section 11)

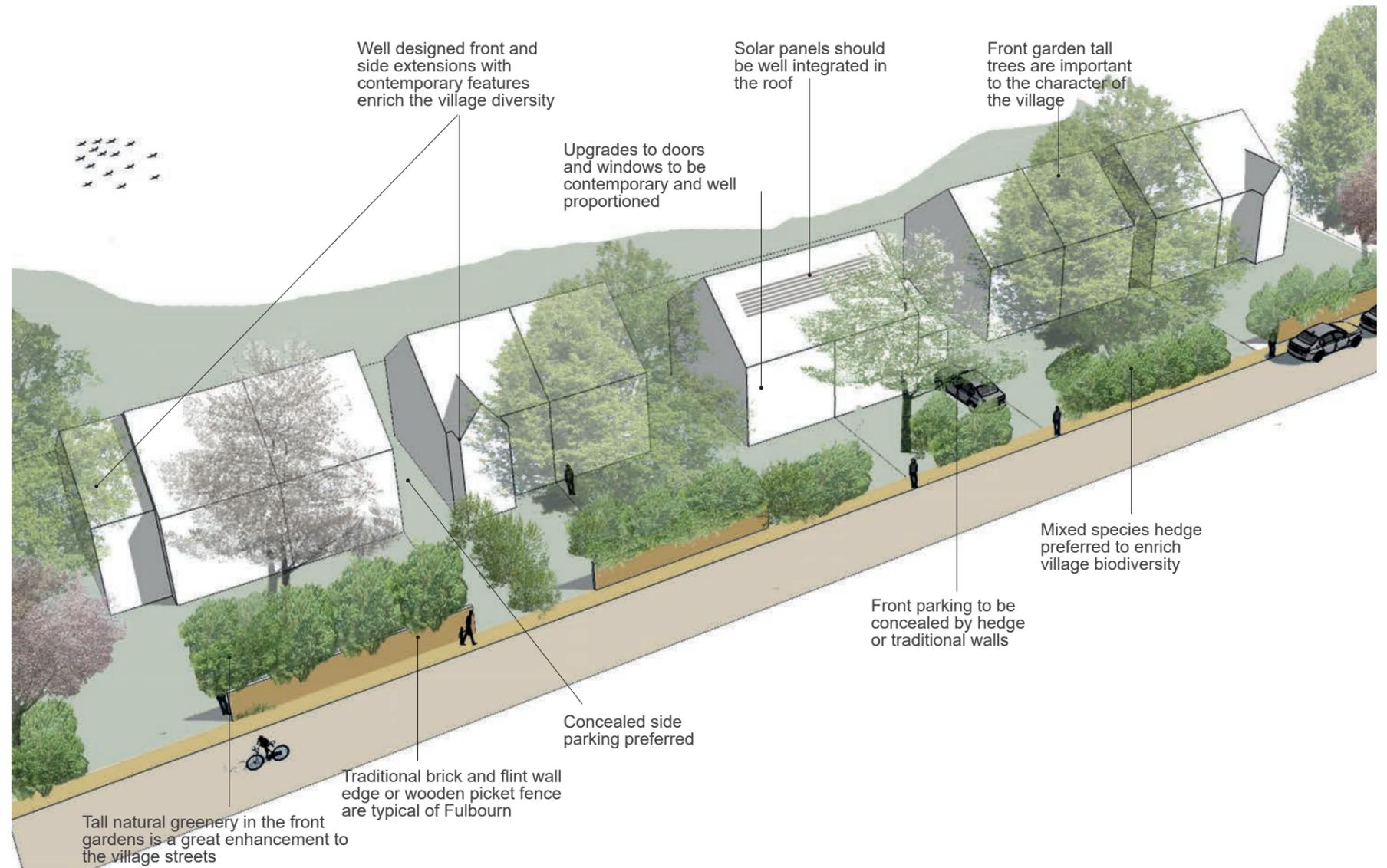


Fig. 34 - Enhancements to existing residential areas can strengthen the quality of the whole village



