

# Trumpington Conservation Area Appraisal & Management Plan



*Draft for consultation*  
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# 1.0 Introduction

1.1 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’.

1.2 This document sets out the special architectural and historic interest of Trumpington Conservation Area and aims to fulfil the City 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.

1.3 This document covers all the aspects set out by Historic England 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.

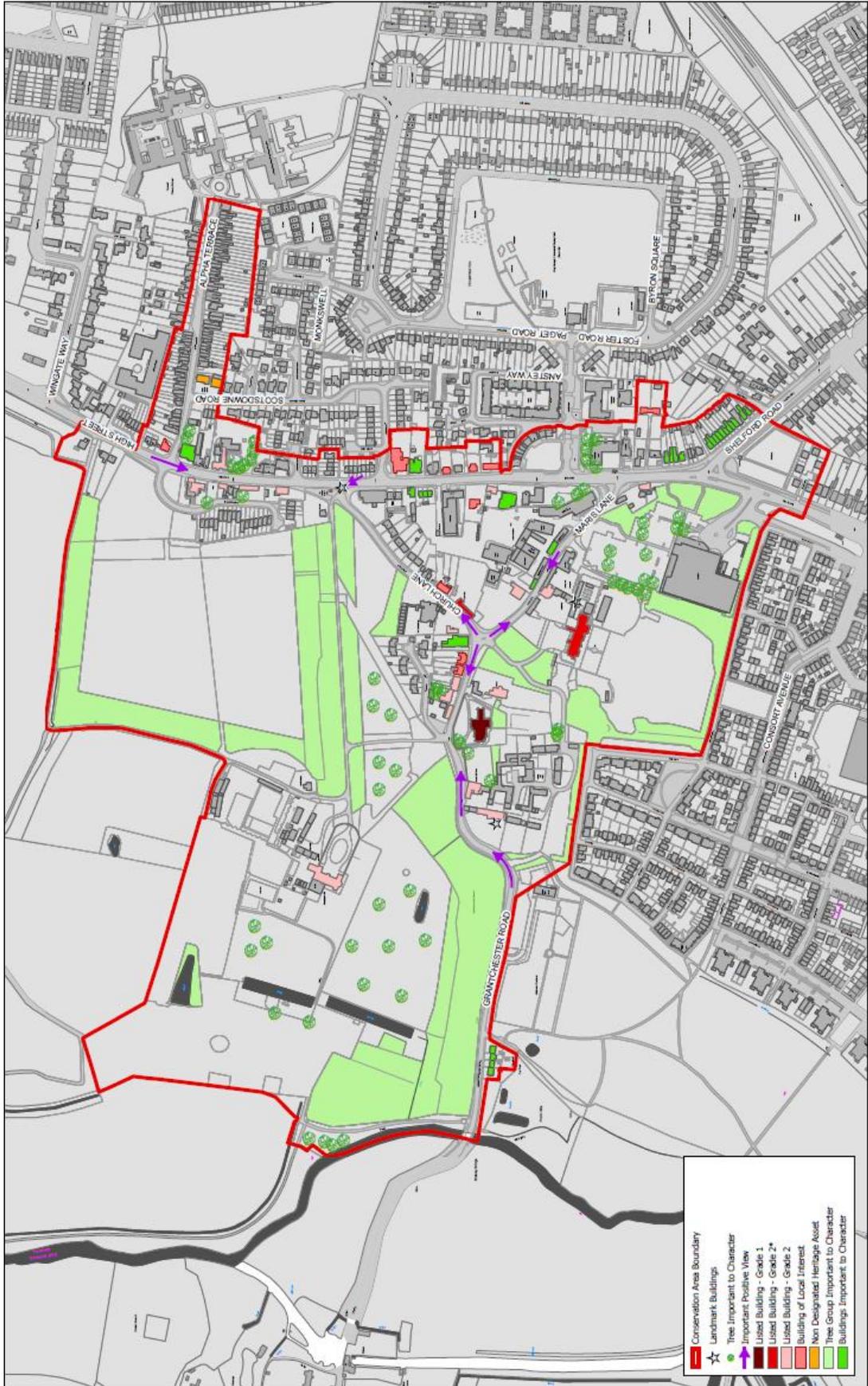
1.4 Trumpington Conservation Area is one of eighteen designated conservation areas in Cambridge. It was designated on 25 February 1969, extended in July 1998 and then again in October 2010. There are no proposals to change the boundary in this review.

1.5 In 2024 and 2025 the Conservation Team of the Greater Cambridge Shared Planning Service have re-assessed the historic character of Trumpington and set out measures below to ensure the future protection and improvement of the area.

1.6 Trumpington is located three miles to the south of Cambridge City Centre within a semi-rural setting on the urban edge. Trumpington High Street dissects the village and forms one of the major access routes into Cambridge.

1.7 The area includes, among other notable features, two manor houses, Trumpington Hall and Anstey Hall, and their grounds, St Mary and St Michael Church and cottages dating back to the 16<sup>th</sup> century.

1.8 Cambridge has been undergoing considerable growth over the past few years, with land in this area under pressure from development.



## 2.0 Summary of Special Interest

### 2.1 General Character

2.1.1 Trumpington is a village within the boundaries of the City of Cambridge. Like many of the southern Cambridgeshire villages, Trumpington grew up around the church, largely as an agricultural settlement.

2.1.2 The Church of St Mary and St Michael dates from about 1200, though there was some restoration by Butterfield in 1876. Inside is a tomb with the famous brass effigy of Sir Roger de Trumpington, dated 1277, which is the second oldest brass in England.

2.1.3 More recent cultural interest stems from the occupation of Anstey Hall and its grounds by the Ministry of Agriculture. Their pioneering work included the development of new strains of potato, with the Maris Piper taking its name from the lane on which the Hall stands.

2.1.4 The area is characterised by the grand manor houses of Trumpington Hall and Anstey Hall and a mixture of smaller buildings of different ages, including 19<sup>th</sup> century houses under the ownership of Trumpington Hall.

2.1.5 There are a relatively large number of listed buildings in the area, as well as around 10 buildings of local interest and other positive historic structures.

2.1.6 There are several attractive boundary walls within the area, for example, the brick and flint parkland wall, near Winchmore Drive, and the stone walls along Anstey Hall Farm, the church and Anstey Hall. There is also a good example of a 'crinkle crinkle' wall at Trumpington Hall.



