

1.0 INTRODUCTION

1.1 This document sets out the special architectural and historic interest of the Fulbourn Conservation Area and aims to fulfil the District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of its conservation areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the commitment made by policy EN29 in the Local Plan (adopted February 2004). This document covers all the aspects set out by English Heritage in its August 2005 guidance on conservation area appraisals and management plans, including an analysis of the special character of the conservation area, and recommended actions for the management of the area in order to preserve and enhance its character.

1.2 This paragraph will report on the public consultation exercise and confirm the status of the appraisal as Council Policy.

2.0 WHAT ARE CONSERVATION AREAS?

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

2.2 When a Conservation Area has been designated, it increases the Council's powers, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed, whilst the rights that owners have to do works to their properties without planning permission (known as 'permitted development rights') are reduced or can be taken away. Stricter controls are also exercised over the design of new buildings and owners must give the Council six week's notice of their intention to carry out works to trees. Planning applications affecting a Conservation Area must be advertised on site and in the local press, to give people the opportunity to comment.

3.0 OVERVIEW OF THE AREA

3.1 Fulbourn lies some 4.5 miles south east of Cambridge city centre. A minor unclassified road connects Fulbourn to Cambridge via Cherry Hinton. The village owes its location and complex form to the fact that it lies at the centre of a web of roads of prehistoric, Roman and mediaeval date, though today it lies away from the modern

main road network, at the centre of the triangular wedge to the southeast of Cambridge formed by the A14, the A1307 and the A11. The Cambridge to Newmarket railway line runs to the north of the village, though there is no longer a station at Fulbourn.

3.2 Despite being away from major roads, local traffic remains substantial, in part because of the shops, schools and commercial premises located within the village, but also because of lorry traffic generated by light industrial estates on the edge of the village.



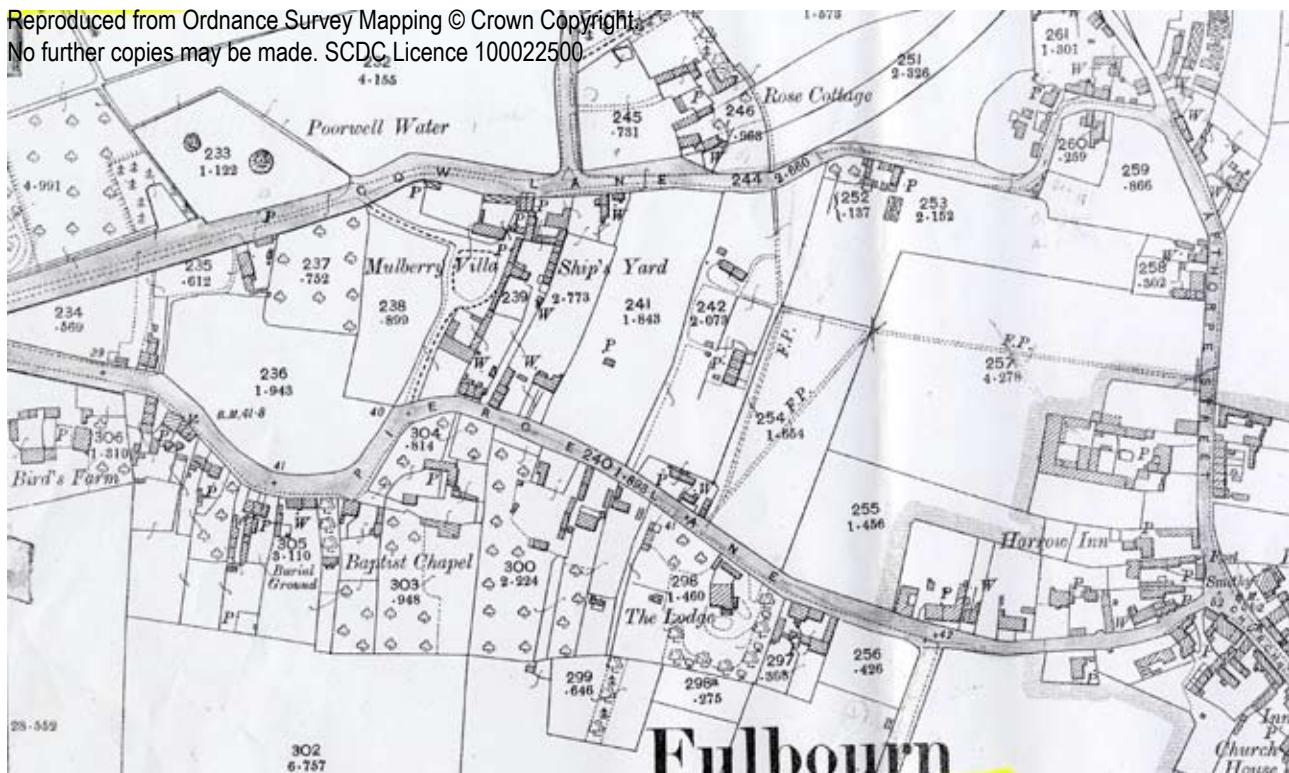
The traffic problem at School Lane, Manor Walk, High Street and Church Lane junction