Fig. 35 - Well integrated extension with contemporary features



Fig. 36 - Upgraded doors and windows in contemporary style



Fig. 37 - Car parking concealed behind walls and hedges



Fig. 38 - Strong front edge with walls and trees is typical of Fulbourn

10. Integrating larger developments within the village

Fig 39 - Essential design considerations for larger developments

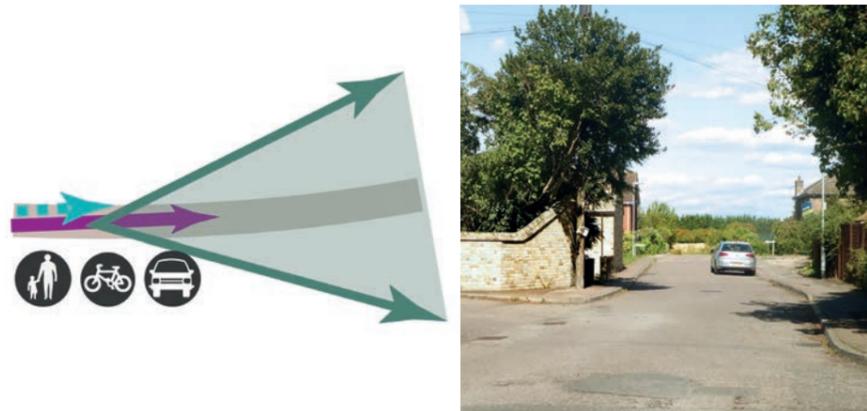


Fig. 39.a - Open views over the fields to be retained across the whole site



Fig. 39.b - New streets to be interconnected and winding like the older lanes



Fig. 39.c - Buildings to be diverse and not necessarily aligned to the street



Fig. 39.d - Bulkier volumes to be located away from prominent locations

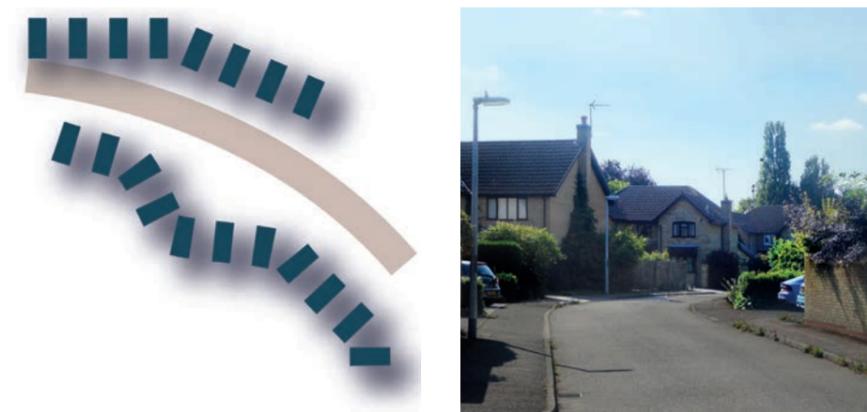


Fig. 39.e - All new streets to be designed as green and pedestrian centred



Fig. 39.f - Gateways to be focal open spaces including plants and public art

A key objective of the Design Guide is the integration of new development, ensuring it becomes a part of the village rather than a disconnected extension. Large sites have been identified in Fulbourn by the Local Plan (2018) and development should be carefully designed in order to ensure it respects and enhances the village character.

Large developments should not adopt the urban patterns of rigid grids, boulevards and built corner gateways, and not even the suburban style of grassed verges and repetitive houses. New development should reflect the diversity and informality of the village, taking inspiration from the historic core of Apthorpe Street, Cow Lane and Pierce Lane without pastiche or replica. It should be contemporary and yet compatible with the character of the village in terms of scale, density, mass, form, siting, design and proportion. Engaging and actively seeking feedback from the local community on matters of design would be a good way to ensure that the design is perceived as locally appropriate.

