

Station Road, Great Shelford, Cambridgeshire  
Heritage Statement  
October 2021

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**Report**  
Heritage Statement

**Site**  
Station Road, Great Shelford, Cambridgeshire

**Client**  
Planning Issues

**Planning Authority**  
South Cambridgeshire District Council

**Grid reference**  
NGR TL 46493 52115

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Final

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## Contents

<i>List of Figures</i>	<i>ii</i>
<i>List of Plates</i>	<i>iii</i>
<i>Executive Summary</i>	<i>iv</i>
<b>1.0</b> Introduction	<b>1</b>
<b>2.0</b> Planning Background and Development Plan Framework	<b>8</b>
<b>3.0</b> Historical Context and Location of Heritage Assets	<b>12</b>
<b>4.0</b> Proposed Development and Potential Impact on Heritage Assets	<b>19</b>
<b>5.0</b> Summary and Conclusions	<b>23</b>
Sources Consulted	24

### List of Figures

- Figure 1** Location and extent of application site
- Figure 2** Designated heritage assets located in vicinity of application site. Note that the designated heritage assets within 750 metres are shown.
- Figure 3** Extract from 1886 Ordnance Survey map showing the application site at this time.
- Figure 4** Extract from 1903 Ordnance Survey map showing the application site at this time.
- Figure 5** Extract from 1971 Ordnance Survey map showing the application site at this time. Note that further development has occurred within the eastern part of the site.
- Figure 6** Extract from the 1985 Ordnance Survey map showing further development on the application site at this time. Note that it is labelled as 'Corn Mill' at this time.
- Figure 7** Extract from 1993 Ordnance Survey map showing the application site at this time. Note that it is labelled as 'Depot'. A number of structures have been removed at this time.

- Plate 1** View of the application site, taken from Station Road looking north-east.
- Plate 2** View of the application site, taken from Station Road looking east.
- Plate 3** View of the west elevation to the westernmost building within the application site. Note that this view is taken from Station Road looking south-east.
- Plate 4** Existing east elevation to the westernmost building within the application site. Note that this view is taken from within the site looking north-west.
- Plate 5** View of the west elevation to the easternmost building, taken from within the application site looking east.
- Plate 6** View of south elevation to the southernmost building within the application site (left). Note that this view is taken from Station Road looking east.
- Plate 7** Part view of recently constructed townhouses located to the north of the application site. Note that this view is taken from Station Road and shows the north-west elevation to the townhouses.
- Plate 8** View of the 20<sup>th</sup> century semi-detached residences located on the west side of Station Road.
- Plate 9** View looking north-east along Station Road. Note that the vegetation in left of picture is located within the Great Shelford Conservation Area. The application is also evident (arrowed).
- Plate 10** View looking south-west along Station Road. Note that the vegetation in right of picture is located within the Great Shelford Conservation Area. The application site is also evident (far left).
- Plate 11** View looking north-east towards the application site (arrowed). Note that this view is taken from the eastern end of Woollards Lane.
- Plate 12** View looking west towards the east elevation of the westernmost building (centre-left) within the application site.
- Plate 13** View of north elevation to the southernmost building within the application site. Note that this building has seen notable change over time.

## Executive Summary

This heritage statement considers land at Station Road, Great Shelford (the application site) and the potential impact of the proposed development on the setting and significance of those designated and non-designated heritage assets located in the vicinity of the application site.

In accordance with Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and Policy NH/14: Heritage Assets of the *South Cambridgeshire Local Plan* (SCLP 2018), this report first identifies and describes the historical development of the application site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

There are no listed buildings located within the application site or in its immediate vicinity. Within the wider vicinity of the application site is no. 16 High Green (Grade II listed – NHLE no. 1317876) located approximately 310 metres to the north-west; nos. 11 and 13 Woollards Lane (Grade II listed – NHLE no. 1127861) located approximately 320 metres to the south-west; ‘Spanyards’ (Grade II listed – NHLE no. 1317838) located approximately 330 metres to the north-west; ‘Great Shelford War Memorial’ (Grade II listed – NHLE no. 1425398) located approximately 335 metres to the north-west; ‘Maris Farmhouse’ (Grade II listed – NHLE no. 1127899) located approximately 350 metres to the north-west; ‘Wall to Rear of Number 18 and Side of Number 16’ (Grade II listed – NHLE no. 1331030) located approximately 350 metres to the north-west; ‘Porch House’ (Grade II listed – NHLE no. 1164290) located approximately 360 metres to the west; no. 48 High Street (Grade II listed – NHLE no. 1331031) located approximately 370 metres to the north-west; no. 60 High Street (Grade II listed – NHLE no. 1127856) located approximately 370 metres to the west; no. 68 High Street (Grade II listed – NHLE no. 1127857) located approximately 380 metres to the west; ‘White Cottage’ (Grade II listed – NHLE no. 1331050) located approximately 420 metres to the south-west; and ‘The Oak Cottage’ (Grade II listed – NHLE no. 1127858) located approximately 430 metres to the south-west. These heritage assets are of sufficient distance from the application site to ensure that their settings will not be impacted by the proposal. There is no inter-visibility between these heritage assets and the application site.

The Great Shelford Conservation Area adjoins the application site to the west and south-west. The character of the designation comprises an older core around the church and later ribbon development along the edges of the former village green. An important characteristic of the village is the scale of the gardens and the amount of open space in the heart of the village. The design approach adopted ensures that the new build is responsive to the local vernacular and the important attributes of the Conservation Area designation, in terms of the former’s scale and siting within the application site and its materiality. Overall, the proposal will cause no adverse harm to the setting of the heritage asset.

The Stapleford Conservation Area is located approximately 380 metres to the east of the application site. There is no inter-visibility between the site and the heritage asset, given the distance between them and the intervening development that exists. Therefore, there would be no harm on the setting of the Conservation Area.

Parts of the southern and westernmost buildings within the application site date from the 19<sup>th</sup> century. The loss of these buildings will cause a very low level of harm, given that these buildings have seen notable change over time and their heritage value is deemed to be very low.