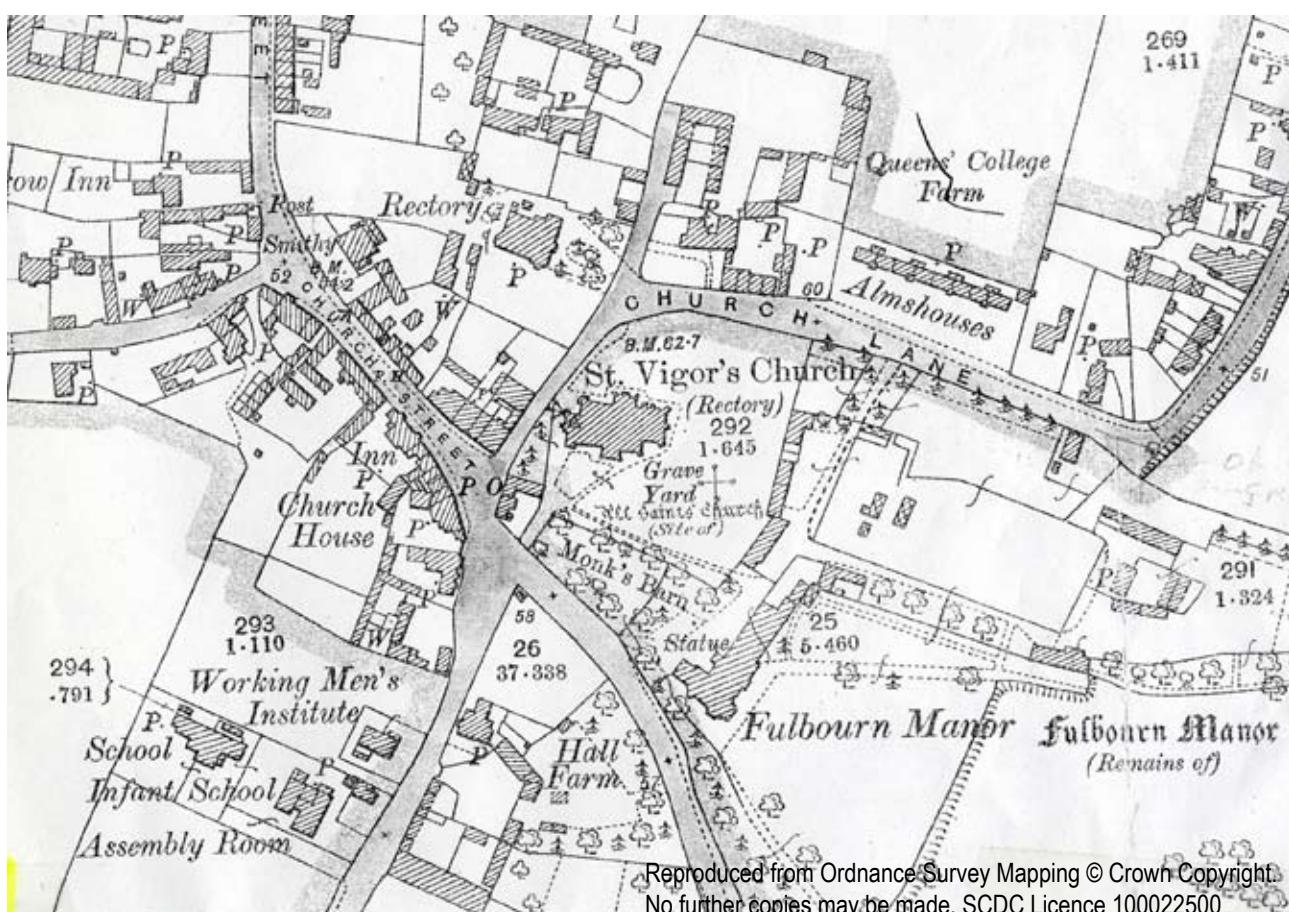
View from School Lane to Church Lane

3.3 The conservation area consists of three distinct parts, comprising the historic village centre, an area

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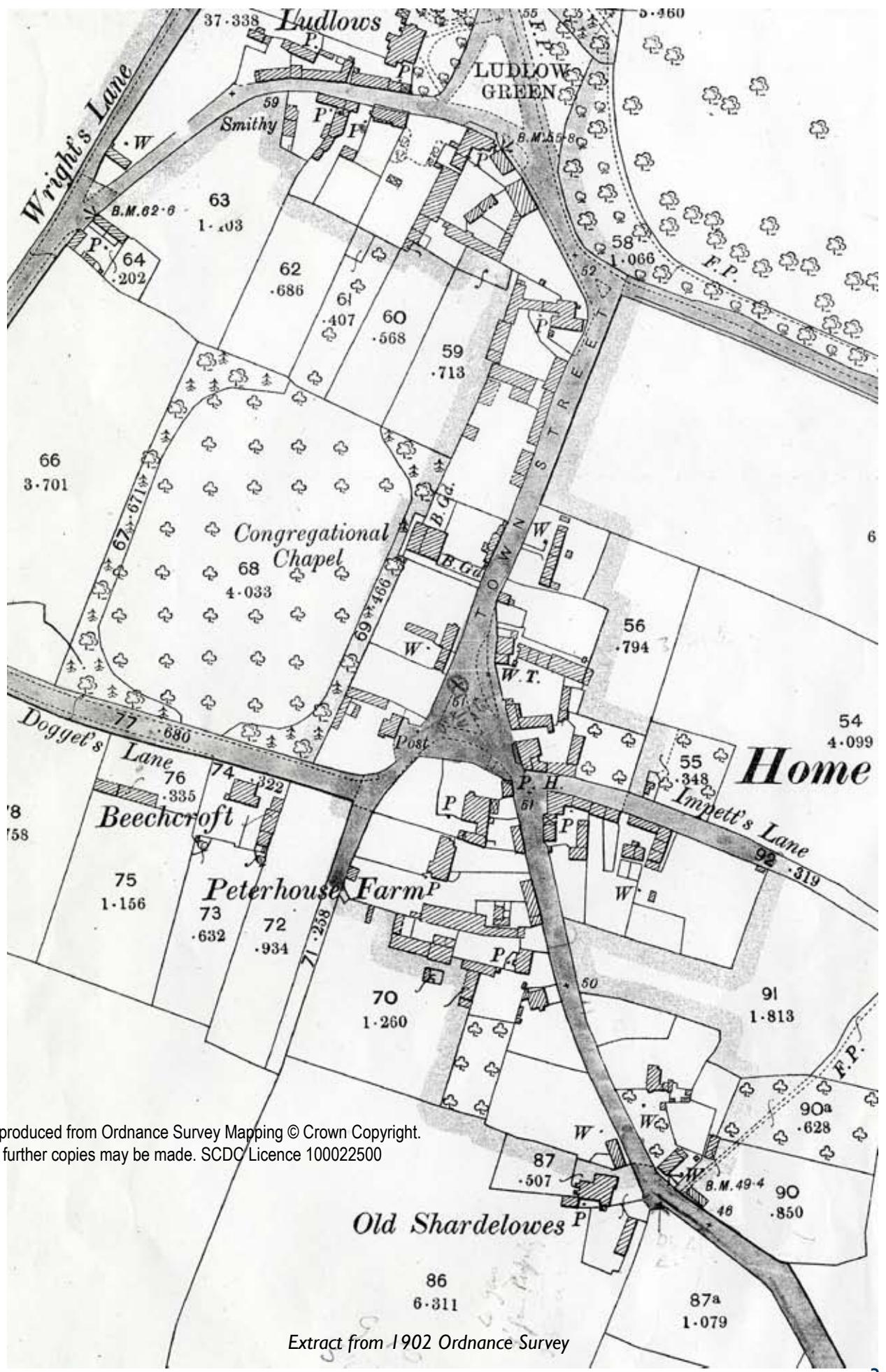


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*Cambridge Waterworks Co.
pumping station Gate Lodge*

0.5 miles to the north west of the village that is focussed around the former Fulbourn Waterworks of 1885 and another area 1.25 miles west of the village focused around the former Fulbourn Hospital of 1858.



Fulbourn hospital view from Cambridge Road

3.4 The historic core of the village contains the parish church and primary school, the Manor, a number of historic pubs and shops, and several listed timber-framed and thatched dwellings. It also includes a working farm, a Congregational church and early non-conformist burial ground, village hall and newly built institute. Some way outside the conservation area, on high ground to the west of the village, is Cambridgeshire's largest surviving smock mill, dating from 1808.

3.5 It is proposed that two of the three conservation areas be merged. The village centre and the waterworks conservation areas already include the eastern and western portions of Pierce Lane, respectively, and the inclusion of the middle section of Pierce Lane would enable the creation of one conservation area covering the core of the early medieval settlement and its later extensions (see section 9.4).

4.0 A BRIEF HISTORY OF THE VILLAGE

4.1 Fulbourn sits on the point where the cultivated chalk fields that lie to the south of the village meet the fen and marsh that lie north of the village. As with many fen-edge settlements, the church sits on the first piece of higher ground above the fen, and most of the village lies on dry ground to the south and west of the church, where the land rises gradually from 15 to 40 metres above sea level. Fen to the east and north has limited development in these two directions; those parts of the village that do now extend north into the fen (Station Road, for example, originally named Eye Lane) all date from the 19th and 20th centuries.

4.2 Fulbourn stands at the meeting point of numerous roads connecting the village to its neighbours – Cambridge, Trumpington, Shelford, Stapleford, Babraham, Balsham, Wilbraham, Teversham and Cherry Hinton. In addition there are numerous tracks – such as the Fen Drove Way, Frog End, Fen Street, Hercamlow Way, Old Wood Way, Impett's Lane and Stonebridge Lane – that lead out from the village into meadows and fen surrounding the village. Much of this survived as common pasture and open arable fields until enclosure in 1814, which is when some of these tracks were stopped up or had their courses straightened, and when the drainage system in the north of the parish, with its regular grid of channels, was created.

4.3 Though there is plenty of archaeological evidence for settlement elsewhere in the parish during the Neolithic, Bronze Age, Iron-Age and Roman periods, today's village seems to be Saxon in origins. Named Fuulburne ('water-fowl-frequented stream') in Domesday, it had a population of some 91 households, the highest figure of any South Cambridgeshire village at the time. Fulbourn then consisted of two parishes – St Vigor's, which survives, and All Saints, which fell down in 1766 – built side by side in the same churchyard. A Saxon cross, found beneath the floor of St Vigor's church, now in the churchyard, suggests pre-Norman origins for at least one of these churches.

4.4 These churches belonged to the two principal Saxon manors, later known as Zouches' and Manners'. Zouches' Manor, built by and named after Alan de la Zouche, Earl of Brittany (the same family that held Ashby de la Zouche in Staffordshire), survives as a moated site at Hall Orchard, in fields to the east of the village. All the property relating to the Manners family manor had been acquired by Zouches by 1360, and in the 17th century the

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

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

4.6 The village did not extend much beyond its medieval core until the mid 19th century. The railway reached Fulbourn in 1852, when a station was built where the line crosses the Fulbourn to Wilbraham Road on Hay Lane (renamed Station Road in the 20th century; the station was demolished in 1973, though the line remains in use). In 1885, the Cambridge Waterworks Co began building a pumping station at Poors Well, in the north west of the village, which opened in 1891 and is now the focus of the second of Fulbourn's three conservation areas. The third conservation area surrounds Fulbourn Hospital, built from 1856 and opened in 1858 as 'a lunatic asylum for paupers to serve the whole of Cambridgeshire'.