*Above: Brick and flint wall in Church Lane*

## **2.2 Landscape Setting**

2.2.1 Trumpington is surrounded by open agricultural fields to the west and partially to the north. The village has strong agricultural, as well as horticultural, connections.

2.2.2 Mature woodland, including the Grantchester Plantation and along the River Cam, the pasture in front of Anstey Hall Farm barn, the wooded grounds of the Church of St Mary and St Michael and large mature trees dispersed throughout the area, lessen the impression of an urban character. They help to create a semi-rural interface between the countryside and the village. Individual trees within the gardens of private properties are important, and many of them are subject to Tree Preservation Orders (TPOs).

2.2.3 Trumpington Meadows Country Park and Byron's Pool are on the edge of the village and create a welcome buffer on the peripheries of the new development in the area.

2.2.4 There are views of the City, particularly the colleges, from the open farmland to the north and west of the existing Conservation Area, which includes the grounds of Trumpington Hall.

## **2.3 History and Development**

2.3.1 The historical development of the area is an important contributor to Trumpington's sense of place. It manifests itself not just in the character of individual buildings, but in the way they are laid out (the street pattern and building line), the mix of building types, and in the landscape and trees.

2.3.2 The village's history can be traced back beyond the Domesday Book. Certainly there were Norman Manors, one belonging to the Beaufores which was the origin of what is today Anstey Hall.

2.3.3 Edmund Bacchus rebuilt the Hall probably in the late 16<sup>th</sup> century, and elements of this house can still be found in the present building. Anthony Thompson reconstructed it again in 1685 giving it its red brick walls, hipped roof and north front with Ionic columns and pediment. The Anstey's (who renamed it) owned the house in the 18<sup>th</sup> and 19<sup>th</sup> centuries, before it was bought by the Foster family (Cambridge bankers) who added the outbuildings in the 1860s and 1880s. The Hall was further extended and remodelled internally in 1909, was requisitioned by the Government in 1941, and was then used by the Ministry of Agriculture from 1951. It now lies in private ownership.

2.3.4 Trumpington Hall was originally a Norman Manor belonging to Eustace, Count of Boulogne. The Manor changed hands several times before being

acquired in 1675 by the Lord Chief Justice of England, Sir Francis Pemberton. It has remained in the same family ownership since then. The current house incorporates elements of a Tudor mansion, though it is substantially of the 18<sup>th</sup> century with 19<sup>th</sup> century alterations.

2.3.5 The two ancient manors represented by the current Anstey and Trumpington Halls met along the Grantchester Road, leading to the development of the village at the crossing of Grantchester Road and the road to London.

2.3.6 In 1750 the village was described as “*one of the pleasantest Villages in the Kingdom, being on good Soil, a pleasant River running by it, fine Meadows about it, and surrounded with delightful Groves, and also a fine Turnpike Road*”.

2.3.7 The village of Trumpington was surrounded on all sides by open fields and commons. These were not enclosed until 1801. The later 19<sup>th</sup> century estate houses in the grounds of Trumpington Hall, opposite the church and on the High Street, show how enclosure changed agricultural working practices.

2.3.8 The Green Man inn in the High Street dates from 15<sup>th</sup> century and with the exception of the church, this is the oldest building in the village.



*Above: The Green Man Public House, grade II listed*

2.3.9 The London road was maintained from 1584 at the bequest of Henry Harvey, Master of Trinity Hall (one of the surviving milestones is located to the north of the village). However, by the 18<sup>th</sup> century, the roads were deteriorating, and the Turnpike Trusts were set up to improve conditions. Originally, the

Royston road was the favoured route to London, but in the early 19<sup>th</sup> century, a rival turnpike was set up along the Shelford Road. The Toll House opposite Shelford Road still survives.

2.3.10 The 17<sup>th</sup> and 18<sup>th</sup> century cottages along the west side of the High Street from Wingate Way to the War Memorial are considerably below the level of the road, proving the extent to which the road level has been made up over the years.

2.3.11 The improvement of the roads during the 19<sup>th</sup> and 20<sup>th</sup> century has seen the commercial centre of the village concentrated along the High Street with attendant ribbon developments of housing, as well as public houses and petrol filling stations.

2.3.12 Despite the considerable expansion of Trumpington to the south and east, the two distinct cores around the church and War Memorial still retain their considerable character. The War Memorial, designed and carved by Eric Gill, was built on the exact spot of the old and long-forgotten village cross and is considered one of the finest in the country.

## **2.4 Archaeology**

2.4.1 Cambridgeshire has been settled since at least the Bronze Age. A settlement close to the ford over the River Cam, later leading to Grantchester, was probably established in the early Iron Age and continued into the Roman periods. Early Iron Age settlements are often placed in pairs; Trumpington and Grantchester across the river form just such a pair.

2.4.3 A Roman cemetery to the north with pottery and metalware was found in the early 18<sup>th</sup> century and there was an early Anglo-Saxon cemetery nearby at Dam Hill.

2.4.4 Trumpington has been relatively populous since medieval times. Records show that 33 peasants, and four slaves inhabited the settlement in 1086 and around 100 people held land in 1279, accommodated in 80 houses and cottages. The village's population has grown steadily to the present day. The 2011 census had 8034 as the population, however with the recent development of the southern fringe, this number is expected to have been exceeded.

2.4.5 The village stood near the river, at the intersection of the main road from Royston through Harston to Cambridge. A road called the Moorway, circa 1600, passing north west of the settlement from Great Shelford to Grantchester, crossed the river by a ford until Brasley Bridge was built there in 1790, passing through lands subject to flooding. The tollgate keeper's house was constructed in 1811 with a weighing machine at the south entrance of the village.

2.4.6 At the southern fringe, on the land of the former Plant Breeding Institute (PBI), is the site of an urban extension to Cambridge. The PBI is notable for its work on cereals, forage crops and cytogenetics. The Maris Piper Potato was bred in Trumpington and named after Maris Lane.

## 3.0 Spatial Analysis

### 3.1 The High Street, from Alpha Terrace to the War Memorial

3.1.1 This area represents the gateway to the village from the north. This is the first point at which the buildings line both sides of the road and a feeling of enclosure is created.

### 3.2 Alpha Terrace

3.2.1 Alpha Terrace includes 19<sup>th</sup> century terrace housing, interspersed with detached dwellings of different ages.

3.2.2 From the High Street, the curve of Alpha Terrace gives enticing views of buildings which draw the visitor along the road. The outbuilding and boundary wall to no. 47 gives way to an open feel at the junction with Scotsdowne Road. The road then becomes more enclosed from the Christ Church Centre onwards.