## 1.0 Introduction

- 1.1 This heritage statement considers Station Road, Great Shelford (Figure 1) and its redevelopment to accommodate retirement living apartments for older people including communal facilities, parking, and landscaping. The site (referred to as the 'Application Site' in this report) is located at National Grid Reference TL 46493 52115.
- 1.2 In accordance with the Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3 The relevant designated heritage assets located in the immediate vicinity are identified in Figure 2.
- 1.4 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

### Location and Description

- 1.5 The application site is located on the east side of Station Road, with the railway line marking its eastern boundary. To the north-east and north is Shelford Park Avenue and Station Court respectively. The site includes a number of standing buildings set around a central car park (Plates 1-2). The westernmost building fronts Station Road and comprises a single-storey largely, rising to two-storeys within the central part of the building and a steep roof profile accommodating an attic-storey at its northern end. The frontage to Station Road is largely blind (Plate 3), with a flat roofed single-storey projection to the east elevation (Plate 4). The easternmost building comprises a single-storey (Plate 5) and is located close to the railway line. The southernmost building comprises two-storeys (Plate 6) and marks the southern boundary of the site. The more historic southern and westernmost buildings have seen extensive change over time and contribute little in streetscape terms.
- 1.6 To the north of the application site is a recently constructed townhouse terrace group (Plate 7). The western side of Station Road includes a number of 20<sup>th</sup> century semi-detached two-storey residences (Plate 8).
- 1.7 There are no listed buildings located within the application site or in its immediate vicinity. Within the wider vicinity of the application site are a number of listed buildings, which include no. 16 High Green (Grade II listed – NHLE no. 1317876) located approximately 310 metres to the north-west; nos. 11 and 13 Woollards Lane (Grade II listed - NHLE no. 1127861) located approximately 320 metres to the south-west; 'Spanyards' (Grade II listed – NHLE no. 1317838) located approximately 330 metres to the north-west; 'Great Shelford War Memorial' (Grade II listed - NHLE no. 1425398) located approximately 335 metres to the north-west; and 'Maris Farmhouse' (Grade II listed – NHLE no. 1127899) located approximately 350 metres to the north-west.
- 1.8 The Great Shelford Conservation Area adjoins the application site to the west and south-west. The Stapleford Conservation Area is located approximately 380 metres to the east.
- 1.9 There are no Locally Listed Buildings within the application site or in its immediate vicinity.

### Relevant planning

- 1.10 It is noted that pre-application was sought from the local planning authority on the current proposal in 2021 and a written response provided on 21 May 2021. The following comments were provided in relation to Heritage Assets:

*The site boundary abuts the edge of Great Shelford Conservation Area and therefore how the front of the site is designed and treated is key. The existing site is not considered to make a significantly positive contribution to the edge of Great Shelford Conservation Area. The development provides the opportunity to better respond to the setting of the adjacent Conservation Area through an improved frontage to the site and design / appearance of the built form within the site. Given the existing situation the proposal is likely to preserve or enhance the setting of the adjacent Conservation Area.*

The application should be supported by a Heritage Statement, which can be proportionate to the development and relative heritage assets.

The proposal has the potential to comply with Policy NH/14 of the Local Plan.

- 1.11 Planning permission was granted on 4 September 2020 for the redevelopment of no. 2 Station Road (i.e. to the immediate south of the application site) to accommodate a new 63 bed care home (planning ref: S/3809/19/FL). The approved development involves the following:

*Demolition of the existing buildings and structures and the erection of a 63-bed care home (Use Class C2) with external amenity space access car parking landscaping and other associated works.*

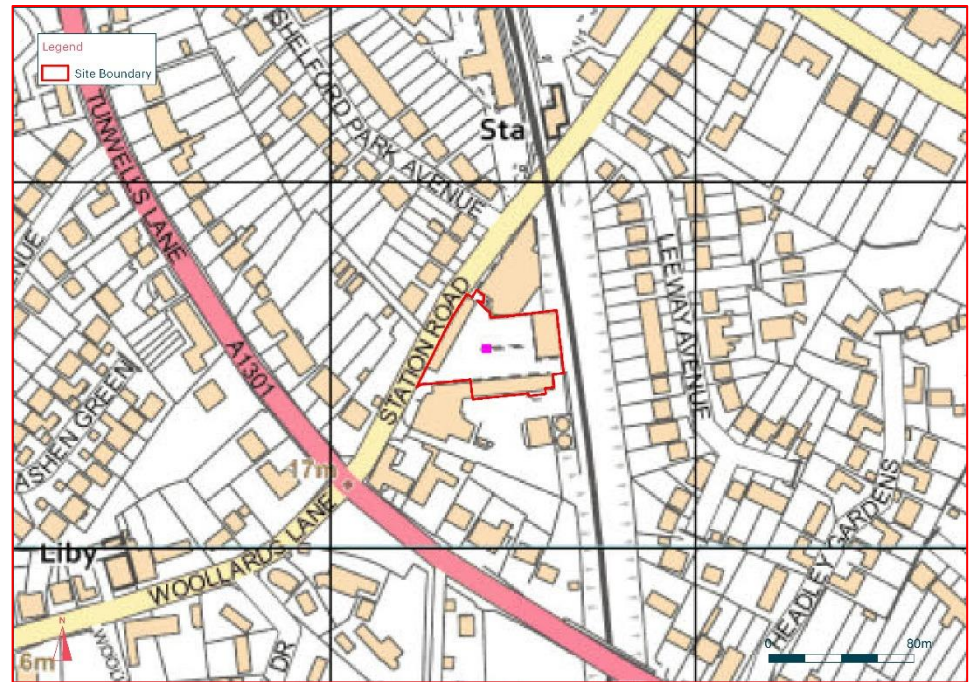
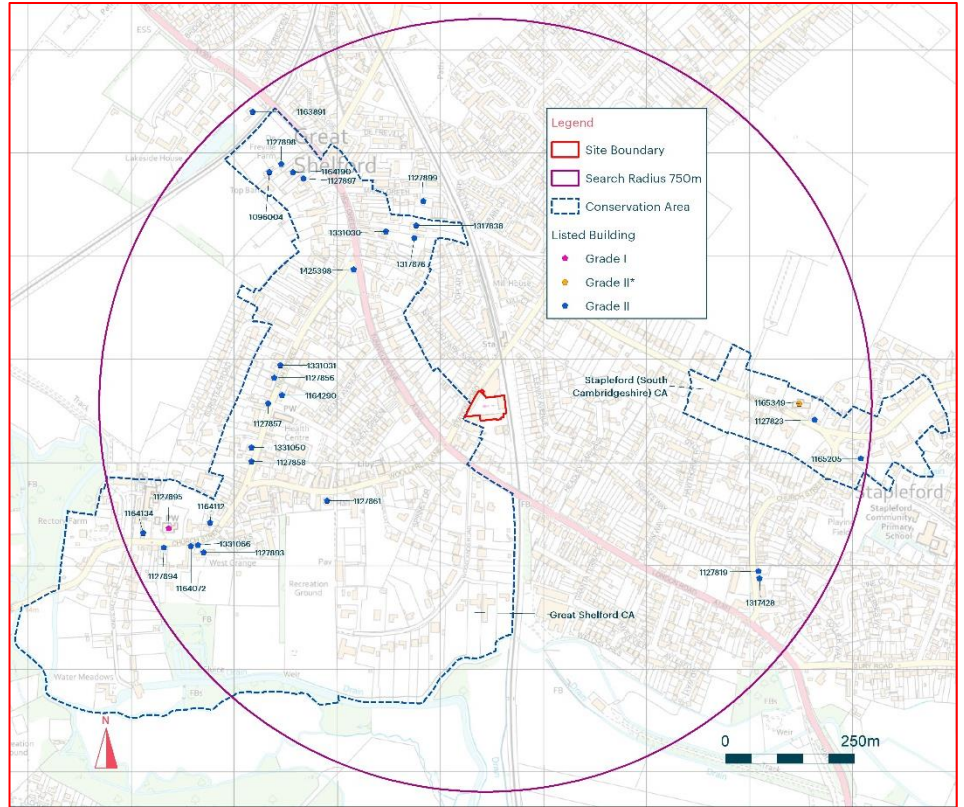