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

5.0 GEOLOGY AND LANDSCAPE SETTING

5.1 Fulbourn parish has a varied topography that includes chalk hills rising to 56m in the south (Limepit Hill, Whitehill Plantation) and flat fenland to the north, averaging 10m above sea level, where

Fulbourn Fen is a Site of Special Scientific Interest.

5.2 Fulbourn lies in the East Anglian Chalk Landscape Character Area and Natural Area Fulbourn and in the Area of Restriction south of Cambridge. The village is surrounded on all sides by land designated as Green Belt (covered by Policy GB1). To the west of Fulbourn, only a narrow strip of land – including the Fulbourn and Ida Darwin Hospital sites – separates the village from its neighbour, Cherry Hinton, which is already a suburb of Cambridge.



Fulbourn Hospiotal view from Cambridge Road

Policies GB4 and SP 18/3 in the South Cambridgeshire Local Plan (2004) relate to Fulbourn and to the hospital sites and are designed to maintain the separation between Fulbourn and Cherry Hinton and to preserve the green park-like appearance of the site.

5.3 The surrounding landscape consists of high-quality grade-II agricultural land, with large arable fields on the slopes of the rolling chalk hills to the south and mainly flat open farmland to the east and north. Countryside comes right into the village at several points, to the south and east of the village, where the low density of development is still very rural in character and contributes to the gentle transition from village to open countryside which is more abrupt at the western end.

6.0 ARCHAEOLOGY

6.1 The landscape around Fulbourn is rich in archaeology. The south-western boundary of the parish is formed by the Cambridge to Colchester Roman road (Worsted Street) and the south eastern boundary is formed by the pre-Roman Icknield Way (now the A11). The bank and ditch boundary marker at Fleam Dyke, which also forms part of the eastern parish boundary, is also prehistoric in origin, reused from the 6th century

to mark an important territorial division. Mutlow Hill, located on Fleam Dyke, is the location of a Bronze-Age barrow, used in Saxon times as a moot or meeting place, whose use continued well into the Middle Ages as the site of a the sheriff's court for the three hundreds whose boundaries meet at the site. Hall Orchard is possibly the site of a Norman castle, which later gave way to a moated manor. This served as a residence for the lords of the manor, including the Dalton family, whose 17th-century house is the source of the building debris commonly found in plough soil close to the site. Mill Gardens Cottage and its associated water channels south of Hall Orchard mark the site of a watermill recorded in Domesday.

6.2 As well as these visible landscape features, finds have been made from various buried sites within the parish, including Neolithic flint tools and blades in the vicinity of Fleam Dyke, Bronze-Age cremation urns from the barrow cemetery at Mutlow Hill, Bronze-Age metalwork and livestock enclosures at Fulbourn Hospital, and Roman burials, kilns and a possible villa in the fields between Northfield and the railway line.

7.0 TOWNSCAPE ANALYSIS

7.1 The historic centre of Fulbourn is marked by the junction of High Street, Church Lane, School Lane and Manor Walk. This is a busy junction, especially at the start and end of the school day, and a raised brick carriageway has been introduced at the junction to calm passing traffic. Travelling north, the church tower and two-storey entrance porch, along with the lychgate, form an important part of the view, though following the curve of the High Street, the church ceases to be a dominant presence in streetscape composed mainly of handsome two-storey double-fronted Regency and Victorian brick buildings sited on the street corners.



High Street looking south from No.8, with No. 1 Manor Walk in the centre

The dominant buildings are the post office in School Lane, the houses at No. 1 High Street and No. 1 Manor Walk and the modern purpose-built shop block at Nos 2 and 4 High Street.



No.8 School Lane (the Post Office), with the loggia of Nos.2 and 4 High street on the right



Green at the corner of Manor Walk and School Lane

Though modern, the latter has a good and active street frontage: instead of being built on the pavement edge, the shop windows are set back in a deep and shaded recess created by a three-arched loggia. Travelling in the opposite direction, wide green verges and high walls frame the entrance to Manor Walk, marking a transition from the busy and more densely built up junction to the more rural and tranquil setting of the Manor.

Manor Walk North Side



No. 1 Manor Walk

7.2 Standing on the corner of Church Lane and Manor Walk, No. 1 Manor Walk is a Grade-II listed two storey house of around 1840, of painted brick with fieldstone gable ends and slate roof, double fronted with 4x 4 sashes and round-headed door on the Manor Walk elevation, and interestingly patterned glazing bars under segment-headed window lintels on the Church Lane elevation.



Details of walls and windows at No. 1 Manor Walk



Traditional lamp on the side wall of No. 1 Manor Walk

7.3 A timber and tile lychgate was built as a war memorial in 1923, apparently in rivalry with the parish's official war memorial in Ludlow Green – see Victoria County History page 156).



Window detail No. 1 Manor Walk

The house sits in the south western angle of the churchyard. A large traditional lantern secured to the wall of the house lights the churchyard path.



Church lych gate

It straddles the path to the porch of the church of St Vigor, Grade-II*, with 13th-century west tower and chancel and 14th-century nave and aisles. Built of fieldstone with a clay tile roof, the church sits in a large and well maintained churchyard. The fact that the churchyard stands some 2 to 3 metres higher than its surroundings is emphasised by the views to the south, which look down over the manor gardens, to the long front elevation of the Fulbourn Manor.



St Vigor's Church



View from the churchyard to Fulbourn Manor

7.4 The manor is a substantial Grade-II listed mansion, rebuilt in 1910 in Cotswolds arts and crafts style around its 17th-century core by Dudley Newman whose cousins, the Townley family, had been lords of the manor since the 18th century. Views from the churchyard take also take in the Grade-II listed 18th-century statue of William of Orange in the forecourt.



Fulbourn Manor with its listed statue of William of Orange

There are also good views from the churchyard of the manor's Grade-II listed 17th-century coach house and stable block, whose walls form the

churchyard's eastern boundary.



The stables and coach houses of Fulbourn Manor

The Chantry



No. 1 Manor Walk

7.5 The churchyard is surrounded by walls, built of fieldstones, clunch and gault brick with a copings of shaped semicircular brick, with good neo-Gothic gates on to Church Lane, where they face the former Rectory in The Chantry, a very substantial red brick late Victorian building with jettied and half-timbered upper storeys, now used as offices, leading to the loss of its gardens to car parking.



The Old Rectory, 11 Church Lane

7.6 Northfield Farm – which once stood north of the Rectory marking the northernmost edge of the village – has now gone, and in its place are the modern housing estates of Northfield and The Chantry. North of this point is a tongue of higher ground called Highfield (originally High Eye Field – eye being the Old English for ‘island’), which projects into the fen, part of which is now being developed for housing.



The Chantry

Church Lane North Side



All that can be seen from the road of Queen's College Farm, No. 11 Church Lane

7.7 Occupying the corner of The Chantry and Church Lane is a No 15 Church Lane, originally Queens' College Farmhouse, so named after the Cambridge college that owned the farm from 1500 until they sold it to tenants in 1948. Hidden behind high fences and hedges, the Grade-II listed farmhouse, rendered and timber framed under a steeply pitched plain tile roof, incorporates a 14th-century open hall with crown-post roof, much altered in the 19th century. To the north of the farmhouse, and in separate ownership, are two recently converted barns of yellow brick and red pantile.



Converted barns at Queen's College Farm, The Chantry

7.8 Church Lane itself is an attractive street that belies the *Cambridgeshire Shell Guide*'s description of Fulbourn as 'suburban sprawl' (Norman Scarfe, 1983).



Lime trees on the northern boundary of the churchyard in Church Lane

An avenue of limes in the churchyard, and of beech trees around the rear entrance to Fulbourn Manor, combined with the church wall and tower and the green in front of Church Lane's long row of neo-Gothic almshouses, all combine to strong visual effect.