*Above: Curve of Alpha Terrace and terrace in Winchmore Drive*

3.2.3 The church and adjoining buildings of the Cambridge Christian Centre are large in mass, however the front of the church continues the strong building line developed by the terraced housing.

3.2.4 The height of the buildings in relation to the narrow road and narrow pavements create a strong sense of enclosure, for much of the length of the street. The building materials and eaves height and pitched roofs emphasise the homogeneity. This is disrupted where buildings have been set back from the street without the provision of a brick boundary wall.

### **3.3 High Street**

3.3.1 There are different building forms along the east side of the road, including number 47 which is a large detached period property, smaller semi-detached buildings, as well as the substantial The Green Man inn, garden and entrance to the car park.

3.3.2 The petrol filling station is obtrusive and modern houses on Lambourn Close and Gayton Close do not fit well within the traditional street in terms of architecture. However the residential properties do attempt to address the High Street in a traditional manner with front doors opening onto the road.

3.3.3 A row of 17<sup>th</sup> and 18<sup>th</sup> century cottages, 22 to 30, which have been built on the footpath edge, maintain the village character on the west side of the road. Their scale and general form ensures they sit happily in the street.

3.3.4 Sole & Duck, listed as The Coach and Horses, is a substantial 17<sup>th</sup> century building. The three storey houses on Winchmore Drive fail to respect the form or orientation of the traditional village buildings and are large incongruous blocks set between detached cottages and the paddocks of Trumpington Hall. The car park of the Sole & Duck and the parking at the front of the houses further accentuates the incompatibility of the development with older parts of the village.

3.3.5 The War Memorial, a major focal point of the village, and the main entrance to Trumpington Hall are attractive features in an open setting. The lodge located within the grounds of the Hall is sympathetic to its surroundings.

### **3.4 The High Street from Church Lane to Hauxton Road**

3.4.1 The Village Hall on the corner of Beverley Way has a GP surgery to the rear and is a strong positive feature that is clearly viewed from the north. It is a building of local interest. The Duchess of Cambridge pub is another large building, on the same building line as the hall adjacent. The public house is

followed by semi-detached properties, 79 to 93, some of which are modern and others 19<sup>th</sup> century estate cottages, although all are of a similar form and mass.

3.4.2 The 1970s buildings along Lambourne Close, Gayton Close and Beverley Way, have a modern layout, which is inconsistent with the historic character of the village.

3.4.3 The crescent of shops and flats along Anstey Way are bulky and introduce a different character to this part of the village. The open space in front is a pleasant break from the run of buildings and is therefore included in the Conservation Area along with the buildings which border the green.

3.4.4 The modern detached properties beyond Anstey Way are incongruous, with some of them being built in the grounds of and screening 20<sup>th</sup> century cottages, which are located down a long drive. These properties are set back from the road and therefore lack the sense of enclosure provided by more traditional village buildings.

3.4.5 The late 19<sup>th</sup>/early 20<sup>th</sup> century cottages at the corner of Shelford Road are attractive and are an early example of 'ribbon development'. The cemetery on the opposite side of the road provides an area of open space, however trees and hedgerows around its boundary neatly define the edge of the old part of the village.

3.4.6 Allen Court, adjacent to the cemetery, contains six detached mid 20<sup>th</sup> century bungalows in a cul-de-sac. They were built as homes for retired clergymen or their widows in 1964. Their square plan, pyramidal roofs and designed landscape are a positive feature in the Conservation Area.



*Above: Allen Court cul de sac*

3.4.7 Bidwells office building, Stone Cross, on the corner of Church Lane, has an awkward relationship with the adjoining buildings and the car park does little to enhance the village's character. Whitlocks, a block of flats south of Bidwells offices, is clearly a building of its age rather than making any attempt to blend with the detailing and proportions of the traditional village designs. The Shell petrol filling station is one of the most incongruous features due to its scale and orientation, as well as materials and signage.

3.4.8 Despite this, a sense of the village character still survives along the west side of the road. The traditional cottages, Nos 50 and 52, are attractive and representative of the historic building form.

3.4.9 Further south, considerable development has been accommodated within the second half of the 20<sup>th</sup> century. The supermarket, Waitrose and associated car parking, is a large retail unit, which is set back from the road and feels quite separate from the conservation area.

3.4.10 The toll house and weighbridge, built along the Cambridge Turnpike, create a strong western boundary on the corner of the High Street and Maris Lane. On the opposite corner, Bidwells House creates the other built-up side of the street.

## **3.5 Grantchester Road**

3.5.1 This approach to the village, from the west, is characterised by the trees in the grounds of Trumpington Hall (Grantchester Road Plantation) and trees along the southern side of the road. Woodend is a terrace of estate houses that sit well along the road and are sheltered by these trees.

3.5.2 Trumpington Hall and Anstey Hall are located to the west of the High Street and are set in substantial private grounds, including parkland and paddocks. These spaces and views into the grounds of Trumpington Hall in particular are important characteristics of the village.

3.5.3 Anstey Hall Farm includes a number of large outbuildings. The most important of these are the pyramidal roofed dovecote and large weatherboarded barn as they create a strong feature on entering the village from Grantchester.

3.5.4 The Church of St Mary and St Michael forms the nucleus of the historic part of the village and the Vicarage is of a scale, mass and form that complements the street.



*Above: Anstey Hall Farm buildings*

3.5.5 There is a mixture of 17<sup>th</sup> to 19<sup>th</sup> century houses situated along the winding 'country' lanes of Church Lane, Maris Lane and Grantchester Road. On the north side of the road are 17<sup>th</sup> century cottages and a group of 19<sup>th</sup> century estate cottages of pleasant scale.

3.5.6 The low key road into Campbell Lane is not intrusive in the village scene, and leads to a cul-de-sac of 1970s semi-detached houses.

3.5.7 Many of the buildings, including the school house for the adjoining school, are visible due to the junction of the three roads. The bend in Grantchester Road means the scene constantly changes along it.

3.5.8 The walls bounding Church Farm (also known as Maris or Home Farm), the church and churchyard, the Vicarage and Anstey Hall create a strong line, complementing the buildings on the northern side of the road. The gravelled areas opposite the old school are used for parking, which disrupts the attractive street.