Figure 1 Location and extent of application site.





**Figure 2** Designated heritage assets located in vicinity of application site. Note that the designated heritage assets within 750 metres are shown.



Plate 1 View of the application site, taken from Station Road looking north-east.



Plate 2 View of the application site, taken from Station Road looking east.



**Plate 3** View of the west elevation to the westernmost building within the application site. Note that this view is taken from Station Road looking south-east.



**Plate 4** Existing east elevation to the westernmost building within the application site. Note that this view is taken from within the site looking north-west.



**Plate 5** View of the west elevation to the easternmost building, taken from within the application site looking east.



**Plate 6** View of south elevation to the southernmost building within the application site (left). Note that this view is taken from Station Road looking east.



**Plate 7** Part view of recently constructed townhouses located to the north of the application site. Note that this view is taken from Station Road and shows the north-west elevation to the townhouses.



**Plate 8** View of the 20<sup>th</sup> century semi-detached residences located on the west side of Station Road.

## 2.0 Planning Background and Development Plan Framework

### Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

### National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework 2021* (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.6 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.7 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

2.9 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.11 The NPPF is supported by the *National Planning Policy Guidance (NPPG)*. In relation to the historic environment, paragraph 18a-001 states that:

*Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*

- 2.12 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.15 Paragraph 18a-013 concludes:

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.*

- 2.16 The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

*What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.*

- 2.17 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.*

- 2.18 Paragraph 203 states:

*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

- 2.19 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

#### Local Planning Policy

- 2.20 The *South Cambridgeshire Local Plan (SCLP 2018)* is the relevant development plan. The SCLP 2018 contains a number of relevant policies including Policy NL/14: Heritage Assets, which requires that new development conserves or enhances the district's heritage.
- 2.21 The relevant part of Policy NL/14 states:

#### *Heritage Assets*

##### *1. Development proposals will be supported when:*

- a. They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;*
- b. They create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways.*

##### *2. Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, appropriate to their significance and in accordance with the Planning Policy Framework, particularly:*

- c. Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;*
- d. Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents;*
- e. The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;*
- f. Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;*
- g. Historic places;*
- h. Archaeological remains of all periods from the earliest human habitation to modern times.*

#### Supplementary Planning Documents

- 2.22 The *Development Affecting Conservation Areas Supplementary Planning Document (CA SPD 2009)* support relevant policy and provides guidance on new developments, including new build outside the designation which could potentially affect its setting. This includes considerations such as scale, siting and materiality.

#### Neighbourhood Planning

- 2.23 The application site is located within the Stapleford and Great Shelford Neighbourhood Area, which was designated in November 2016. A Neighbourhood Plan has not been formally 'made' by South Cambridgeshire District Council (SCDC).

#### Other Guidance

##### *Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)*

- 2.24 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the significance of the affected assets;
  - Understand the impact of the proposal on that significance;
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
  - Look for opportunities to better reveal or enhance significance;
  - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and



- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

*Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)*

- 2.25 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.26 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.27 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
  2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
  3. Assessing the effects of proposed development on the significance of a heritage asset;
  4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
  5. Making and documenting the decision and monitoring outcomes
- 2.28 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

## 3.0 Historical Context and Location of Heritage Assets

### Introduction

- 3.1 The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and non-designated heritage assets within and surrounding the site are also discussed below. The designated heritage assets are shown in Figure 2.