Design Guidance:

Site Layout

- 10.1 Sites should have planted and irregular 'soft edges' at the interface with the countryside
- 10.2 Any green buffer between new development and existing built up area of the village should be intended to protect privacy and should not isolate the new community (Fig. 41)
- 10.3 There should be open views across the whole site towards countryside and local landmarks
- 10.4 Street networks should be a natural extension of the village with informal, interconnected streets, lanes and spaces - avoiding rigid and regular grids
- 10.5 Sensitive treatment of main road frontages should include tall trees, hedgerows and the boundary walls typical of Fulbourn
- 10.6 There should not be gateway buildings at the entrance to the site: green gateway spaces with seating and public art are more appropriate to the character of the village (Fig. 39.f)
- 10.7 Buildings should be informally aligned and avoid forming perimeter blocks (Fig. 39.c, Fig. 40 and Fig. 42)
- 10.8 Pedestrian routes and cycleways should form a network connecting to the village core and community facilities/services

Indicative site

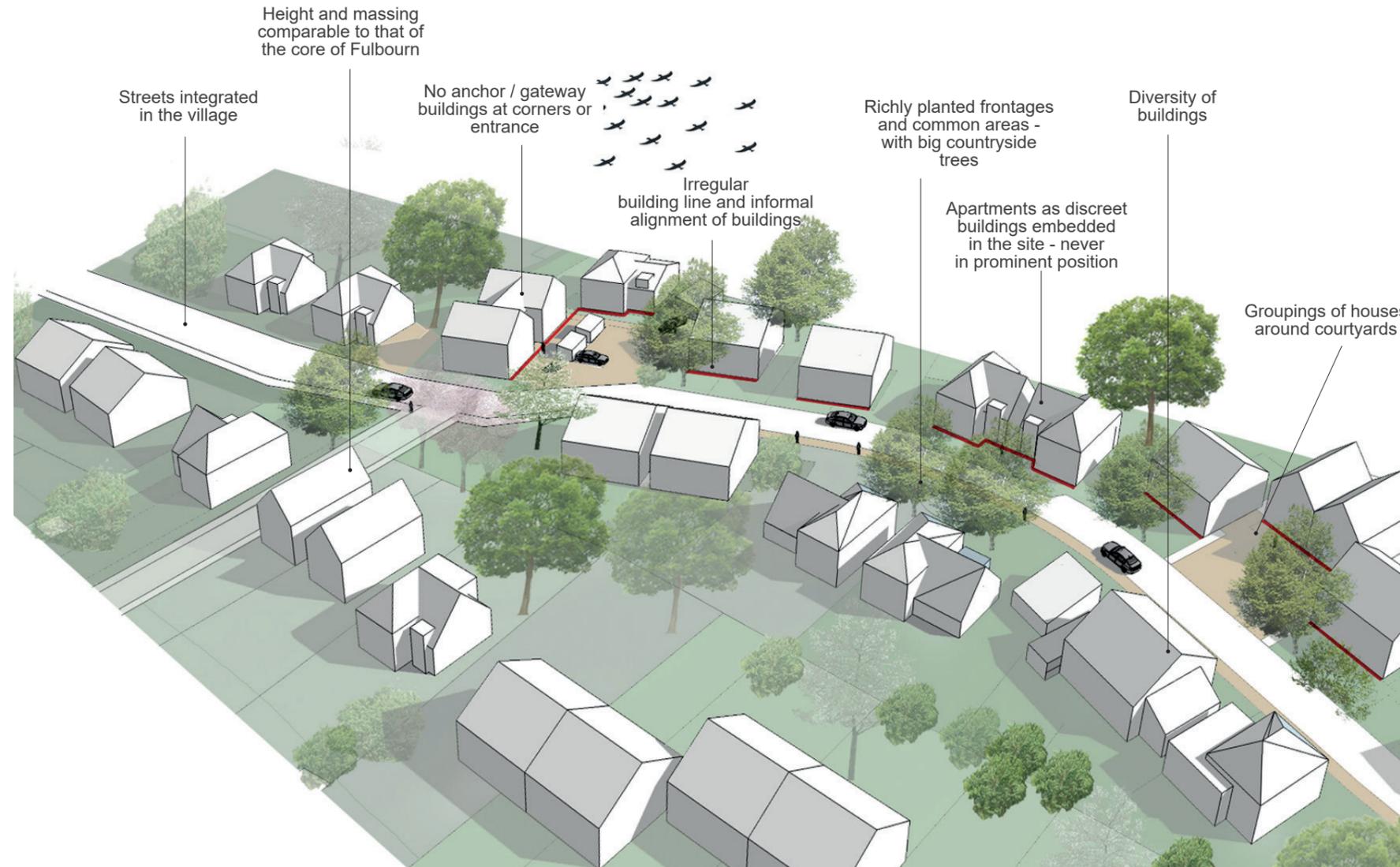


Fig. 40 - Elements of an appropriate layout for an indicative site that respects the nature and design qualities of Fulbourn



Fig. 41 - The edge of the site should be irregular and planted



Fig. 42 - Diversity with coherent volumes and simple elegant detailing



Fig. 43 - Integrated landscape of hedges and tall trees



Fig. 44 - Species-rich incidental landscape for better wildlife habitat

Building Design

- 10.9** 3 storey buildings are not typical of the village and should only be considered with extreme care - they should be sited away from prominent frontages to minimise visual presence, and be articulated to avoid any bulkiness
- 10.10** Courtyard / townhouse formats with direct entrance from the street are more appropriate than blocks of flats; tall lit stairwells are to be avoided in all cases
- 10.11** The height should be lower than the crown of surrounding trees to retain the setting of a 'village among trees'
- 10.12** Buildings should not be repetitive, and provide variety of building types and design with coherent scale, massing and elegant simplicity in detailing: avoiding complex patterns of different materials, contrasting colours and incoherent or pastiche styles