## **3.6 Church Lane**

3.6.1 The 'Old House' (see front cover), a small former lock-up shop, and a row of pleasant brick 19<sup>th</sup> century cottages are attractive and while different in form, complement each other. In contrast, three semi detached pairs of former Local Authority houses, which are set back from the road, and the car park of Bidwells do not fit with the historic character of the street.

3.6.2 The west side of the road is more open with paddocks behind the brick and flint wall, which forms the boundary between the road and the parkland of Trumpington Hall. These spaces and views are an important characteristic of the village.

3.6.3 The Lord Byron Inn is a prominent building in the historic part of the village, although the car park is unattractive and there is a lack of any meaningful boundary to the footpath edge.

## **3.7 Maris Lane**

3.7.1 The lane contains only two buildings of particular note – Maris House, which is well proportioned and virtually opposite the former lodge to Anstey Hall.

3.7.2 A sense of enclosure is provided by the Church Farm buildings and the boundary walls and outbuildings to Anstey Hall, which also ensure that the village retains an agricultural feel.

3.7.3 At its southern end, the character wanes due to the scale of the Bidwells office building, Campbell House, Enterprise House, and a number of other converted farm buildings and parking areas, which are set around a courtyard.

3.7.4 The former gault brick coach house to Anstey Hall, has been successfully converted to business use, however, a number of intrusive signs feature on the forecourt.



*Above: Anstey Hall from the south, grade II\* listed*

### **3.8 Traffic on the High Street**

3.8.1 The High Street is a major arterial road leading to Cambridge from the south and creates a substantial barrier to accessing some areas of the village.

3.8.2 There are pedestrian controlled crossings in four places, including two opposite the Cemetery, one opposite 47 High Street and another opposite the crescent of shops. These are an intrusion into the character of the Conservation Area.

3.8.3 A total of three bus shelters are located along the High Street, outside the front of Sole & Duck, the Green Man Inn and the Shell filling station, which are utilitarian and unattractive.

3.8.4 The traffic signs and lights along the High Street are out of character with the vernacular buildings.

### **4.0 Architectural Overview**

4.01 Trumpington Conservation Area has buildings dating from almost every period of history and style of property typical of the region.

## 4.1 Winchmore Drive

4.1.1 This modern development of 20 three storey houses was developed as a cul-de-sac behind the High Street in the 1960s. Typical of the period the brown brick and tile hung, flat roofed terraced buildings have a strong vertical emphasis enhanced by the staggered frontage. The use of the ground floor for garages creates a lack of surveillance at ground floor level. The original windows have been replaced with uPVC double glazed windows of various patterns, which destroy the homogeneity of the group. These buildings generally harm the character of the Conservation Area, but due to their location form an integral part of it.

## 4.2 Campbell Lane

4.2.1 This lane consists of a cul-de-sac of semi-detached buildings built in Gault brick. These are set back from the street with internal garages, and dominant horizontal porch and single storey element.

## 4.3 High Street (from Alpha Terrace to the Toll House)

4.3.1 The grade II\* listed stone War Memorial was designed by Eric Gill for Dr Wingate who commissioned and paid for it. The square plinth is supported by a square pedestal with three steps. Apart from the north side each face of the memorial holds inscriptions. The square plinth tapers to a Latin cross with a carving on each of the lower panels.



*Above: war memorial*

4.3.2 The Lodge to Trumpington Hall is a red brick 'cottage orne' with a steeply pitched roof and leaded light windows.

4.3.3 The Village Hall and Surgery was built in 1908, and later extended. Built of red brick under a pitched roof the single storey hall has an Arts and Crafts style, with large windows in the gables lighting the space beyond. The extension to the rear is similarly built in red brick, but under a flat roof.

4.3.4 The Duchess of Cambridge pub is a two storey rendered building which has had a number of alterations including the leaded bay windows and porch. The core of the building is likely to date from the 18<sup>th</sup> century. The curved coving to the eaves of the roof is the most notable architectural feature of the building. It is slightly set back from the street but lacks any boundary treatment.

4.3.5 A group of semi-detached and detached one and a half to two storey Victorian/Edwardian houses built of gault brick. Dormers, gables and chimneys add significant interest to the tiled or slated roofs on these small cottage styled buildings. They are set back behind small gardens.

4.3.6 The Sole & Duck is a 17<sup>th</sup> century timber-framed and rendered building with a hipped tile roof. The building was remodelled in the 18<sup>th</sup> century and the ground floor of the front of the building has been refaced with modern bricks. The building features an early 19<sup>th</sup> century brick west wing with vertical sliding sashes. This is a grade II listed building.



*Above: The Sole and Duck formerly the Coach and Horses PH, grade II*

4.3.7 The Green Man inn dates from the 15<sup>th</sup> century. This timber-framed and rendered building has a plain tile roof and gabled cross wings. Several areas have been refaced in brick. The southern wing and two later bays have been added to the front of the building. This is a grade II listed building.

4.3.8 Nos 22, 24 and 26 were built in 18<sup>th</sup> century of one and a half storeys of red brick with a thatched roof. They are located directly on to the street. These are listed grade II.

4.3.9 No. 30 is grade II listed and dates from the 17<sup>th</sup> century. Set on the street it is built of red brick with tiled roof and was extended and re-roofed in the 18<sup>th</sup> century. The windows are sliding sashes below and leaded casements above.

4.3.10 No. 40 (Cooke, Curtis & Co.) built in the mid-20<sup>th</sup> century is a two and a half storey building constructed of red brick. The original shopfront, the brick detailing on the gable and above the house entrance together with the diagonally set chimneys makes it of minor visual interest. The building makes a positive contribution to the character of the Conservation Area.

4.3.11 Nos 42-46 are gault brick houses under slate roofs. The windows and doors have been replaced. The chimneys are decorative.

4.3.12 Nos 45-53 form a group of attractive Victorian gault brick buildings with nos. Nos. 49-53 have been converted to retail use.

4.3.13 No. 50, a red brick Georgian house, retains its slate roof and timber sliding sashes. It is set some distance from the street, within its own grounds, giving a degree of privacy. Consideration should be given to adding this to the Buildings of Local Interest.

4.3.14 No. 52 is an 18<sup>th</sup> century timber-framed and rendered building with a central chimneystack and leaded glazing in the windows and the end wall gabled.