### Historical Background

#### *Great Shelford historic development*

- 3.3 The general position of Great Shelford was conditioned by the existence of an early crossing place of the River Cam, which coincided with adjacent areas of dry gravel land. Here, where the river cuts through a narrow gap between the gravel terraces, in sharp contrast to the marshy land both up and down stream, lay the 'shallow ford' which gave its name to the village.<sup>1</sup>
- 3.4 By the early Saxon period, the River Cam had long since taken on its present course but its old bed was and still is occupied by a small north flowing stream. The result of all this was that the village could not expand easily into this area nor indeed could it be used by the farmers there for arable land. It had to be left as meadowland, and this was no doubt regarded as of great value and extremely convenient so close at hand. Because of this area of low-lying meadow, the Saxon farmers had to look elsewhere for land for their arable fields. They naturally started to cultivate the land north of the church on the dry chalk and gravel ridge between the River Cam and the present Cambridge Road. But they also crossed the marshy area and cultivated the land east of it i.e. east of Tunwells Lane, land again on dry chalk. This caused the appearance of a long, narrow wedge of meadow land bounded on all sides by arable fields which started near the village and extended in a broad curve north and north-east curve, gradually widening until it became part of a strip of meadow running north along the brook to Trumpington.<sup>2</sup>
- 3.5 By the 13th century it is probable that all the arable land in the parish lay in long narrow strips arranged in great open fields in the normal and well known medieval fashion. Certainly by 1384 there were three large open fields for a document tells us that one third of the land of one of the Manors was fallow, indicating that there were three fields, two of which were cultivated and one left fallow in any one year, that is a normal medieval field system. One lay north-west of the High Street between the River Cam and the Cambridge Road and was called West Field. Another lay north-east of the present village, between it and the A604 and may have been the North Field. The third lay south-east of the village towards Stapleford and was probably known as East Field.<sup>3</sup>
- 3.6 During the 16<sup>th</sup> and 17<sup>th</sup> centuries the village grew little in actual size as the population statistics show but there were noticeable changes in its appearance. This is true not only in Shelford but throughout the country, as during these years economic and social changes produced what has been termed 'The Great Rebuilding'. In all classes of society, except perhaps the lowest, new ideas and standards of living arrived and the result was a host of new and improved housing. In Shelford a large number of the late 16th century and 17th century houses remain to show that a new class of prosperous farmers was emerging who wanted a higher standard of living. Of the 16<sup>th</sup> and 17<sup>th</sup> century houses in Shelford the best include the cottages opposite the church, nos. 15-19 Church Street, now three dwellings, but originally built as a single substantial farmhouse around 1600; Oak Cottage, High Street, another farmhouse dating from around 1550 and Spanyards at High Green, which was also a three roomed farmhouse when it was built in the 17<sup>th</sup> century although it has been altered and extended at a later date. All these are visually attractive houses, and clearly of some antiquity, but other houses in the village not so obviously old are of the same period.<sup>4</sup>
- 3.7 The 18<sup>th</sup> century history of the village was dominated by a steady increase in population. From 1700 when there were some 300 people living there, the population rose to 570 in 1801. All these people had to be housed and as a result two important changes took place, both of which can be seen today. First and most obviously new houses were built. Some were squeezed in between existing houses, while others were constructed on the outskirts,

<sup>1</sup> <https://shelford.org/history.htm>

<sup>2</sup> *ibid*

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

continuing the process of building along the edges of High Green. In addition, some new houses were constructed on the green along the east side of High Street. All were still in the 17<sup>th</sup> century tradition being basically of three rooms and completely constructed of timber. Many of these houses, probably of poor quality, have now gone. Among others which still exist are White Cottage in High Street, also early 18<sup>th</sup> century in date, and number 68 High Street which was built around 1750. Of the new houses along the edge of High Green, Four Mile House is a good example.<sup>5</sup>

- 3.8 The changes to the village brought about by the Enclosure Act were followed shortly afterwards by the railway. In 1845, a section of the London (Liverpool Street) - Cambridge Railway passed through Shelford. The effect on the village was twofold. First was the physical result of cutting a railway and the changes in the village which followed shortly afterwards. Secondly and of far more consequence was the long term effect on the growth of the village which was to last well into the 20<sup>th</sup> century.<sup>6</sup>
- 3.9 By the end of the 19<sup>th</sup> century Shelford was a respectable centre where some of Cambridge's dons, solicitors, doctors ;etc, lived in quiet rural surroundings with easy access to their work. A Mrs. Hannah Turner ran a 'seminary' in the village and there was at least one other 'ladies school' there in 1883. By 1920 the medieval village had almost vanished under the rising tide of population but it still retained its separate identity. However, by the 1920s and 30s the village was drawn into the suburban sprawl of Cambridge.<sup>7</sup>

#### Application site

- 3.10 A number of changes have occurred historically to the application site. The 1886 Ordnance Survey map (Figure 3) shows a number of structures on the application site at this time. These include linear structures fronting Station Road and along the eastern and southern boundaries of the site.
- 3.11 By 1903 (Figure 4), there has been some change with additional structures evident. These include extension of the easternmost building and a number of stand-alone smaller structures. There had been further expansion of the mill complex within the application site by the 1970s, with a larger building evident in the eastern part of the site (Figure 5). By the 1980s further expansion of the westernmost building fronting Station Road had occurred (Figure 6), although a number of structures had been removed during the 1990s (Figure 7).