- 10.13** Plots for self-build houses could be an appropriate way to provide diversity in line with the character of the village
- 10.14** Local and contemporary features, materials and detailing should be used
- 10.15** Car parking and garages should have minimal visual impact
- 10.16** Bins, cycle parking, meter boxes and other infrastructure should be integrated in the design

Landscape Design

- 10.17** A strong rural-inspired landscape framework and public realm should be designed, starting from existing landscape features and including a network of green spaces and wildlife corridors
- 10.18** Enhancement of biodiversity and opportunity for wildlife should be included within the development area. Attracting birds through hedgerow planting and bird boxes is particularly important as Fulbourn is well known for its swifts
- 10.19** Sustainable drainage should be integrated within the landscape, take inspiration from the traditional local ditches and contribute to the biodiversity of the site
- 10.20** Street lighting should be minimal and there should not be any floodlit spaces to minimise impact on night-sky and wildlife
- 10.21** Local artists could contribute to public art opportunities
- 10.22** Interpretation of local heritage in place naming will be welcome

Ida Darwin Site - Additional Guidance

Development at the Ida Darwin site should be designed to reflect its Green Belt location and retain its character of buildings in parkland. Particular attention should be made to preserving and enhancing long distance views to the site across the open countryside (see Section 6) and to the retention of views across the site as indicated in Fig. 45. Views out to the Windmill will be an important reference point from within the site.

The unbuilt part of the site to the west should be established in permanence as a natural area, with trees and high biodiversity value, without night lighting. Every effort should also be made to encourage orientation and integration of the development (functionally and visually) with the village, rather than self containment or merging with the fringe of Cambridge. This should include pedestrian routes, signage and visual coherence.