4.3.15 Nos 54 and 56 are commercial premises set back from the road. A modern building with an unusual roof form. No. 58 is a petrol station with its associated flat large high level canopy set in a sizeable area of tarmac. Bidwells' commercial office, Campbell House, a two and a half storey structure built in 1968 of brown brick with structural horizontal concrete banding under a lead roof, is set at an angle to the street. It lies in a landmark position in the Conservation Area, and does not relate directly to the High Street. This group of buildings are alien to the historic character of Trumpington and harm the architectural interest of the Conservation Area.

4.3.16 Nos 60- 62, date from the early 19<sup>th</sup> century, built of gault brick under a hipped slate roof this was a toll-house. The building features sash windows with glazing bars. No. 62 is set close to the road.



*Above: 60-62 High Street, former Toll House, grade II listed*

4.3.17 Bidwells' commercial office building, on the junction with Church Lane, Stone Cross, is back of pavement to the High Street, with a number of plate glass display windows at ground floor level. At first floor level the building is set significantly back from the street. The building is also visible from the north and from Church Lane. This building is in a landmark location, and yet relates poorly to Church Lane and is unsympathetic to the character of the area.

4.3.18 Nos 1-12 and 14-45 Whitlocks is a relatively newly developed block of flats. The overhanging eaves and division of the building into bays reduces its bulk and adds architectural interest.

4.3.19 Nos 1-4 Sloane Court is a development of uninspiringly designed flats close to the road. These are constructed of a red brown brick with picture windows, typical of the 1960/70s.

## **4.4 Southern High Street to Shelford Road**

4.4.1 Nos 109-119 (odds) High Street and 1-27 (odds) Shelford Road are a group of Victorian/Edwardian houses of similar age to those of Alpha Terrace. They are set back from the road behind small front gardens and generally have either a single or double storey projecting bay window. These are important as a group of relatively homogenous buildings, in an otherwise varied street.

4.4.2 The Cemetery lychgate is a close studded and rendered structure set under a tiled roof.



*Above: Cemetery Lychgate*

## **4.5 Alpha Terrace**

4.5.1 Consists mostly of speculatively built two storey terraced Victorian and Edwardian houses built in a number of rows, separated by alleys to provide rear access. These gault brick buildings were constructed by different builders with various architectural details which include red brick banding, decorative brick or stone lintels and slate roofs. A significant number of the original vertical sliding sashes survive, usually two panes over two, however Nos 26-40 (even) have grander ground floor windows with a narrow sliding sash to each side of the main window separated by mullions.

4.5.2 Nos 42-44 (even) each have a ground floor canted bay window with two windows above and a wider street frontage. Nos 50-56, and 88-90 (even), are semi-detached houses with wide street frontages and paired sash windows.

4.5.3 Most of the houses in the street maintain traditional style timber front doors.

4.5.4 A number of the buildings have been painted and have replacement windows, which detracts from the general character of the terraced houses.

4.5.5 Nos 46 and 71 are gault brick detached houses, probably dating to 1920/40s. Set back from the street they have a neutral impact on the

Conservation Area, the latter is the largest house in the street. Nos 55 and 57 are of similar style but have been painted and the former has a modern front porch, all of which detract from the character of the houses. No's 63-65 are a semi-detached reflected pair.

4.5.6 No. 48 is also constructed of gault brick, but its colour when combined with the brown stained windows, wide street frontage and integral garage, present alien features to the street and it has a negative impact on the Conservation Area.

4.5.7 No. 51 is a detached 1960s home set back from the street behind a car parking area. Its hipped red tiled roof and large picture windows are uncharacteristic of the street. It has a neutral impact on the character of the street.

4.5.8 No. 53 is a single storey gault painted house dominated by its roof. It is partially hidden behind its hedged front garden.

4.5.9 Nos 59-61 (odds) is a pair of significantly altered houses set behind front gardens, which despite the hedge are converted to car parking. Nos 67-69 (odds) are of a similar style but these retain their character and are sympathetic with the character of the older houses.

4.5.10 Detached Nos 73 and 75 have been/are being modernised, these are rendered properties, albeit that the former has remnants of brick detailing. The use of render is alien to the street.

4.5.11 No. 96 is the grandest house on the street built in 1906, with a date stone marked C.F. It has a two storey canted bay. It has been extended to the east into what appears to have been a flat roofed garage, giving an unusual window form which detracts from the character of the house and the Conservation Area.

4.5.12 The Free Chapel was built in 1899 and was shortly followed by the Sunday School, to the rear. Built of gault brick, with red brick detailing, under a pitched slate roof these buildings are of small scale. A number of additions have been made including a flat roofed lean-to structure with unsympathetic external roller shutters. The building fronts Alpha Terrace and is set back from Scotsdowne Road, which allows the building to be read as a whole.

## **4.6 Allen Court**

4.6.1 Six single storey square plan houses set around a cul-de-sac built in 1964. The low pitch slate roof with central brick/rendered chimney over rendered walls give this street a unique character. The tall flanking garden walls have been built

of hollow breeze blocks, which have variously been set on their sides to form a pattern in the wall.

## **4.7 Maris Lane to Grantchester Road**

4.7.1 This forms the historic core of the village, with the central section of High Street and Church Lane.

4.7.2 Anstey Hall Farm is a group of agricultural buildings which date from the 17<sup>th</sup> century and include a number of listed structures on a complex plan form. The various styles reflect the agricultural practice at the time that they were built. There are clear views of the western range of buildings, which includes the timber threshing barn and dovecote (both listed grade II), from the west. These buildings have been successfully converted to residential use and are an attractive group of historic buildings.

4.7.3 Anstey Hall Farmhouse is in good condition, of multiple build periods with the core dating from the 17<sup>th</sup> century, it sits directly on the street and is listed grade II. The garden wall is independently listed as grade II.

4.7.4 The brick built Vicarage, 1 Grantchester Road, is dated c.1733 and sits within landscaped grounds and is only partially visible from the road. It is grade II listed. An 'L' shaped, gault brick building, is partially used as an ancillary building to the Vicarage, and partially for Church use. It is set a little way back from the street, hiding the Vicarage from view.

4.7.5 Nos 2-8 Grantchester Road (even) are two sets of semi-detached gault brick houses under slated roofs. They have gable ends as well as flank walls facing the street. Although of different build periods, they form an attractive group set behind small front gardens, with long rear gardens.

4.7.6 Nos 10- 14 Grantchester Road (even) were built in the early 19<sup>th</sup> century. Listed grade II, the gault brick houses have a slate mansard roof and a carriage arch set between them. It is unfortunate that they have lost their original doors as the modern replacements are not of appropriate character for these listed buildings.