Rear entrance to Fulbourn Manor from church Lane with listed coach houses on the right



Boundary walls, churchyard and Fulbourn Manor, southern side of Church Lane

If there is a suggestion of suburbanisation, it is in the disappointing end to this view, travelling into Fulbourn and turning south round the churchyard, where the scene is dominated by the exposed rear service yard of Nos 2 and 4 High Street, a view that would be much improved if the gates to the yard were kept closed.



View from Church Lane to the service yard behind Nos.2 and 4 High Street

7.9 Nos 13 to 19 Church Lane are a terrace of four (now two) gault brick cottages with side sliding sashes and gauged window lintels under a slate roof running parallel to the road.



Window detail No. 19 Church Lane



Nos.13 to 19 Church Lane



Nos.13 to 19 Church Lane (brick terrace) and No.21 (pantiled) Church Lane

Next, No. 21, a long and narrow Grade-II listed late-18th century cottage, rendered and timber

framed, of one storey plus two attic dormers in a steeply pitched red pantiled roof. The single storey extension nearest to the road, of rendered flint, pebblestone and brick under plain tile, is possibly a 19th-century shop.

7.10 This long property running at right angles to the road serves to frame the eastern side of a wide green, on which the almshouses at Nos 23 to 37 are set right at the back of the plot, fronted by narrow garden paths. Dated 1864, this Grade-II listed range of eight single-storey almshouses is built of yellow brick with slate roof, eight tall ridge stacks, four gabled porches and boarded doors.



Almshouses and green at Nos.23 to 37 Church Lane



Window details, almshouses at Nos.23 to 37 Church Lane

Lancet windows with pointed trefoil heads are grouped in twos or threes in a slight recess, within a chamfered and flat-arched frame. Marring what is a view little changed since the almshouses were built is the solid larch lap fence that runs to the rear of the almshouses, separating the almshouses from the modern properties of The Chantry to the rear. The site of the almshouses once formed part of the churchyard to the now-lost All Saints Church. The green was once known as Camping Close, indicating that it was used as a ground for playing campball, the traditional football game

popular in medieval East Anglia (see <[http://en.wikipedia.org/wiki/Camping_\(game\)](http://en.wikipedia.org/wiki/Camping_(game))> for further details of the game).

7.11 No. 39 (Fernside) is an attractive house, though it too might be described as 'suburban' in style, greatly resembling the many houses that fill the suburbs of Cambridge built between 1890 and 1910, with single storey bay window surmounted by a parapet decorated with roundels, and with window lintels decorated with fleur de lys.



No.39 Church Lane



No.39 Church Lane, original front gate

7.12 Its neighbour, No 41 (Normans Corner) is a Grade-II listed 18th-century cottage of two-storeys, rendered and timber framed on a brick sill, with red pantiled roof and gabled porch.



No.41 Church Lane

The right angled bend at the point where Church Lane turns into Station Road is marked by an attractive group of yellow brick and slate villas called Charlotte Cottages (Nos 3 to 7 Station Road), dated 1874, with red brick detailing, prominent gables and bargeboards, and slate roofed lean-to porches, all with original windows and doors.



Charlotte Cottages, No.3 and 5 Station Road

No. 1 Station Road, right on the corner, is a slightly later addition of 1903, built in the same style as Charlotte Cottages.

Church Lane South Side

7.13 On the opposite side of the road, the corner of Station Road and Church Lane is marked by the site of Fulbourn Old Manor, the Grade-II listed late-16th century predecessor to Fulbourn Manor.



Charlotte Cottages, No.3 to 7 Station Road



Fulbourn Old manor in the distance on the right



Charlotte Cottages, No.3 to 7 Station Road

The building is not visible from the public highway, but is described in the listings schedule as being built of dressed clunch under a tiled roof, with jettied upper storey and oriel window. The land around the Old Manor has been and continues to be developed, with a cluster of modern houses and converted barns, within which one old building survives: No. 4 Church Lane is a Grade-II listed 18th-century cottage, rendered and timber framed, of one storey with a half-hipped thatched roof of long straw and one gabled attic dormer. High hedges lining the south side of Church Lane effectively hide the modern houses from view, though there are glimpsed views of the Edwardian neo-Tudor Manor Lodge at No. 2 Church Lane and

of the stables and coach houses of Fulbourn Manor at the end of the tree-lined rear entrance to the manor



No.4 Church Lane



No.2 Church Lane



Listed coach houses and stables to Fulbourn Manor seen from Church Lane

Manor Walk

7.14 Returning to the south side of the Church, Manor Walk leads from the centre of the village southwards, and is a wide green-verged lane, lined by the high walls and trees of Fulbourn Manor

and park, whose boundary runs all the way down Manor Walk, consisting of a patchwork of brick, flint, clunch and field stones.



Manor Walk, wall forming western boundary of Fulbourn Manor



Fulbourn Manor with its listed statue of William of Orange



Fulbourn Manor with its listed heraldic gate piers and statue of William of Orange

A short way down Manor Walk, the manor is glimpsed through the Grade-II listed gate piers of around 1910, reusing 18th-century finials in the form of heraldic eagles. Half way down, the already broad lane widens still further at Ludlow Green. Here on the eastern side is a triangular green planted with sycamores and chestnuts; this is, however, the only point at which the park wall to Fulbourn manor no longer exists; instead the boundary is marked by a solid and utilitarian timber fence.



Limes, chestnuts and timber fencing along Manor Walk

On the opposite, western, side of the road is another triangular green which serves as the site of the village war memorial.



Ludlow Green war memorial

There are good long views in both directions up and down Manor Walk and the sheltered housing at Nos 2 to 8 Manor Walk have been carefully sited well back from the street line to ensure that they do not intrude on this view.

Home End

7.15 Closing the view at the southern end of Manor Walk is The Old House, No. 2 Home End, a fine Grade-II listed early to mid-17th century house, restored in 1965. It is the earlier 17th

century jettied two-storey range with its gable end to the road that features in distant views: the mid-17th century jettied two-storey range (replacing a 15th-century hall) is not visible until the corner is turned into Home End. This attractive rendered timber framed house has a half-hipped plain tile roof and tall red-brick ridge stack with four grouped shafts on a rectangular base.



The view from Home End to Manor Walk



No.2 Home End

7.16 The Old House marks a definite transition from the homogeneity of trees, green spaces and walled manorial park to the north (the park's high brick wall turns at this point into Stonebridge Lane) to the more varied and workaday scene of Home End. Opposite The Old House is the striking Townley Memorial Hall, a single storey buttressed and rendered building under a hipped gabled red pantile roof with a weathervane that features a heron about to take flight. Built as a theatre for amateur dramatics by C F Townley of Fulbourn Manor in 1925, it the hall was donated to the parish in his memory by his son in 1931. The neo-Tudor two storey porch, added perhaps in the 1950s, has a certain naive charm.



The view north from Home End to Manor walk with traditional lamp post and war memorial

7.17 The hall forms part of the conservation area, as does the adjacent thorn-hedged paddock, and a stretch of drive with a good 1950s wrought iron gate and a scout hut of pre-cast concrete with asbestos roof – also with 1950s lettering on the front gable – but the boundary excludes further youth club buildings to the east, along with the newly built Fulbourn Institute. Also excluded are extensive recreational grounds running south of Stonebridge Lane and north of Impett's Lane, partly donated to the village by the Townleys in 1921 and partly purchased by the parish council in 1966, from when the current pavilion dates.



Gate to recreation grounds on Home End



Scout Hut, Home End

7.18 Views south along Home End take in the junction of five roads marked by a triangular green.



Home End looking northwards, with No. 14 on the left and No. 15 (thatched) on the right

The eastern and western sides of the green are lined by rows of cottages. No. 15, on the eastern side, is a Grade-II listed 17th-century rendered timber framed cottage of two-storeys with an 18th-century brick end wall and chimney stack, and thatched roof of combed wheatreed.