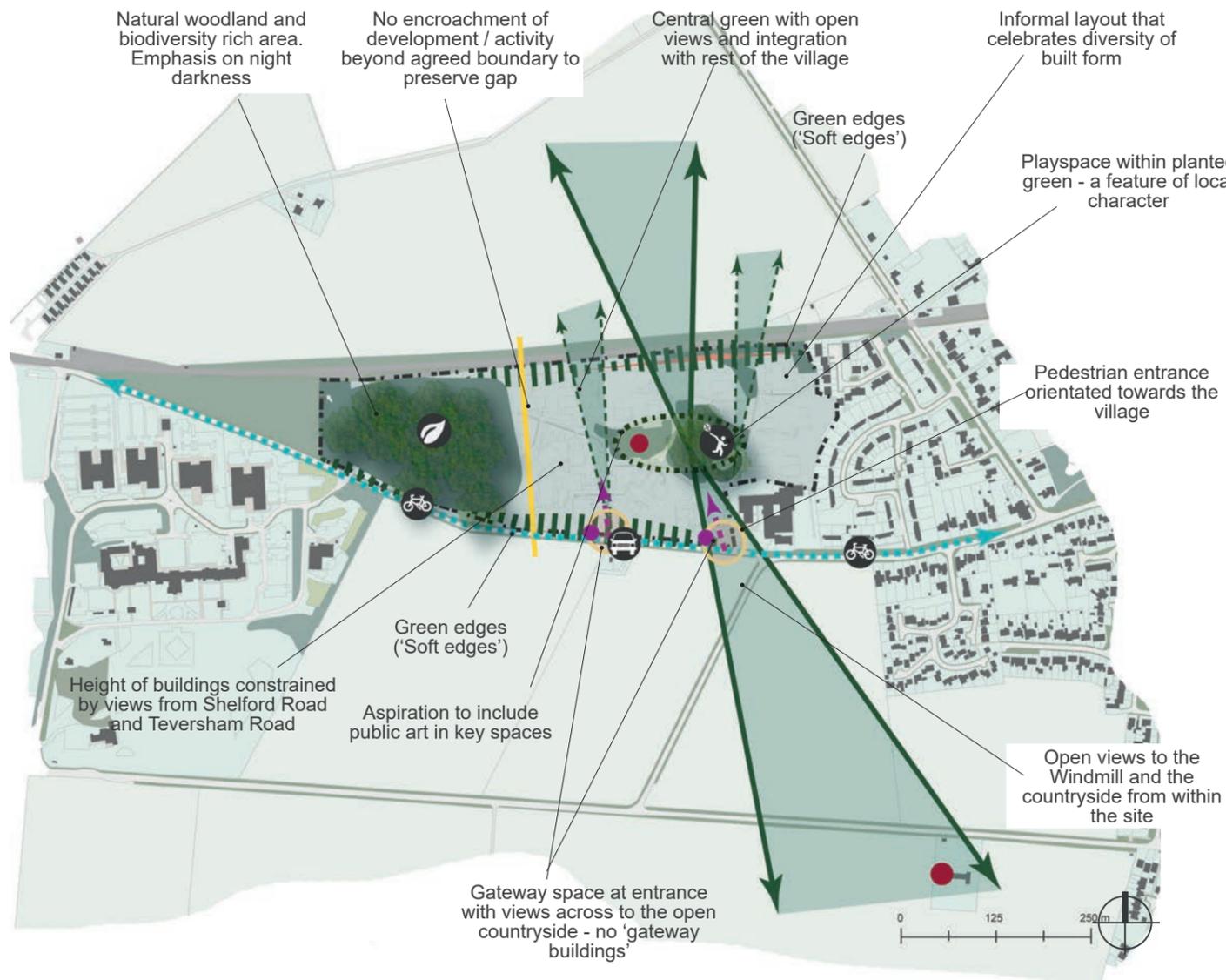


Fig. 45 - Design considerations for better integration of development at the Ida Darwin site

Teversham Road Site - Additional Guidance

Development of this site will have to address several challenges to respect the sensitive natural location and for successful integration in the village. The penetration of the countryside within the village and the delicate wildlife area of the chalk stream require the establishment of a green natural corridor of sufficient width to retain the connection and protect the environment.

Natural areas should be protected from artificial lighting and encroachment of human activities.

It will also be essential that the site is integrated into the patterns of streets and lanes of the village, at least for pedestrians and cyclists, rather than remaining an isolated housing estate.