4.7.7 Nos 16-18 Grantchester Road are dated 1654 and form one residence. Listed grade II, this modernised timber-framed and rendered property has a tiled roof and was completely re-modelled in 1969. These buildings are set back from the street behind gardens.

4.7.8 Nos 20-22 Grantchester Road is now a single property. It dates from late 17<sup>th</sup>/ early 18<sup>th</sup> century date, and is timber-framed, one and a half storeys with thatched roofs and tiled aprons to the dormers. Lower part of the ground floor is

weatherboarded and the rest rendered. The properties feature modern sliding sashes and casements. This property is a grade II Listed Building.



*Above: St Mary and St Michael Church, grade I listed*

4.7.9 The Church of St Mary and St Michael is listed grade I, dating to the 13<sup>th</sup> and 14<sup>th</sup> centuries and is set back from the road within the churchyard. The Church was restored greatly in the 19<sup>th</sup> century by William Butterfield, who refaced the exterior in fine buff Bath stone, though parts of the original Barnack stone can still be found. The churchyard wall is separately listed at grade II and is of 17<sup>th</sup> or 18<sup>th</sup> century in date.

4.7.10 Maris House is listed grade II, built c.1800. This red brick building with tiled 'M' shaped roof is of two and a half storeys and has casement windows. It is set back in its own gardens behind a red brick wall topped with a hedge.

4.7.11 The historic Church Farm has long been converted to individual business units. These have been significantly altered and a number of new structures added. Much of the development is hidden from view behind Enterprise and Kelford Houses, which are set on the street edge. Kelford House is a former single storey gault brick farm building under a slate roof, probably of 19<sup>th</sup> century date. Enterprise House is an infill building of red brick under a mansard tiled roof, built in 1979. Its scale height, and brick colour detract from the smaller scale gault brick buildings to either side.

4.7.12 Anstey Hall is listed grade II\* but is not particularly visible from the street as it is set behind an entrance lodge (1865), attached outbuildings, entrance gates and the Coach House. It is constructed of red brick with stone dressings. The gateway of Anstey Hall is 18<sup>th</sup> century, and the brick piers feature stone quoins, stone caps, cast-iron lamp finials and wrought-iron gates. The Coach House is another single storey building which has been adapted for commercial use. Built of gault brick under a steeply pitched tiled roof, it is slightly set back from the street. Its varying window patterns, roof top white painted decorative louvres and skylights provide variety and interest to the street.

4.7.13 Trumpington Hall is listed grade II and was built c1710. A red brick half H-shaped house with hipped slate roofs. All of the ground floor windows were replaced in 1826. On the south end of the building there is a projecting three sided bay. In the 19<sup>th</sup> century the building was heightened and re-roofed and in the 20<sup>th</sup> century various additions and alterations were made. Wall, gates and gate piers to the forecourt were also built c1710. Constructed of red brick, the wall has ten square piers set diagonally. The tall red brick gate-piers have urn finials. The double gates are wrought-iron.

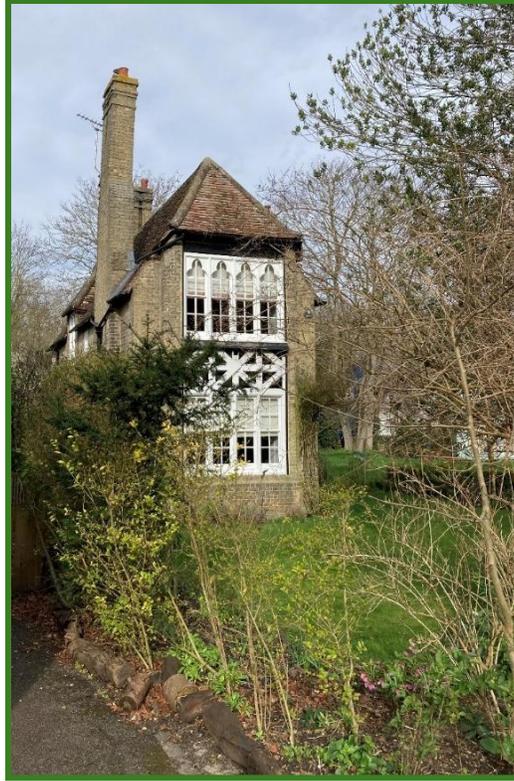
## **4.8 Church Lane**

4.8.1 The street contains a variety of buildings from 17/18<sup>th</sup> century to the 1940s.

4.8.2 The boundary wall to Trumpington Hall and a number of other properties in the street form an important built part of the street due to their location at the back of the pavement on a relatively narrow street. Using brick and flint, with the occasional stone capping the walls are constructed of local materials and generally have a positive impact on the street.

4.8.3 The Lord Byron Inn has undergone significant alteration and extension in all directions with little of the original two bay one and a half storey building remaining unaltered. The late 20<sup>th</sup> century flat roofed extension to the north are untypical of the area. The substantial accommodation block and open link building extends the building significantly. The large area of hard landscaped car park, and post and chain boundary treatment forms a particularly negative impact in this part of the Conservation Area.

4.8.4 The six brown/red brick two storey 1940s semi-detached houses are set back from the street behind matching boundary walls with mature gardens. There has been a degree of alteration in terms of window alteration and extension, but these are harmonious with the character of the buildings, which have a neutral impact on the Conservation Area.



*Above: 21 Church Lane grade II*

4.8.5 No. 21 is grade II listed and was built as the school house c.1857. It is thought to have been designed by William Butterfield. The detached house is set back from the street within its own grounds behind a knapped flint wall topped with a hedge. This gault brick house is set under a pitched tiled roof, but is hardly visible from the street. The ornate gable end is one of the village's most striking and attractive features. To the west of this house is a white painted old school building. White painted walls have become a characteristic of parts of the village. Traditional lime wash had a matt finish and off-white tones which have a softer appearance than modern paints.

4.8.6 The old school, now a day nursery, is constructed of white painted brick under a tile roof in mock 17<sup>th</sup> century style, popular for schools built in the early 19<sup>th</sup> century. The roof is 'M' shaped. Old House dates from the late 16<sup>th</sup> century and is listed grade II\*. Set on the edge of the road, it shows the typical use of narrow red bricks and crow-stepped gables of a high status building of this period. It was extended to the south west with a one and a half storey structure set under a mansard roof, which was built in 1924.