Standpipe on verge in front of Nos. 15 (thatched) and 17 Home End

It adjoins Hope Terrace of 1911, a row of four gault brick and slate cottages, and No. 25, which is a 1960s house surrounded by an older (late 19th-century) wall, with a large mature beech tree in the garden that is the focal point for views from Balsham Road



Hope Cottages, Nos 17 to 23 Home End



Boundary wall, beech tree and traditional street sign at the junction of Impett's Lane and Balsham Road



Standpipe in front of No. 17 Home End

7.19 In the verge in front of No. 17 is a cast iron stand pipe with lion mask of similar design (and probably of the same date) as a standpipe associated with the Cambridge Waterworks

pumping station in the north of the conservation area (see 7.54), developed from 1885. Water extraction by the company caused wells to dry up or become polluted (resulting in typhoid epidemics in 1886 and 1887), so stand pipes like this one were installed in the village in 1887 to receive piped water.

7.20 No. 8, on the western side of Home End, is a Grade-II listed mid-18th century cottage, restored in 1980. The two-storey rendered timber framed house has a steeply pitched red pantiled roof and original gault brick ridge stack. The original door is blocked – entry is now from new side wings.



No. 8 Home End

7.21 Behind this cottage and set back from the road is the Congregational Church of 1841, the whole of which needs to be brought into the boundaries of the conservation area.



The United Reformed (formerly Congregational) Chapel on Home End

The church occupies a site used by Baptists and Presbyterians from 1669, and there are monuments in the burial ground to the north of the church dating back to 1732. The present building, of gault brick with slate roof, was built in 1810 by Thomas Hancock (whose memorial survives inside),

enlarged and given its galleries and pews in 1841 and refronted in 1862.

7.22 Complementing the cottages opposite is No. 14 (Three Ways), a Grade-II listed row of three cottages of around 1800 (now one dwelling), rendered and timber framed of one storey plus attics with four dormers and tiled mansard roof. Original side sliding sashes and vertical 4 x 4 sash windows survive on the ground floor.



No.14 Home End



No.24 Home End

7.23 Closing the southern end of Home End is No. 24, a large Victorian double pile farmhouse of gault brick under slate roof, with servants accommodation forming an integral part of the structure to the rear (south) and original stable block and lean-to conservatory. Side sliding sashes survive in the servant's part of the house, thought the main house has had original windows replaced with PVCu. A prominent feature of the plot is the perimeter wall, which follows the almost hemispherical curve of the junction of Balsham Road, Home End and Sanders Lane.



No.24 Home end and the White Hart public house

Sanders Lane

7.24 Sanders Lane, once a field track serving the backs of the farmsteads along Balsham Road, now leads to the village cemetery, whose wrought iron gates date from the acquisition of the burial ground in 1935.



Cemetery Gate, Sanders Lane

Dogget Lane

7.25 Nos 3 to 7 Dogget Lane are all substantial detached houses set in very large plots.



No.2 Home End

Of these, No. 5 (Beechwood) is perhaps the

earliest and best, dating from the mid-19th century; it is a double pile house with a symmetrical yellow brick façade with round headed door and fanlight and 3 x 4 sashes under a hipped slate roof, but side walls of alternate courses of clunch and brick. Its coped brick wall continues in front of No. 7, suggesting that this is a later building in the subdivided grounds of No. 5, while No. 3 (also possibly in the original grounds of No. 3) is a post-war neo-Georgian building of red brick set well back and fronted by lime trees.



No.5 Dogget Lane



No.7 Dogget Lane



No.3 Dogget Lane

Balsham Road and Impett's Lane

7.26 It is a striking feature of the Balsham Road (originally Balsham Way) that all the early buildings are restricted to the western side of the road. This is because they were situated on the western edge of Broad Green, whose boundaries were formed by Balsham Way, Home End, Stonebridge Lane and Dogget Lane. Standing on the corner of Balsham Road and Impett's Lane is the White Hart public house whose construction in the second decade of the 19th century coincided with the enclosure of the green.



Boundary wall, beech tree and traditional street sign at the junction of Impett's Lane and Balsham Road

Though the main building is of white brick, the extensions running along Dogget Lane are of rendered clunch, while the adjoining cottages (dated DWM May 3rd 1837) are of field stones with yellow brick details.



Brick, fieldstone and clunch rear extensions to the White Hart public house and Nos.2 and 4 Impett's Lane

Three other buildings along Dogget Lane are of unusual design, built of brick, fieldstone and clapboard under a hipped slate roof, and look like former agricultural buildings – especially as No. 14 has a door at first-floor level for a hay loft. Along with the rendered clunch cottages at Nos 6 and 8, this looks like a small mid-19th century farmstead whose unusual architectural features should be

protected in future developments of the site.



Nos. 2 and 4 Impett's Lane

7.27 With the exception of the pub itself, all these buildings use locally available building materials – chalk blocks and cobbles / flints ploughed up from the surrounding fields. Two other post-enclosure vernacular cottages are located along the eastern side of Balsham Road: Nos 9 and 11 (now one dwelling) is a rendered timber framed building with pantile roof and external gault brick end stack with offset, and No. 15, a single story cottage partly of painted field stones with pantiled roof.



Nos. 9 and 11 Balsham Road



No. 15 Balsham Road

7.28 By contrast, the western side of Balsham Road has several early halls and farmhouses. These are all set back from the road in the middle of their plots, a pattern that has been replicated by the more recent houses along this road, so that the view is largely of boundary features (hedges and trees) rather than buildings: where buildings are set right on the street boundary, these are usually ancillary buildings, such as barns, or stables.

7.29 No. 2 (College Farmhouse) is a Grade-II listed timber framed building, roughcast rendered under a steeply pitched plain tile roof. Its early 15th-century open hall was converted to lobby entry house around 1600, when the hall was floored, the stack inserted and a cross wing added.

7.30 No. 8 (Old Meldrith) is a Grade-II listed house dated 1667, rendered and timber framed, with steeply pitched tiled roof, of two storeys, with flush framed side-sliding sashes and small panes at first floor level.



No. 8 Balsham Road

7.31 No. 10 is a Grade-II listed double-pile house of around 1840, gault brick front wall and fieldstone side walls, low pitched slate roof and end stacks. The symmetrical elevation has the 4 x 4 sash windows typical of the period, with segmental window arches and small iron porch canopy.



Nos. 10 and 8 Balsham Road

7.32 No. 18 (Old Shardelowes) marks the end of the historic village and is a Grade-II listed house, originally a 15th-century open hall with floor and narrow gault brick stack inserted around 1600. It is rendered and timber framed under a steeply pitched plain tile roof.



No. 18 Balsham Road

Ludlow Lane South Side

7.33 Some of Fulbourn's most interesting buildings lie along Ludlow Lane, which curves round from Ludlow Green, with its 1920 war memorial, to School Lane. The most prominent house on the green is No. 1 (Flendyshe House), a handsome Grade-II listed early 17th-century house, remodelled 1807, when the roughcast and rendered timber-framed house with projecting red-brick end stacks with offsets was given its brick façade.



No. 1 Ludlow Lane

This has shaped wooden window 'lintels' and a flat door hood carried on cast-iron brackets, and 4 x 4 sashes. Its near neighbour, No. 5, is hidden down Ludlow Lane, and is a Grade-II listed late 18th or early 19th century farmhouse of painted brick, with steeply pitched reed-thatched roof, grey brick end stacks, 4 x 4 sashes to the ground and first

floor windows, and round-headed doorways with fanlights and original six-panelled doors.



Window detail No. 1 Ludlow Lane



Door canopy, No. 1 Ludlow Lane



No. 5 Ludlow Lane

Ludlow Lane North Side

7.34 Also on the green, though all but invisible behind its dense frontage of tall evergreens, is No. 2 (Ludlows), a Grade-II listed early 15th-century open hall with floor and stack inserted in the 17th century when the solar wing was added. Because it was extensively remodelled in the 19th century, the little that can be seen of the house from the public highway resembles a typical large 19th-century white brick villa with low-pitched hipped slate roof and bay windows, large 19th-century French windows, and canopied front door.



No.2 Ludlow Lane

7.35 To the rear of Ludlows are various Victorian outhouses of grey brick with carriage gates, and then the entirely unexpected sight of a long low range of white rendered buildings with steeply pitched roof of rust-red corrugated iron.