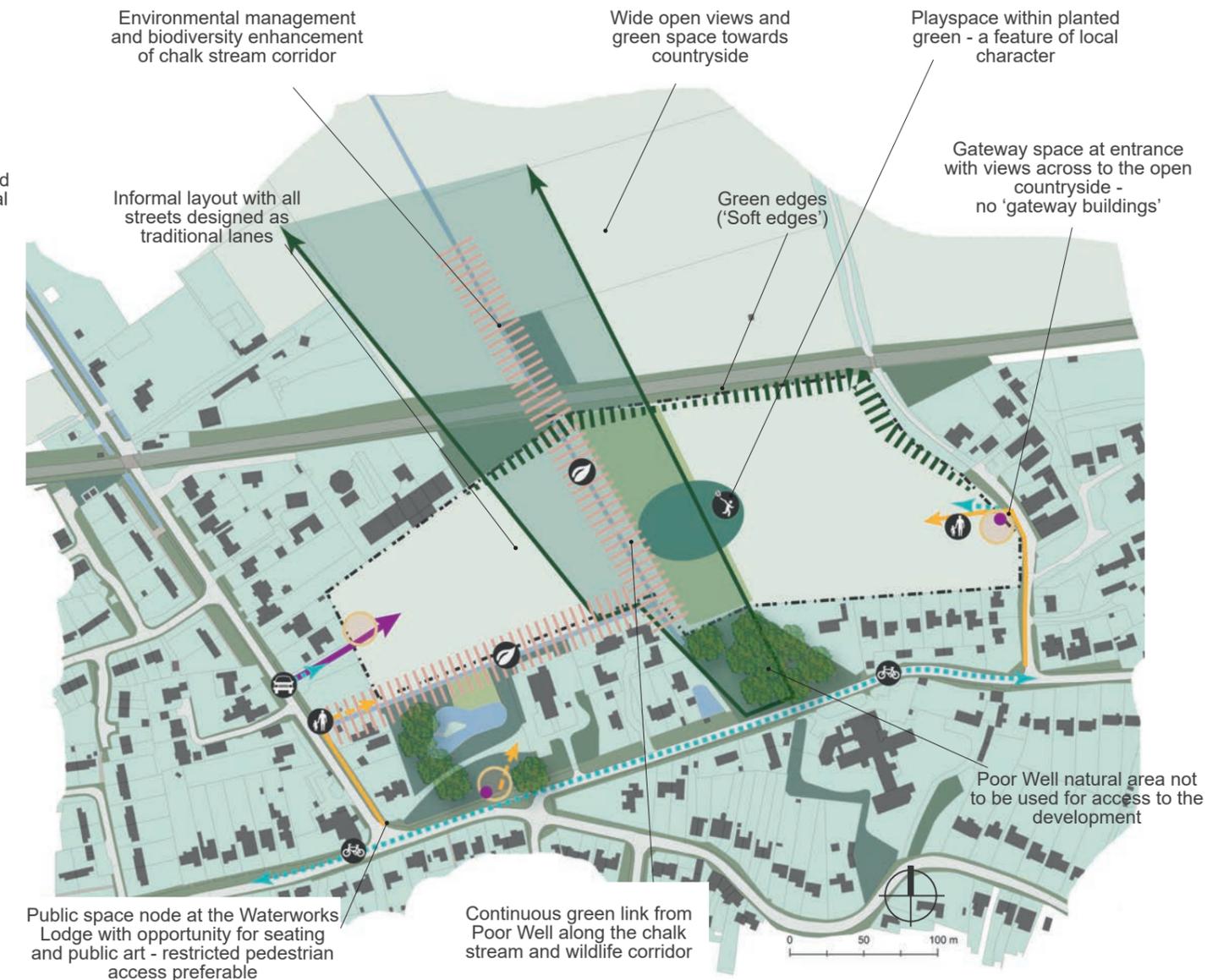


Fig. 46 - Design considerations for respectful development at the Teversham Road site

11. Appropriate scale, materials and details

Buildings in Fulbourn have typically simple forms and features, and the character comes from the horizontal proportions, two stories at most and attractive diversity created by irregular building alignment and prominent roofs. Pale Cambridgeshire bricks or renders in white or natural colours are prevalent, with wood used for the doors and details. The integration of building and planting is essential.