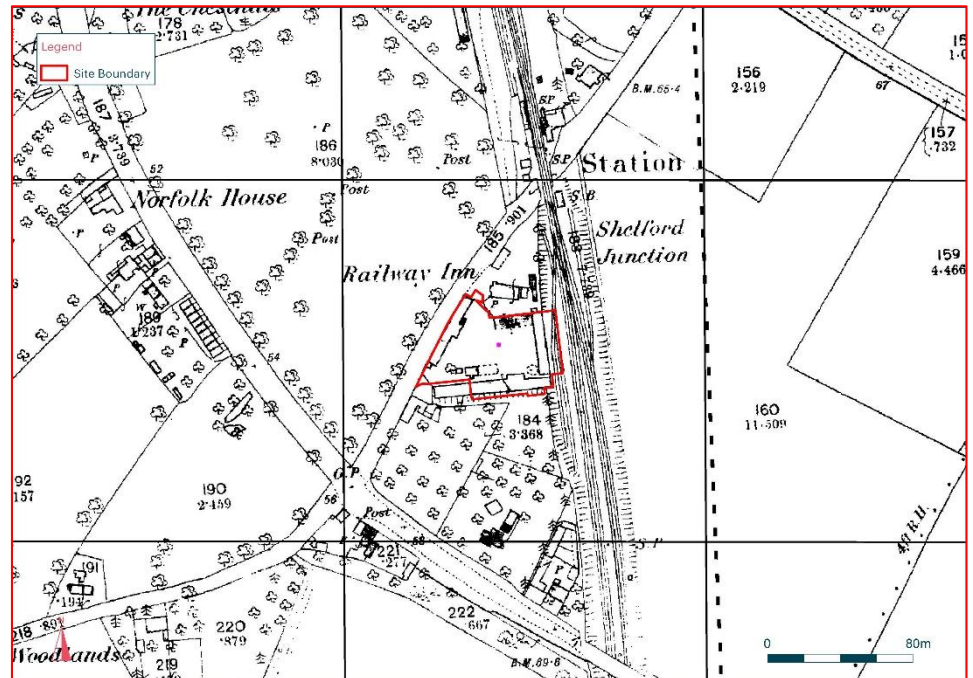


Figure 3 Extract from 1886 Ordnance Survey map showing the application site at this time.

<sup>5</sup> <https://shelford.org/history.htm>

<sup>6</sup> *ibid*

<sup>7</sup> *ibid*

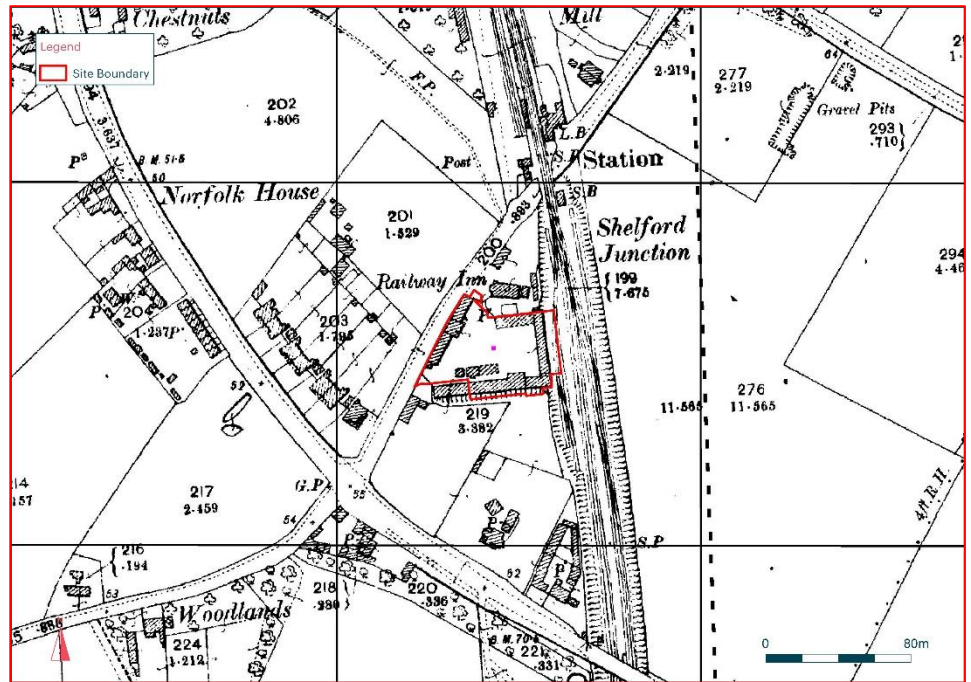


Figure 4 Extract from 1903 Ordnance Survey map showing the application site at this time.