Outbuildings, No.2 Ludlow Lane



Ludlow Lane Maltings



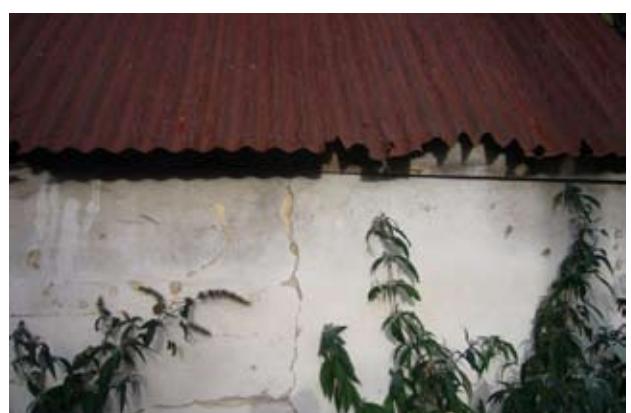
Ludlow Lane Maltings



Ludlow Lane Maltings



Ludlow Lane Maltings



Ludlow Lane Maltings

Looking more French than English, this range follows the curve of Ludlow Lane and consists of a Grade-II listed maltings of 17th-century origin, mostly of one storey but with a two-storey centre part above the maltings pit. At the western end of the maltings yard is No. 4 (Maltsters Cottage), a Grade-II Listed 17th-century cottage, restored in 1980, rendered and timber-framed, of one storey with attic and one gable dormer in the steeply pitched tiled roof and a gault brick ridge stack.



No.4 Ludlow Lane



No.4 Ludlow Lane

The maltings is a visually striking and unusual building, a rare survival of its type, and an asset to the village that perhaps deserves more detailed study. It might also benefit from a conservation plan and positive management regime.

School Lane West Side

7.36 The same could be said of the buildings to the north of the maltings, which include a number of farm buildings of different age belonging to Hall Farm, the one farm in the village that is still in agricultural use. Apart from Hall Farmhouse itself (No. 3 School Lane) – a Grade-II listed farmhouse of around 1700, rendered and timber framed but with a front cased in brick under a steep plain tile

roof, 4 x 4 sashes on the first floor, but modern bay windows on the ground floor – there are buildings of fieldstones and pantile around a yard to the south and east of the house.



Hall Farm, School Lane



Hall Farm, School Lane

One of these, south east of the house, looks like a late medieval granary or dovecot, though it is not listed in its own right.



Cutilage listed possible granary or dovecote at Hall Farm, School Lane

School Lane East Side

7.37 On the opposite side of School Lane is a

disused farmyard and paddock, with redundant grain silos and Dutch barns (FLB082). This is a sensitive central village site subject to a planning application for housing development. It adjoins the Fulbourn County Junior School and any development should try to preserve the open green paddock at the street edge of the site, as this penetration of the countryside right into the heart of the village makes a major contribution to Fulbourn's character.

7.38 To the south of the site is the former National School, now Library, of 1859, a neo-Gothic yellow brick building with red brick details under a steeply pitched clay tile roof, with tall trefoil headed lancets grouped in threes below a flat arch almost identical in design to those of the Church Lane almshouses built fifteen years later (1874).



The former National School, now library, in School Lane

7.39 Further north, No. 6 School Lane is a late Victorian double fronted house with red brick window voussoirs and tripartite sash windows.



No.6 School Lane

Nos 2 and 4, now adjoined by the Post Office, is a Grade-II listed house of around 1700, timber-framed and clunch walls, but not obviously so as it

is now encased in painted brick. The double fronted house has two two-storey canted bay windows flanking the doorway, and a big 19th-century roofstack marking the boundary between the older house and the early 20th-century shop.



No.8 School Lane (The Post Office), with the loggia of Nos.2 and 4 High street on the right

High Street

7.40 Fulbourn has a short but busy High Street lined on both sides by shops, restaurants and a pub. Traffic congestion is a problem, with visitors seeking to park outside the shop on both sides of a relatively narrow road at peak times of the day, such as lunchtime and the start and end of the school day. The buildings of the High Street are a mix of historic and modern, linked by being of a similar height. The southern end is the more attractive, having good quality timber-framed buildings on both sides of the road, with external chimney stacks and steep gables at right angles to and parallel to the road.



High Street looking south from No. 12

High Street West Side

7.41 No. 1 is a prominent building by virtue of its position on the corner of High Street, School Lane and Church Lane. The Grade-II listed double pile and double fronted two-storey house of around

1820 is of painted brick with end walls of flint and pebblestone, under a hipped slate roof with ridge and end stacks, large 4 x 4 sash windows, arched doorway with raised key block, fanlight and panelled door.



No. 1 High Street

Next door is a short row of four tiny mid-19th century cottages, typical of farm labourers' cottages of the time, built of fieldstones with yellow brick door and window dressings, scarcely recognisable as such having been converted to a pizza parlour.



Nos. 3 to 7 High Street



No. 9 High Street, the Six Bells public house

7.42 No. 9 (the Six Bells public house), is a Grade-24

II listed 16th century inn, substantially restored following a fire in 1963, rendered and timber framed, roof thatched in reed, with a jettied upper storey, carriageway and coach entry sealed in the 19th century.

High Street East Side

7.43 Facing the Six Bells are Nos 6 and 8, forming one Grade-II Listed 15th-century hall with 17th-century jettied crosswing, rendered and timber framed with a plain tile roof.



Nos. 8 and 6 High Street

A bold feature is the early to mid-17th century projecting side stack to the crosswing, built of narrow gault brick with offsets and three shafts set diagonally.



No. 8 High Street

7.42 No. 9 (the Six Bells public house), is a Grade-

The crosswing has an early 19th-century tripartite sash window at ground floor level.



No.8 High Street door and window details

7.44 A gap site then follows, used as a second-hand car sales display area, with glimpsed views through to the large former Rectory, with its big red-brick chimney stacks.



No.1 Manor Walk

The site of former stables and outbuildings at No. 16 High Street have been developed recently for housing, but St Osyth's (No. 16), alongside, is a handsome 1840s double fronted brick house, of gault brick under a hipped slate roof, with original front door, reeded doorcase and canopy. Surprisingly the building is not listed, but recent extensions and modern windows (albeit historically

appropriate 4 x 4 sashes) suggest that much of the original building has been lost or altered.



Converted coach houses at No.18 High Street



No.18 High street (St Osyth's)



Door detail, No.18 High Street (St Osyth's)

Pierce Lane

7.45 A short stretch of eastern end of Pierce Lane is included within the conservation area boundary at the northern end of the High Street. This junction is marked by visually arresting buildings on both sides of the junction. On the southern side, Yew Lodge and Nos 1 and 3 Barrett's Yard consist of a group of thatched buildings including the main Grade II listed two-storey 17th-century hall and crosswing that fronts onto the street, and an 18th-century rear wing, extended and restored in 1983.



Nos. 1 to 5 Pierce Lane (Barrett's Yard)

The whole group is rendered and timber-framed under a roof of combed wheatreed. The street frontage (the hall and crosswing ground floor) has side-sliding sashes with small panes and two tripartite sashes either side of the door.



Window detail, Nos. 1 to 5 Pierce Lane (Barrett's Yard)



Window detail, Nos. 1 to 5 Pierce Lane (Barrett's Yard)

7.46 It faces over to Nos 2 and 4 Pierce Lane, which consists of one tall narrow range of late 19th-century painted brick buildings with keystones projecting from the window lintels.



Nos.2 and 4 Pierce Lane

This pattern has been picked up and copied in the large arch in the end gable over French windows leading out onto a flat roofed single storey extension. This building, in multiple occupation, has suffered the loss of its garden to car parking, and views of the asbestos roofed joinery workshops further down Pierce Lane are not entirely screened by the high brick walls forming the property boundary.



Nos.2 and 4 Pierce Lane

Apthorpe Street

7.47 Apthorpe Street marks a distinct change after the High Street, with shops and large properties giving way to detached dwellings set back in their plots, forming piecemeal ribbon development leading out of the village, with a few listed historic properties interspersed with much more recent development.

7.48 The change of theme is marked by No. 3, which is a single storey former forge, now a fruit

shop, with 'mock-Tudor timber frame and rendered walls under a shallow slate roof.