Fig. 48 - Irregular building lines and pedestrian orientated streets



Fig. 49 - Car and cycle parking integrated in the site design



Fig. 50 - Lane and alleyways preferable than engineered streets



Fig. 51 - Pedestrian orientated street design with trees and low level lighting



Fig. 52 - Planted street achieved without deep front gardens



Fig. 53 - Planted frontage minimising visual impact of garage doors

Details and materials that make Fulbourn special

In Fulbourn, the character and quality of the village is often in the details: traditional boundary walls, gates and posts, and in elegant simple arrangements for the doors and windows.



Fig. 54 - Traditional brick and flint walls - a distinctive feature of the village - used to define the edge of private spaces



Fig. 56 - Attractive combination of simple details: traditional gate, wall and trees enriching local character and screening parking



Fig. 58 - Contemporary porch and store cupboard with traditional wall



Fig. 59 - Simple modern details concealing the utility boxes



Fig. 55 - Solar panel design well integrated within the roof



Fig. 57 - Contemporary windows and doors providing a fresh look



Fig. 60 - Contemporary appropriate detailing for windows, gates and walls

Village open spaces

Public art and planting for wildlife and biodiversity are very important ways to enrich the village open spaces.



Fig. 61 - Public art creating a new way to interact with the open spaces



Fig. 62 - Natural hedgerow planting encouraging wildlife within the village



Fig. 63 - Swiftboxes incorporated in recent buildings of Fulbourn

12. Development that is inappropriate for Fulbourn

Buildings that are not appropriate to Fulbourn

The character of Fulbourn is that of a village of rural origin: development and design models that would be appropriate in an urban or suburban setting would be inconsistent here. This includes tall buildings on the street frontage and corners, formal perimeter building alignments, streets with tall lighting columns, etc.



Fig. 64 - Taller frontages along a street are urban and out of place



Fig. 65 - Formality and hard frontage onto the countryside in inappropriate



Fig. 66 - Repetition of buildings with similar design with a regular grid are more typical of urban fringes



Fig. 67 - Strong massing, flat roofs and minimal landscape are too urban



Fig. 68 - Artificial diversity, with mix of materials, colours and massing is in contrast with Fulbourn's simplicity

Inappropriate materials and detailing

Fulbourn's buildings are simple and elegant: complex roof detailing, mixed materials, and bright colours are out of character. Good integration of car and cycle parking, bins, utility boxes and gutter details is essential. The visual clutter created by badly thought through utility spaces is not acceptable.



Fig. 69 - Prominent garage doors on the street are to be avoided



Fig. 70 - Mix of materials in one building are not typical of Fulbourn



Fig. 71 - Blank parking areas are not appropriate in the village



Fig. 72 - Clutter due to lack of space for cyclists and utility boxes in view



Fig. 73 - Prominent electric box and heavy porch detail can spoil a facade



Fig. 74 - No place for the bins results in messy common open spaces

Unsuitable streets and landscape

Fulbourn is characterised by a rich landscape setting and a network of green spaces and street trees, so bare verges, lack of integration of appropriate drainage ponds, wide suburban road detailing with standard lighting and minimal planting are to be rejected.



Fig. 75 - Open space and drainage ponds should never be featureless and take over the green spaces



Fig. 76 - Standard lighting and lack of landscape create a suburban feel



Fig. 77 - Drainage ponds should not be isolated and fenced features



Fig. 78 - Bare verges left-over from highway design should be avoided



Fig. 79 - Wide suburban streets with expansive carriageways are inappropriate



South
Cambridgeshire
District Council

Published by South Cambridgeshire District Council
© April 2019

For further information please contact:

Built and Natural Environment Team
Tel: 01954 713310
Email: vds@scambs.gov.uk

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambridge
CB23 6EA