4.8.7 The remainder of the buildings in the street comprise two sets of two storey Victorian houses set on the road, without front gardens. They are constructed of brick. Elm and Cedar cottages are painted white and the original

windows had multi paned timber sliding sashes which have now been replaced with unsympathetically styled windows and doors. Between the two sets of houses lies a former shop, with its shopfront still intact, dating to the late Victorian or Edwardian period. The more westerly houses retain their original brick finish, and although their windows have been replaced with uPVC double glazing, they retain their casement proportions and are set back within the elevation. These three buildings form an attractive group and are non-designated heritage assets on the list of Buildings of Local Interest.



*Above: Victorian Houses on Church Lane*

## **4.9 Hauxton Road**

4.9.1 The supermarket is hidden to a degree behind a landscaped belt of trees. However, this large volume structure, where glimpsed through gaps, has a horizontal emphasis, which is out of character with the Conservation Area.

## **5.0 Heritage assets and positive structures**

### **5.1 Designated heritage assets**

6.1.1 At the time of publication there are around 40 listed buildings in the conservation area, ranging from the grade I listed parish church, grade II\* church and Manor Farm, and a large number of grade II listed houses from different periods. There are also two scheduled ancient monuments and a grade II registered park and garden.

- 6.1.2 Each designated asset is identified on the Conservation Area map, and full details of their listing can be found on the Historic England website at [www.historicengland.org.uk/listing](http://www.historicengland.org.uk/listing)

## **5.1 Non-designated heritage assets**

- 6.2.1 Several buildings or structures in the conservation area have also been identified which, although not nationally listed or designated, are of local importance. This could be due to their architectural and/ or historic interest, their landmark status, communal function, association to locally important individuals or families or a combination of these.
- 6.2.2 These properties have been identified on the conservation area maps (in orange) for information purposes and to ensure that they are given due regard in any related planning applications. These will be formally assessed as non-designated heritage assets by the council and considered for inclusion on the Cambridgeshire Local Heritage List (see <https://local-heritage-list.org.uk/cambridgeshire>)

## **5.3 Positive buildings and structures**

- 6.3.1 In addition to the above, there are also a number of buildings or structures which are not nationally designated and are unlikely to meet the criteria for consideration as a non-designated heritage asset, but nonetheless do contribute positively to the character and appearance of the conservation areas.
- 6.3.2 These buildings or structures make a valuable contribution and should be viewed as key elements of the overall character and significance of the relevant conservation area. Alterations to, or the loss of, these assets can have a lasting impact on the special character of the area in which they lie. These structures have been identified as positive buildings on the conservation area maps (in green).

## **6.0 Trees, Landscape and Open Spaces**

- 5.0.1 There are a number of group and individually protected trees within and adjacent to the Conservation Area.
- 5.0.2 Trees are spaced intermittently along the High Street. The trees in the garden of No. 30 make a significant contribution to the character of the street and Winchmore Drive. Those around the Green Man inn are major landmarks in the

street and are protected under a Tree Preservation Order (TPO). The avenue of trees within the grounds of Trumpington Hall visually links Trumpington Hall lodge with the Hall itself.

5.0.3 The trees in the garden of No. 50 are important, not only to the setting of the adjoining buildings, but also in long views. Protected mature trees are situated behind the Toll House and Weighbridge partially screening the supermarket from Hauxton Road.

5.0.4 The Cedar of Lebanon and Scots Pine trees in the cemetery can be viewed from Hauxton Road and block vistas down the road. The cemetery also contains an avenue of yews along the entrance path leading from the lychgate, and a number of smaller ornamental trees such as cherry.

5.0.5 From Grantchester, the trees in the grounds of Trumpington Hall define the edge of the road. The Grantchester Road Plantation is an important entrance to the village. From the riverside footpath, glimpses of Trumpington Hall, the Church and Anstey Hall through the trees are very important to the village setting. Trumpington Hall is very important to the historical development of the village, and its trees and spaces are the backcloth to the village and the Hall.

5.0.6 The tree screen around Anstey Hall, as well as the agricultural buildings of Anstey Hall Farm, are important in framing views south east from the end of Grantchester Road. Mature trees within the graveyard of the Church are also important to the character of this part of the village.

The key groups of trees are:

- Grantchester Woodland Plantation
- Fairly young tree belt visually linking Trumpington Hall Lodge and the Hall itself
- Trees within the grounds of Sole & Duck
- Trees within the grounds of the Green Man inn, protected by TPOs
- Trees within the front garden of No.50 High Street
- Tree adjacent to the Coach House, Maris Lane
- Yew avenue within the cemetery
- Trees around the cemetery
- Trees around the supermarket
- Trees within the churchyard
- Trees between the River Cam and the village.

## 6.1 Open Space

5.1.1 Agricultural fields are located to the west and partially to the south and north of the village. There is a picnic site and wooded riverside walk to Byron's Pool, which links to the open space of the Trumpington Country Park.

5.1.2 There is a grassed open space in front of the crescent of shops on the High Street. The cemetery and churchyard are quiet areas for contemplation.

5.1.3 The open parkland and paddocks of Trumpington Hall are significant green spaces within the village, and can be viewed from Winchmore Drive. The gardens and the grounds of Anstey Hall are vital to the setting of the buildings and the character of the Conservation Area as a whole. With the development of Trumpington Meadows, new views have opened up from the housing area towards Anstey Hall. However, there is no public access to these private grounds.

5.1.4 There are two further small areas which could be considered to be open space, the areas around the War Memorial and the Village Sign, outside of the Bidwells office, as they offer a break between buildings. Whereas there were some improvements to the landscaping of the War Memorial in 2014, the Trumpington Village Sign would benefit from enhancement of its setting as it is somewhat lost among the trees.



*Above: Trumpington Village Sign*

## **6.0 Key Characteristics of the Area**

6.0.1 Some key elements are fundamental to giving the area a sense of place and are discussed in turn.

### **6.1 Uses**

6.1.1 There is a wide range of activities, including residential, agricultural and commercial uses within the village.

### **6.2 Buildings**

6.2.1 The scale of the buildings greatly varies, from grand manor houses, a large supermarket, church and office buildings, to individual detached houses and smaller terrace housing.

6.2.2 There is a mix of buildings of different ages, ranging from 15<sup>th</sup> to late 20<sup>th</sup> century.

6.2.3 The buildings range in height from one to three storey homes, shops and offices. These commercial uses are usually taller and larger than the residential properties. There are a few landmark tall structures such as the water tower at Anstey Hall and the church tower.