*Former forge, now greengrocer's shop,
fronting No.3 Apthorpe Street*

It disguises from view the main property on this plot, Bay Tree Cottage, consisting of a long low range of converted outbuildings with pantile roof and multiple dormers.



No.3 Apthorpe Street

7.49 These might once have been stables to No. 5, a Grade-II listed cottage, formerly the Harrow public house, mid to late 17th century in date, rendered and timber framed, originally thatched but now with a plain tiled roof, rendered and timber framed on a brick plinth with a flat-arched door and side-sliding sash windows.



No.5 Apthorpe Street

7.50 Adjoining it is No. 11 (Highfield House), a Grade-II* listed farmhouse, rendered and timber framed, thatched with long straw; consisting of a mid to late 14th-century open hall with floor inserted in the early 16th century, early 17th-century cross wing, and a mid-17th century red-brick ridge stack with grouped shafts set diagonally.



No.11 Apthorpe Street

7.51 Opposite this group of timber buildings is No. 2, the modern Rectory, hidden behind a tall gault brick garden wall with copings, and Nos 4 to 16 (Chafy's Row), a short terrace of mid-19th century mansard roofed cottages, all of which sadly have had their original doors and windows replaced.



Boundary wall fronting the modern rectory at No.2 Apthorpe Street



Nos 4 to 6 Apthorpe Street

No. 18 stands out as a handsome late-19th century double fronted gault brick house; though this has lost its original doors and windows, it appears to have a set of intact stables, barns, lofts and outbuildings behind its high boundary walls.



No. 18 Apthorpe Street



No. 18 Apthorpe Street



No. 18 Apthorpe Street; unconverted stables, lofts and outhouses

7.52 Northwards from here there are few buildings of merit until Pierce Lane bends westwards then southwards. This 180-degree curve is enlivened on its eastern and northern sides with various historic buildings. No. 36 (St Martin's Cottage), set back and up from the road on a terrace, is Grade-II listed and is dated 1661 over the porch; it is a one storey cottage with gable dormers, rendered and timber framed, thatched with long straw, with its original red brick ridge stack of grouped shafts. Nos 38 and 40 form a Grade-II listed 18th-century cottage, now two dwellings, built up to the pavement, rendered and timber framed on a brick plinth and thatched with long straw.



No. 38 Apthorpe Street



No. 40 Apthorpe Street

7.53 Several other unlisted 19th and early 20th century buildings complete this grouping, all of them single storey with dormers, some with pitched pantiled roofs and some with mansards, standing opposite the opposite, the gault brick and pantiled Old Bakery.



Apthorpe Street curves from west to south, with Nos 2 to 6 Cow Lane in the centre of the picture

The Pierce Lane and Cow Lane triangle

7.54 At present this part of Fulbourn forms a detached part of the conservation area, not linked to the main village; by adding that part of Pierce Lane that lies outside the conservation area, it would be possible to unify these two areas (see 9.2 below). This conservation area is focused on the pumping station and associated ponds and cart wash along the northern side of Cow Lane that were built from 1885 (opened in 1891) to supplement Cambridge City's water supply.



No 2 Teversham Road,
Cambridge Waterworks Co Gate Lodge



No 2 Teversham Road, Cambridge Waterworks Co Gate Lodge and avenue to pumping station

7.55 The Cambridge Waterworks Co's site consists of a stone and brick lodge house (Gate Lodge, No. 2 Teversham Road, in neo-Tudor style, which stands at the original entrance to the drive that led to the pumping station. The lodge now forms a separate property, with the result that the drive is now blocked at its eastern end.



No 2 Teversham Road,
Cambridge Waterworks Co Gate Lodge



No 2 Teversham Road,
Cambridge Waterworks Co Gate Lodge



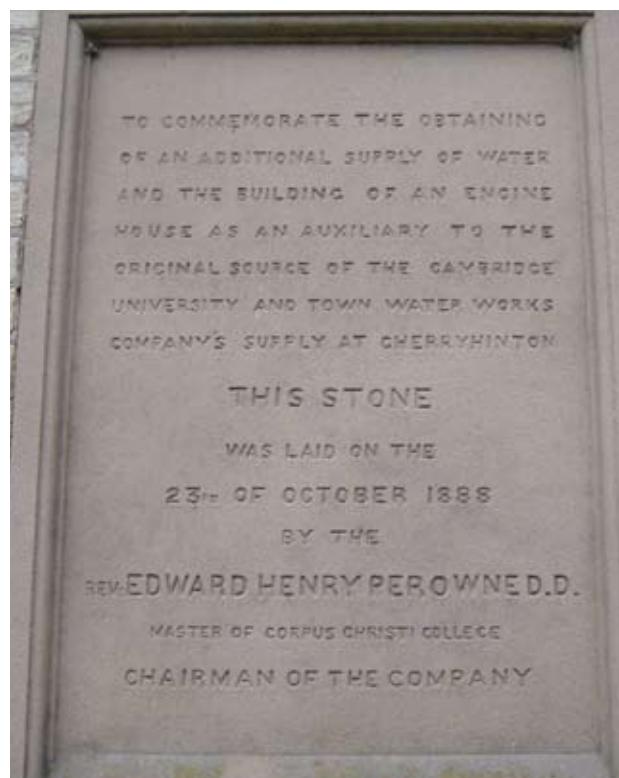
The Tree-lined avenue that originally led from the Lodge Gate to the pumping station

Fencing erected around the site, along with various sheds, all have the effect of detracting from the

original wrought iron railings and entrance gates that still mark the boundaries of the site. The pumping station itself is a tall chapel-like building of gault brick with stone detailing and neo-Tudor flat-arched and mullioned-and-transomed windows, now used as offices, with car parking to the sides.



Cambridge Waterworks Co pumping station, Cow Lane



Foundation plaque on front wall of the Cambridge Waterworks Co pumping station, Cow Lane

7.56 Where once this was a wet fenland site, water extraction combined with a fall in the water table and a series of droughts has left the many water channels and dykes surrounding the pumping station dry, as is the large pond at Poorwell Water, though here, willow trees suggest that water is available below the surface.



Dry watercourses along Cow Lane



Poorwell Water, Cow Lane

The actual Poor's Well is the chalk pond in the north west corner of the site.



The Horse Pond, Cow Lane

Built by the water company to provide a cart wash and stand pipe for filling water carts, the granite-paved base of the cart wash survives, along with the surrounding railings and brick retaining walls.



The Horse Pond, Cow Lane



Cow Lane stand pipe



Cow Lane stand pipe



The Horse Pond, Cow Lane



Cow Lane stand pipe



The Horse Pond, Cow Lane

A small interpretation board alongside the Horse Pond explains its purpose.



The Horse Pond, Cow Lane

However, the timber fencing built along the boundary of No. 66 Cow Lane makes the railings all but invisible, though maybe considered necessary for privacy of the adjoining dwelling.

7.57 On the opposite side of the road from the water works is an island site between Cow Lane and Pierce Lane that has recently been developed to provide private housing and a residential care home. The site nevertheless retains many trees from the gardens and woodland of the large house called Mulberry Villa that stood here in the 19th century, as well as garden walls and former bothy buildings at Nos. 39 and 41 Cow Lane together with the former walled vegetable garden.



No.14 Cow Lane



No.14 Cow Lane with former Ship's Yard behind



Detail of wall coping, No.14 Cow Lane

7.58 Nothing now survives of the many humble cottages built of clunch that once stood here: shown on the 1902 edition of the Ordnance Survey as 'Ship's Yard, these were condemned as unfit for human habitation in 1921, when the closing orders were placed upon them and Fulbourn's first council houses were constructed at Nos 76 to 86 Pierce Lane to house the displaced tenants.



Nos.88 and 90 Pierce Lane

These gault brick and hipped tiled roof pairs of semis stand on the northern side of Pierce Lane within the conservation area, opposite groups of similar buildings on the southern side of Pierce Lane (Nos 45 to 61), on a curve in the road whose end is marked by the row of late 17th or early 18th-century rendered and timber framed cottages at Nos 63 and 65.



Nos.53 and 61 Pierce Lane

This Grade-II listed row is of one storey plus attic with two dormers under a thatched roof of combed wheatreed.