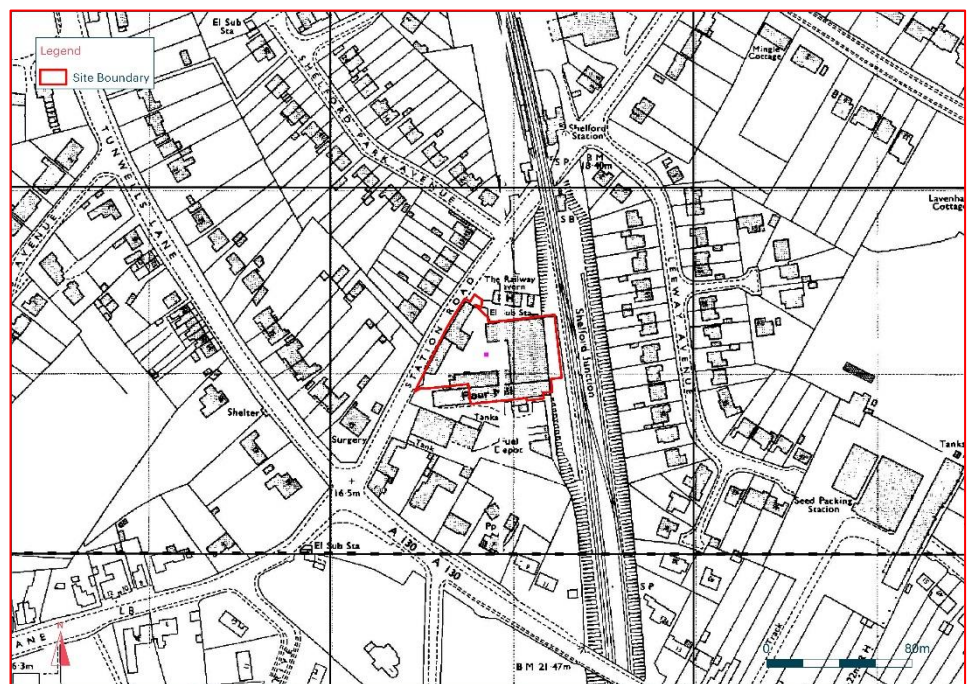
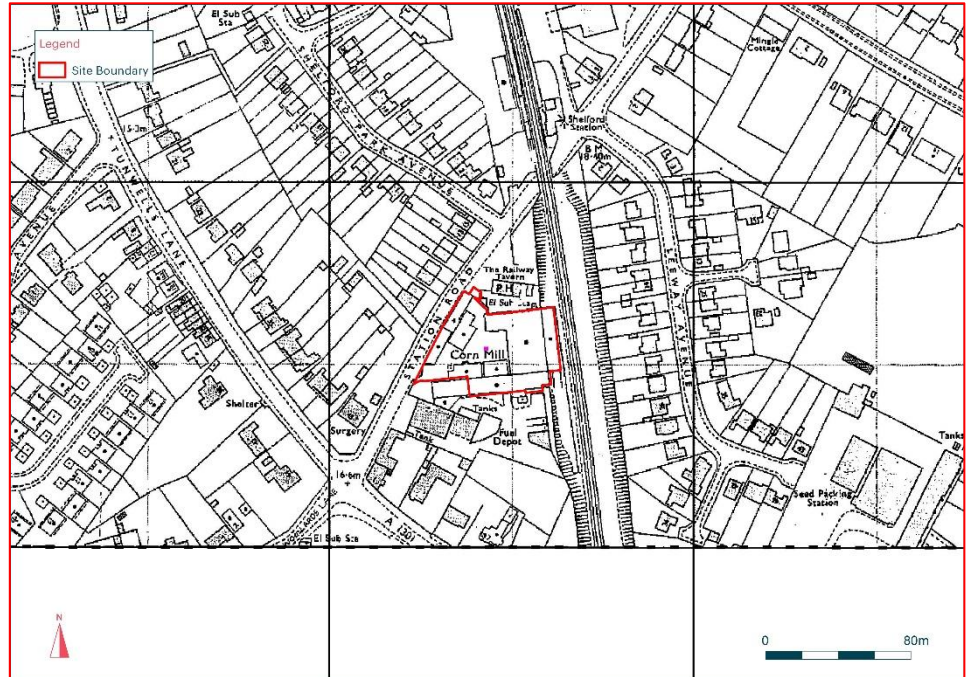
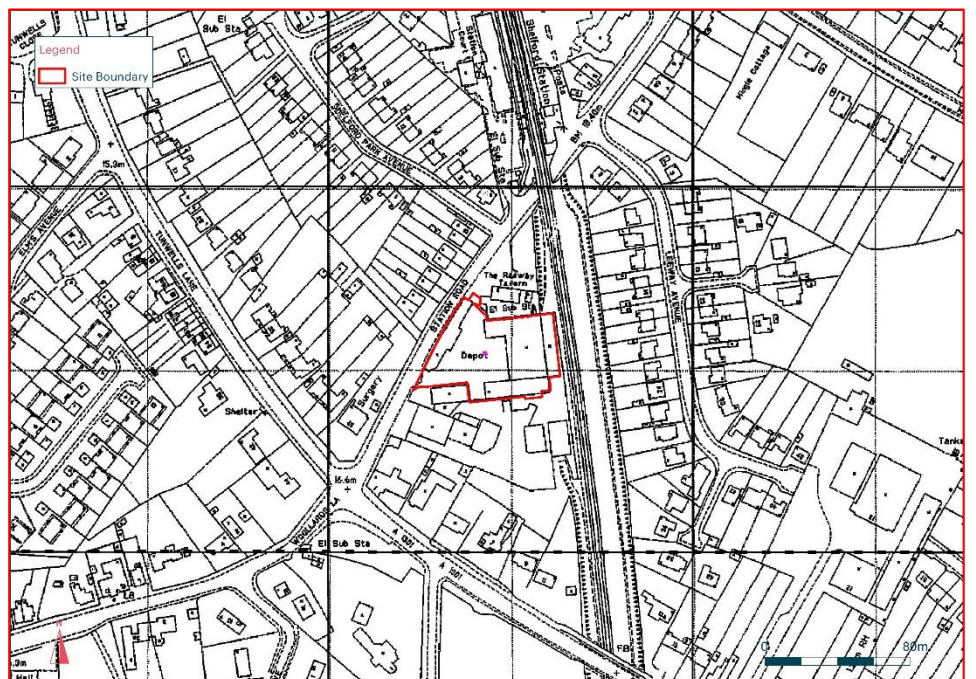


Figure 5 Extract from 1971 Ordnance Survey map showing the application site at this time. Note that further development has occurred within the eastern part of the site.



**Figure 6** Extract from the 1985 Ordnance Survey map showing further development on the application site at this time. Note that it is labelled as 'Corn Mill' at this time.



**Figure 7** Extract from 1993 Ordnance Survey map showing the application site at this time. Note that it is labelled as a 'Depot'. A number of structures have been removed at this time.

*Listed Buildings*

- 3.12 There are no listed buildings located within the application site or in its immediate vicinity.
- 3.13 There are a number of listed buildings in the wider vicinity (Figure 2 i.e. within 750 metres of the application site), which include the following:
- Number 16 High Green (Grade II listed – NHLE no. 1317876) located approximately 310 metres to the north-west.
  - Numbers 11 and 13 Woollards Lane (Grade II listed - NHLE no. 1127861) located approximately 320 metres to the south-west.
  - ‘Spanyards’ (Grade II listed – NHLE no. 1317838) located approximately 330 metres to the north-west.
  - ‘Great Shelford War Memorial’ (Grade II listed - NHLE no. 1425398) located approximately 335 metres to the north-west.
  - ‘Maris Farmhouse’ (Grade II listed – NHLE no. 1127899) located approximately 350 metres to the north-west.
  - ‘Wall to Rear of Number 18 and Side of Number 16’ (Grade II listed – NHLE no. 1331030) located approximately 350 metres to the north-west.
  - ‘Porch House’ (Grade II listed – NHLE no. 1164290) located approximately 360 metres to the west.
  - Number 48 High Street (Grade II listed – NHLE no. 1331031) located approximately 370 metres to the north-west.
  - Number 60 High Street (Grade II listed – NHLE no. 1127856) located approximately 370 metres to the west.
  - Number 68 High Street (Grade II listed – NHLE no. 1127857) located approximately 380 metres to the west.
  - ‘White Cottage’ (Grade II listed – NHLE no. 1331050) located approximately 420 metres to the south-west.
  - ‘The Oak Cottage’ (Grade II listed – NHLE no. 1127858) located approximately 430 metres to the south-west.
- 3.14 Due to the intervening built form, natural screening and distance from the application site, the heritage assets identified in its wider vicinity share no inter-visibility with it.