6.2.4 There is a quite wide palette of buildings materials including red or red/brown brick and a limited number of rendered timber framed houses with some weatherboarding on early vernacular buildings. Gault brick buildings are usually 19<sup>th</sup> century houses. Roofs are usually covered in clay tiles or thatch for early buildings with Welsh slate for 19<sup>th</sup> and early 20<sup>th</sup> century buildings. In the later 20<sup>th</sup> century there is a return to the use of tiles, often concrete.

6.2.5 The design of the modern buildings is generally unsympathetic to the traditional character of the village.

### **6.3 Streets and Spaces**

6.3.1 Rural setting to the west and partly to the north and south of the village.

6.3.2 The High Street is a busy narrow street with a mix of building styles. A number of these buildings are set within their landscaped grounds or behind small gardens. Yet other property is set directly on the street. The central area of the High Street has the greatest diversity and is in need of enhancement.

6.3.3 Maris and Church Lanes and Grantchester Road have a combination of narrow curving streets with strongly defined edges, in the form of boundary walls, buildings, hedgerows and trees. The combination of landscaping and buildings serves to bring the countryside into the village.

6.3.4 A number of car parks within the Conservation Area, with minimal soft landscaping, have significant areas of hard standing which harm the character of the area.

6.3.5 The cemetery, churchyard and open space in front of the crescent of shops add interest to the Conservation Area.

6.3.6 The Village Sign is given insufficient dominance in the Conservation Area, and should be highlighted.

6.3.7 There are a large number of visually important trees, many of which are within the manor house grounds.

## **7.0 Issues**

7.1 The special interest of the Conservation Area lies in its continuous use and development over a period of more than 1000 years and the retention of its village character.

7.2 Heavy traffic on the High Street restricts the movement of people across the settlement and adversely has an impact upon village life.

7.3 Commercial pressures for development along the High Street have led to a number of modern buildings, which are unsympathetic to the historic character of the village.

7.4 There are a number of large areas of car parking and associated hard standing.

7.5 Poorly designed and maintained street furniture, such as lights, bollards, bins and benches, are of particular concern along the High Street.

7.6 There are a large number of traffic signs, which detract from the historic character of the streets.

7.7 The Trumpington Meadows development has an impact on the Conservation Area due to its proximity to the boundary. For example long views out into what was open space is now curtailed by new buildings.

## 8.0 Guidance

8.1 This section contains guidance to protect and enhance the character of Trumpington Conservation Area.

8.2 The existing landscaping of the village and its setting is important to its character and will be retained and enhanced. Where required, further trees will be protected by TPOs. A strategy for the retention, protection and replacement of trees, which includes regular inspection and maintenance of all trees within the Conservation Area will maintain the character of the area. Where there are groups of significant trees, there may be an opportunity to have additional planting in order to improve the landscaping.

8.3 Currently the buildings retain a significant number of original architectural details. It is noted that an 'Article 4(2) Direction' could be introduced to ensure that the architectural details, which the residential buildings currently retain, are not lost to unsympathetic alterations. Details which could be subject to Article 4 (2) Directions include windows, doors, boundary walls etc..

8.4 New buildings and additions within the Conservation Area should be designed to a high quality and set within structured landscaping, maintaining the existing mature trees and hedges.

8.5 Development proposed adjacent to the Conservation Area should also be designed to a high standard and be set within structured landscaping in order not to detract from the special character of the Conservation Area. Care should be taken in the siting of development where existing trees are present to ensure that these trees are not damaged or that their growth is not restricted.

8.6 The area around the Village Sign should be enhanced to provide an area of formal open space. The reconnection of this area into the footpath network and the provision of timber seating would enable the villagers to reclaim this area for public open space.

8.7 The churchyard and cemetery should be maintained as areas for reflection. There is an air of tranquillity at St Mary and St Michael churchyard, but less so at the cemetery at the junction of Hauxton Road and Shelford Road.

8.8 A programme of enhancement, in terms of boundary treatment, planting and materials, around the various areas of car parking should be implemented. In addition to this, advice regarding the appropriate design of car parks should be set out.

8.9 The repair and maintenance of buildings within the Conservation Area should be a priority.

## **9.0 Summary**

9.1 This appraisal has sought to identify what is special and unique about the Trumpington Conservation Area.

9.2 Trumpington is the only village within the City of Cambridge. It is essentially separated from other areas of the City by landscaping and a lack of suburban sprawl out of the city centre. It maintains its historic context with the link between the manors and the land retained.

## Appendix I Buildings of Local Interest

Nos 17, 18 & 19, Church Lane

C19. Similar in style to examples on the High Street. Three terraced cottages, gault brick, Welsh slated roof with ridge stacks. Panelled doors and side hung casement windows under rubbed brick cambered heads. Relatively plain but appear to be unaltered.

Cromwell House, No. 19 High Street

Alpha Cottage, No. 45 High Street

Early C19. Grey gault brick. Two storeys, three sliding sashes with glazing bars per floor of front elevation. Central panelled door, rustic porch. Welsh slate roof.

The Red House, No. 50 High Street

Early C19. Three storeys, red brick, hipped slate roof. Three sliding sashes with glazing bars per floor of front elevation. Doorcase with reeded surround and fanlight above door.

Village Hall, No. 75 High Street

1908. Red/orange brick with penny-struck pointing, cant nosed brick detailing (including plinth course, buttresses and gable ends). Tile stack corbelling and mock-Tudor brick arches over openings.

No 83, High Street

C19th. Gault brick pair of cottages. Similar to others in grouping, but with drip moulds over ground floor window openings, horizontally sliding sashes. Now has later windows in former end doorways and modern panelled central front door.

No 87, High Street

C19th. Gault brick cottage, plain clay tiled roof, central ridge stack set on the diagonal, two gabled dormers. Planked front door and side hung casements under rubbed brick flat arches. Details similar to Nos 91-93.

Nos 91 to 93 (odd), High Street

Gault brick pair of cottages, Welsh slated roof, two heavy decorative brick ridge stacks, gabled cross wing at either end with circular vents near the top. Front door and three-light casement to ground floor of each projecting gable, other windows are two-light side hung casements under decorative brick shallow arched heads.

Nos 105 to 107 (odd), High Street

C20. Pair of cottages, thatched roof with hipped ends down to single storey eyebrow dormer on each end, dumbbell plan, two storey centre section, three red brick chimney stacks, rendered walls. Leaded light windows in timber sub-frames, integral porches under eaves.