Nos.63 and 65 Pierce Lane

Fulbourn Hospital and Capital Park

7.59 The Fulbourn Hospital site forms a detached part of the Fulbourn Conservation Area located 1.25 miles east of the centre of the village. The hospital is built on land bought in 1850 on rising ground north of the road from Fulbourn to Cambridge extending to 19 hectares (47 acres) and expanded by the purchase of a further 5 hectares (12 acres) of land in 1856 and 11 hectares (23 acres) in 1902. This expansion was needed to accommodate the growing number of patients housed here, in a hospital built in 1856 for 260 patients that had to accommodate 920 patients by 1951.

7.60 A competition was held on 1850 to design the hospital building, which was won by H E Kendall, though his scheme was considered too expensive and the hospital committee let the project lapse until 1855, when George Fowler Jones and Samuel Hill (medical supervisor at the West Riding Asylum in Yorkshire) drew up a design that won the committee's approval. Built in gault brick with red brick and sand stone details and a slate roof,

the Neo-Gothic corridor plan main building has a central three storey block housing the offices and administration, with an ornate porch and three storey water tower.



Fulbourn Hospital centre block south face looking west

To either side are gabled brick wings containing the wards, one male and one female. These wings were extended in 1870. A cemetery and mortuary chapel were dedicated in 1862, in the north eastern angle of the site (between the railway line and Tesco's supermarket). The hospital was originally surrounded by walled market gardens and orchards. Undertaking horticultural work in the fresh air was part of the rehabilitation regime for inmates, and their labours also produced the food that was consumed in the hospital.

7.61 In the early 1990s, the hospital was being considered for closure, and a planning brief was drawn up, setting out acceptable uses for the site. The site has since been extensively developed, with a Tesco's supermarket in the north eastern corner, newly built office blocks in the north western sector, the original hospital building being partly used by the Cambridge College of Health Studies and partly as the administrative offices of the Capital Park business park, and the central western part of the site being in use still as a hospital for day visitors.



Newly built office block at northeastern corner of the Fulbourn Hospital site

7.62 Though the formal beds that once filled the falling ground to the south of the hospital is no longer gardened, it has survived as an open space, partly used as a recreation ground by the Fulbourn Sports and Social Club, and partly as parkland with a mix of established and newly planted trees. In fact, the development of the site has resulted in a high level of landscaping and the planting of new trees and shrubs in avenues and informal groupings that will considerably enhance the park-like ambience of the whole site, and great care has been taken to site new buildings on the northern side of the hill on which the hospital sits, so that the views from the Cambridge Road have altered little despite the intensive development of parts of the site: overall this is a good example of how a conservation area can develop and take on new uses, whilst retaining the essential characteristics that led to its original designation.

8.0 KEY CHARACTERISTICS

8.1 Fulbourn's historic development can still be read in its street patterns and buildings, with an older core around the church and manor and ribbon development along the tracks and roads that meet at the centre of the village. The manor and park look timeless but are a relatively recent addition to the village, dating from the 17th century when the manor relocated here and groups of clunch-built cottages located south of the church were cleared to create the park. Even so, the park and the paddocks that reach into the heart of Fulbourn, along with the fields that surround the village and the greens that mark the meeting and division of roads are all an important part of Fulbourn's strong rural character, and should continue to be protected so that Fulbourn continues to be a separate place, rather than being subsumed into that almost continuous belt of suburb that stretches south-eastwards from Cambridge via Cherry Hinton.

8.2 Fulbourn is fortunate in having some forty properties surviving from before 1800, most timber framed (though some were later encased in brick) and half still thatched. This tally includes at least seven open halls (No. 11 Aþþorpe Street, Nos 6 to 8 High Street, No. 15 Church Lane, No 2 Ludlow Lane, No. 2 Home End, No. 2 Balsham Road and No. 18 Balsham Road), built in or before the sixteenth century and later given floors, chimneys and cross wings. These and the twenty or so other timber framed houses in the conservation area that date from the seventeenth and early eighteenth centuries, tend to be less flamboyant than those

in some East Anglian villages, with rendered walls rather than exposed studs and few jetties. Most are of three bays with a central chimney with clay pegtile roofs or long straw thatch (or reed in the case of the rebuilt pub at No. 9 High Street). Grander houses are of two storeys plus attic, while most vernacular buildings are of one storey with attic and roof dormers.

8.3 Rendered houses in Fulbourn are almost all painted white (the exceptions are two cottages in Balsham Road and one house in the High street that are all painted pink and one house in Home End painted grey-green), and there are no examples in the village of the use of flamboyant colours. Local chalk-based gault clay bricks are white, grey and yellow in colour, and are mostly unpainted, though where front elevations have been painted, these are also white.

8.4 Though some of these timber-framed buildings date from as late as the early 19th century, brick was in use as a building material from the 18th century. Examples of good double fronted brick houses with slate roofs include the Post Office at Nos 2 and 4 School Lane, No. 1 High Street and St Osyth's at No. 14 High Street. At the same time, older timber-framed halls were given new brick frontages (No. 2 Ludlow Lane, for example). The initially high cost of brick meant that fieldstone – pebbles brought up to the surface during ploughing – was still in use in the 19th century for building. They were used, for example, for the side and rear walls of even quite substantial houses, such as Hall Farm, in School Lane, and Flendyshe House, at No. 1 Ludlow Lane. Though vertical 4 x 4 sash windows are the norm for the more prestigious buildings, smaller cottages have side-sliding sashes, and these continue to be used until the late 19th century.

8.5 The conservation area has many good boundary walls, including those around the churchyard and manor. The earlier walls are built of fieldstones, framed with brick and topped with triangular or semi-circular shaped brick copings.

8.6 There is no historic paving in the conservation area. Roads are generally wide, with wide, tarmac-surfaced footpaths and wide verges and greens that are an important part of the character and appearance of the conservation area.

8.7 Throughout the conservation area there are gas standards converted to electrical power. These are found in two different designs: one that has an octagonal shaft and the other that has a fluted circular column.



Manor Walk, wall forming western boundary of Fulbourn Manor



Manor Walk, wall forming western boundary of Fulbourn Manor



Traditional street lamp with reeded column, Ludlow Lane

The attractiveness of these street lights is marred by the fact that most are painted a dull grey colour and many are in need of a fresh coat of paint.

8.8 Traditional cast iron street name plates survive at several places in the village – for example, the ‘Manor Walk’ sign on the wall opposite the church. Also on this green is a wrought-iron village sign of traditional design, dating from Queen’s Jubilee in 1977. On the verge by the church lychgate there is a cast iron finger post of post-war design, topped by a roundel with the words ‘Fulbourn Cambs’ .



Manor Walk traditional street sign



Village sign erected for the 1977 Jubilee



Traditional and modern signage on the verge outside the church lychgate on Manor Walk



Cow Lane stand pipe

8.9 The conservation area has two standpipes installed in the village in 1887 to receive piped water. These are ornate and decorative, as well as being historically important as a reminder of the typhoid epidemics of 1886 and 1887 which occurred when water extraction by the Cambridge Water Company caused wells to dry up or become polluted.



No.2 Teversham Road, Cambridge Waterworks Co. Gate Lodge



No.2 Teversham Road, Cambridge Waterworks Co. Gate Lodge and avenue to pumping station



No.2 Teversham Road, Cambridge Waterworks Co. Gate Lodge



No.2 Teversham Road, Cambridge Waterworks Co.
Gate Lodge



Churchyard gates, Church Lane, with Old Rectory beyond



No.41 Church Lane, original front gate

8.10 There are some examples of good iron work

in the village, ranging from late-19th century boundary railings at No. 2 Teversham Road, Cambridge Waterworks Co Gate Lodge, in the churchyard wall, at No, 41 Church Lane but as an example of commonplace heritage that is often overlooked, there are also good municipal gates from the 1950s at the entrance to the recreation ground on Home End and at the cemetery and Sanders Lane, and good lettering of the same era on the front of the Scout Hut on Home End. Also distinctive and charming is the 1930s weather vane of a heron taking flight on the Townley Memorial Hall.



Gate to recreation grounds on Home Farm



Cemetery gate, Sanders Lane



Scout Hut, Home End