*Conservation Areas*

- 3.15 The Great Shelford Conservation Area adjoins the application site to the west and south-west. It was originally designated in March 1976 and extended in September 2007. The key characteristics of the designation are summarised in the *Great Shelford Conservation Area Appraisal* (Great Shelford CA Appraisal 2007) as follows:

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

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

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

*Though some of these timber-framed buildings date from as late as the early 19th century, brick was in use as a building material from the 18th century. Early examples include The*

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

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

*Also of some considerable age is the clay bat boundary wall to Nos 16 and 18 High Green, and the similar wall forming the boundary between Tunwells House and Browning House of High Green/Tunwells Lane. The many 19th-century boundary walls that survive are either low brick walls heightened by evergreen hedges, or tall brick walls with brick copings made from shaped brick, with a semi-circular top course, and projecting chamfered string courses.*

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

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

*No. 2 Buristead Road, No. 39 Tunwells Lane, Nos. 20 and 22 Woollards Lane, along the lane to the primary school (just one gate post on the left-hand side). 8.6 Roads are generally wide, with wide, tarmac surfaced footpaths and modern street furniture. There is no historic paving in the conservation area, though there are some traditional cast iron street name plates in the village (for example, the Kings Mill Lane sign on the boundary wall of No. 33 Church Street and the Woollards Lane sign on the wall of No. 58 Woollards Lane).*

*There is a cast iron finger post of post-war design, topped by a roundel with the words 'Great Shelford Cambs' alongside the wall of No. 58 Woollards Lane) and there is a village sign 23 of traditional design, dating from 1977, at the Woollards Lane / Tunwells Lane / Station Road junction. There are historic streetlights (originally gas, now converted to electricity) in Kings Mill Lane and in Woodlands Road.*

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

- 3.16 The Stapleford Conservation Area is located approximately 380 metres to the east. The key characteristics of the designation are summarised in the *Stapleford Draft Conservation Area Appraisal and Management Plan* (Stapleford Draft CA Appraisal 2021) and a summary description is also provided as follows:

*Summary description*

*Stapleford village has a long history, but in the modern era it has become part of the larger settlement of Shelford. The conservation area surrounds the historic core of Stapleford village, and includes the medieval parish church and two of the seven other listed buildings in the village.*

*The triangular green where Mingle Lane meets Church Street and Gog Magog Way was the centre of medieval Stapleford, but apart from the church and the neighbouring White House, few clues to this history remain. The conservation area is quiet and sylvan, and its character is that of a nineteenth and twentieth century residential area, with glimpses of the surrounding countryside, through gaps between houses.*

*Key characteristics*

- *Medieval church and triangular green, indicating the original village site*
- *Substantial and distinctive detached houses, set well back from the street in large plots with significant spaces between buildings, mainly from the nineteenth and early twentieth centuries, but with some modern houses*
- *Sense of enclosure created by curving streets, tall hedgerows and substantial areas of mature trees*

- *Semi-rural quality of streets arising from grass verges, many trees, kerbs of traditional materials, and central green at the junction*
- *Long views from the churchyard, and through spaces between houses, across the rising chalk downs to the north*
- *Retention of small heritage assets in, and adjacent to, the public realm, including traditional signpost, village sign, post box and railings.*

#### *Non-Designated Heritage Assets*

##### *Locally Listed Buildings*

- 3.17 There are no Locally Listed Buildings within the application site or in its immediate vicinity.

##### *Other buildings*

- 3.18 While parts of the southern and westernmost buildings within the application site date from the 19<sup>th</sup> century, these buildings have seen notable change over time and their heritage value is deemed to be low. The westernmost building fronting Station Road contributes little in streetscape terms, given the changes that have occurred which include a steeply pitched roof form at its northern end.



## 4.0 Proposed Development and Potential Impact on Heritage Assets

### Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the application site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

### The Proposed Development

- 4.2 The proposed development comprises a planning application for the redevelopment of the site to accommodate new retirement apartments and associated car parking (within north-eastern part of the site) and amenity space (within the southern part of the site). The development comprises 2.5 storeys fronting Station Road rising to 3 storeys further east towards the railway line.
- 4.3 The design approach adopted ensures that the new build is responsive to the local vernacular in terms of its scale and placement within the application site. The approach along Station Road utilises a restrained scale which ensures that the new build is responsive to the important attributes of the Conservation Area to the south-west.

### Potential Impacts on Designated Heritage Assets

- 4.4 As noted in paragraph 3.13, there are a number of listed buildings located in the wider vicinity of the application site. The proposed development, therefore, has the potential to impact on the settings and significance of the heritage assets identified, which is discussed further below.

### Listed Buildings

#### *Description, setting and potential impacts*

- 4.5 By virtue of their designation as listed buildings, those identified within and in the vicinity of the application site are a nationally important component of the historic environment resource. In this context, they are good examples of building typologies within this part of the South Cambridgeshire district, which retain much of their architectural integrity.
- 4.6 The distance between the heritage assets identified and the application site, combined with the intervening development between them is such that the proposal will cause no harm to their settings. There is no inter-visibility between the heritage assets identified and the application site.

### Conservation Areas

#### *Description, setting and potential impacts*

- 4.7 The application site adjoins Great Shelford Conservation Area to the east and north-east. The character of the designation comprises an older core around the church and later ribbon development along the edges of the former village green. An important characteristic of the village is the scale of the gardens and the amount of open space in the heart of the village. The southern part of Station Road (i.e. within the designation) is characterised by a run of substantial trees and other vegetation within the grounds of the garden to the residence located on the corner of Tunwells Lane and Station Road. A boundary timber fence is also evident along the Station Road frontage of this residence (Plates 9 and 10). The existing vegetation and timber fence largely impede any notable visual connections between the application sites and those residences located on the north side of Tunwells Lane, which are identified as positive buildings in the Great Shelford CA Appraisal 2007. At the southern end is a more recent residential development that occupies the corner of Station Road and London Road (Plate 11) and is located within the designation.
- 4.8 The design approach adopted ensures that the new build is responsive to the local vernacular and the important attributes of the Conservation Area designation, in terms of the former's scale and siting within the application site. The introduction of a 2.5 storey building fronting Station Road, which is residential in character and appearance, will enhance the approach to the Conservation Area designation, given that the existing building fronting Station Road contributes little aesthetically. The siting and alignment of development within the site will also ensure that the taller 3 storey element is not overly apparent in views along Station Road and, for this reason, would not impact visually on the setting of the nearby

Conservation Area. The 3-storey element will also be impeded by the approved care home to the south (when constructed), given that this comprises a mix of between 2 and 3 storeys. The materiality, which utilises mainly brick to the principal elevations and slate to the roof, is consistent with the materials palette evident within the nearby Conservation Area which includes brick. The introduction of a more active frontage to Station Road, replacing a blind rendered frontage to this elevation, is also consistent with the general character of the nearby Conservation Area designation and will enhance its setting. Overall, the proposal will cause no adverse harm to the setting of the heritage asset.

- 4.9 The Stapleford Conservation Area is located approximately 380 metres to the east of the application site. There is no inter-visibility between the site and the heritage asset, given the distance between them and the intervening development that exists. Therefore, there would be no harm on the setting of the Conservation Area.

#### Non-Designated Heritage Assets

##### *Other buildings*

- 4.10 As noted in paragraph 3.18, parts of the southern (Plate 12) and westernmost (Plate 13) buildings within the application site date from the 19<sup>th</sup> century. The loss of these buildings will cause a very low level of harm, given that these buildings have seen notable change over time and their heritage value is deemed to be very low.



**Plate 9** View looking north-east along Station Road. Note that the vegetation in left of picture is located within the Great Shelford Conservation Area. The application site is also evident (arrowed).



**Plate 10** View looking south-west along Station Road. Note that the vegetation in right of picture is located within the Great Shelford Conservation Area. The application site is also evident (far left).



**Plate 11** View looking north-east towards the application site (arrowed). Note that this view is taken from the eastern end of Woollards Lane.



**Plate 12** View looking west towards the east elevation of the westernmost building (centre-left) within the application site.



**Plate 13** View of north elevation to the southernmost building within the application site. Note that this building has seen notable change over time.

## 5.0 Summary and Conclusions

- 5.1 In summary, the proposal is broadly compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2021 and relevant local heritage policy including Policy NH/14: Heritage Assets of the *South Cambridgeshire Local Plan* (SCLP 2018).
- 5.2 There are no listed buildings located within the application site or in its immediate vicinity. Within the wider vicinity of the application site is no. 16 High Green (Grade II listed – NHLE no. 1317876) located approximately 310 metres to the north-west; nos. 11 and 13 Woollards Lane (Grade II listed - NHLE no. 1127861) located approximately 320 metres to the south-west; ‘Spanyards’ (Grade II listed – NHLE no. 1317838) located approximately 330 metres to the north-west; ‘Great Shelford War Memorial’ (Grade II listed - NHLE no. 1425398) located approximately 335 metres to the north-west; ‘Maris Farmhouse’ (Grade II listed – NHLE no. 1127899) located approximately 350 metres to the north-west; ‘Wall to Rear of Number 18 and Side of Number 16’ (Grade II listed – NHLE no. 1331030) located approximately 350 metres to the north-west; ‘Porch House’ (Grade II listed – NHLE no. 1164290) located approximately 360 metres to the west; no. 48 High Street (Grade II listed – NHLE no. 1331031) located approximately 370 metres to the north-west; no. 60 High Street (Grade II listed – NHLE no. 1127856) located approximately 370 metres to the west; no. 68 High Street (Grade II listed – NHLE no. 1127857) located approximately 380 metres to the west; ‘White Cottage’ (Grade II listed – NHLE no. 1331050) located approximately 420 metres to the south-west; and ‘The Oak Cottage’ (Grade II listed – NHLE no. 1127858) located approximately 430 metres to the south-west. These heritage assets are of sufficient distance from the application site to ensure that their settings will not be impacted by the proposal. There is no inter-visibility between these heritage assets and the application site.
- 5.3 The Great Shelford Conservation Area adjoins the application site to the west and south-west. The character of the designation comprises an older core around the church and later ribbon development along the edges of the former village green. An important characteristic of the village is the scale of the gardens and the amount of open space in the heart of the village. The design approach adopted ensures that the new build is responsive to the local vernacular and the important attributes of the Conservation Area designation, in terms of the former’s scale and siting within the application site and its materiality. Overall, the proposal will cause no adverse harm to the setting of the heritage asset.
- 5.4 The Stapleford Conservation Area is located approximately 380 metres to the east of the application site. There is no inter-visibility between the site and the heritage asset, given the distance between them and the intervening development that exists. Therefore, there would be no harm on the setting of the Conservation Area.
- 5.5 Parts of the southern and westernmost buildings within the application site date from the 19<sup>th</sup> century. The loss of these buildings will cause a very low level of harm, given that these buildings have seen notable change over time and their heritage value is deemed to be very low.

## Sources

### Cartographic

1886 Ordnance Survey Map

1903 Ordnance Survey Map

1971 Ordnance Survey Map

1986 Ordnance Survey Map

1993 Ordnance Survey Map

2021 Ordnance Survey Map

### Websites

Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

Historic England - The National Heritage List for England - [historicengland.org.uk/listing/the list](http://historicengland.org.uk/listing/the-list)

### Bibliography

*Great Shelford Conservation Area Appraisal 2007*

*Stapleford Draft Conservation Area Appraisal and Management Plan 2021*