

Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022

Huntingdonshire District Council | Huntingdonshire Landscape and Townscape Supplementary
Planning Document 2022

Chapter 10 - Fenstanton

10 Fenstanton Key Service Centre

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- 10.1** Fenstanton is located on the southern edge of the Great Ouse Valley approximately 6 miles east of Huntingdon and 2 miles south of St Ives.

Landscape Setting

- 10.2** Fenstanton sits on the south eastern edge of the Great Ouse Valley Landscape Character Area and the village has strong physical and visual links with the Great Ouse Valley. This is particularly noticeable on the northern and western edges of the historic part of the settlement where some properties face out across the valley landscape. To the north of the village the landscape has been highly modified by flooding of former gravel extraction pits creating substantial lakes and county wildlife sites. The traditional Great Ouse Valley landscapes are of inherently high quality containing areas of pasture, water meadows and wetland vegetation with willow trees a strong feature. These provide a strong landscape setting for the village.
- 10.3** To the east of the village, in Fen Drayton parish, the Great Ouse Valley landscape is heavily influenced by horticulture. The character of the landscape to the south of the village is significantly different as the Ouse Valley Landscape Character Area gives way to the South East Claylands. This area is typified by large arable fields, blocks of woodland and gently undulating topography ultimately rising towards the south. In its immediate context the A1307 splits the village from its landscape setting to the south. However, the agricultural landscape to the south of the A1307 is relatively open affording long distance views across the South East Claylands contributing to the setting of the village when approached from the south.

Edges and Visual Prominence

- 10.4** The slightly elevated position of Fenstanton means that it has good visibility from and across the Great Ouse Valley with the church spire forming a prominent landmark in all directions. The soft western edge of the village is visually prominent. Cottages face out of the village and are visible from Low Road across the relatively open landscape around Hall Green with smaller fields and paddocks surrounded by hedgerows and trees. Hall Green Brook forms a distinct linear feature running north east - south west separating the immediate village setting from the larger fields beyond and extending to the River Great Ouse.
- 10.5** The north eastern edge of the village contains several small fields, playing fields and sports pitches and one larger arable field with tree planting extending north and then north west providing some screening from the river corridor for this part of the village. To the east of Headlands the village edge has limited vegetation along the watercourse providing some amount of softening of the boundary.
- 10.6** The A1307 forms a strong, artificial boundary to Fenstanton separating properties on Conington Road and Hilton Road from the main built up area of the village. This is further reinforced by structural planting associated with developments south of Cambridge Road. Land to the south of this forms an integral part of the wider agricultural landscape and retains a strongly rural character with a mixture of pasture, arable fields and orchards.

Townscape Character

- 10.7** Fenstanton was founded on an island of higher, free draining ground on the southern side of the Great Ouse Valley and the majority of the village lies above the 10m contour. It lies on the site of a former Romano British villa. The main road running east to west through the village, and which now forms the High Street, is on the line of a Roman road running from modern Colchester to Chester via Godmanchester. The medieval settlement was about half a mile north east of the High Street focused around St Peter and St Paul's Church with development spreading south from there to link to the ancient roads. Historic cottages around Church Lane form a distinctive historic core to this part of the village.

- 10.8** Over time, a series of village greens developed to the south west of the church linking it with the High Street and several of these greens still remain, despite modern infill development which has taken place in this part of the village over recent years. The boundaries of the conservation area to the west of the village reflect the evolution of the village core, incorporating part of the High Street and the greens leading up to the church, but excluding areas of more recent development. These recent developments have expanded the village considerably eastwards from the historic core which has more than doubled the size of the original village.
- 10.9** The unusual form of Fenstanton is reflected in eleven character areas (Figure 10.1 and can be viewed on the [interactive map](#)). The character of the village centre is defined largely by the High Street. Here, higher density development, including shops, houses, former coaching inns and small industrial premises line both sides of the High Street resulting in a strongly linear character. To the south of the High Street are Conington Road and Hilton Road, these are connected to the village via an underpass underneath the A1307 and have a close association with the countryside.
- 10.10** To the west of the village, the character is defined by large houses set within substantial gardens, and smaller cottages arranged around a series of greens. To the western edge of the village, a number of cottages front onto the adjacent landscape of Hall Green and can be viewed from Low Road. The A1307 currently forms a strong southern edge to the village. Substantial 21st century developments have taken place along Cambridge Road including the redevelopment of the former Dairy Crest factories which has provided improved permeability from the southern aspects of the village to the High Street and has enhanced its street scene.
- 10.11** The eastern side of the village is dominated by large residential estates built within the last 40 years. These estates, typical of many modern developments retain an overall green character derived from the series of small greens and established vegetation to front gardens. The area is not so well connected visually and physically with the rest of the village, although there are views to the church tower from some locations.

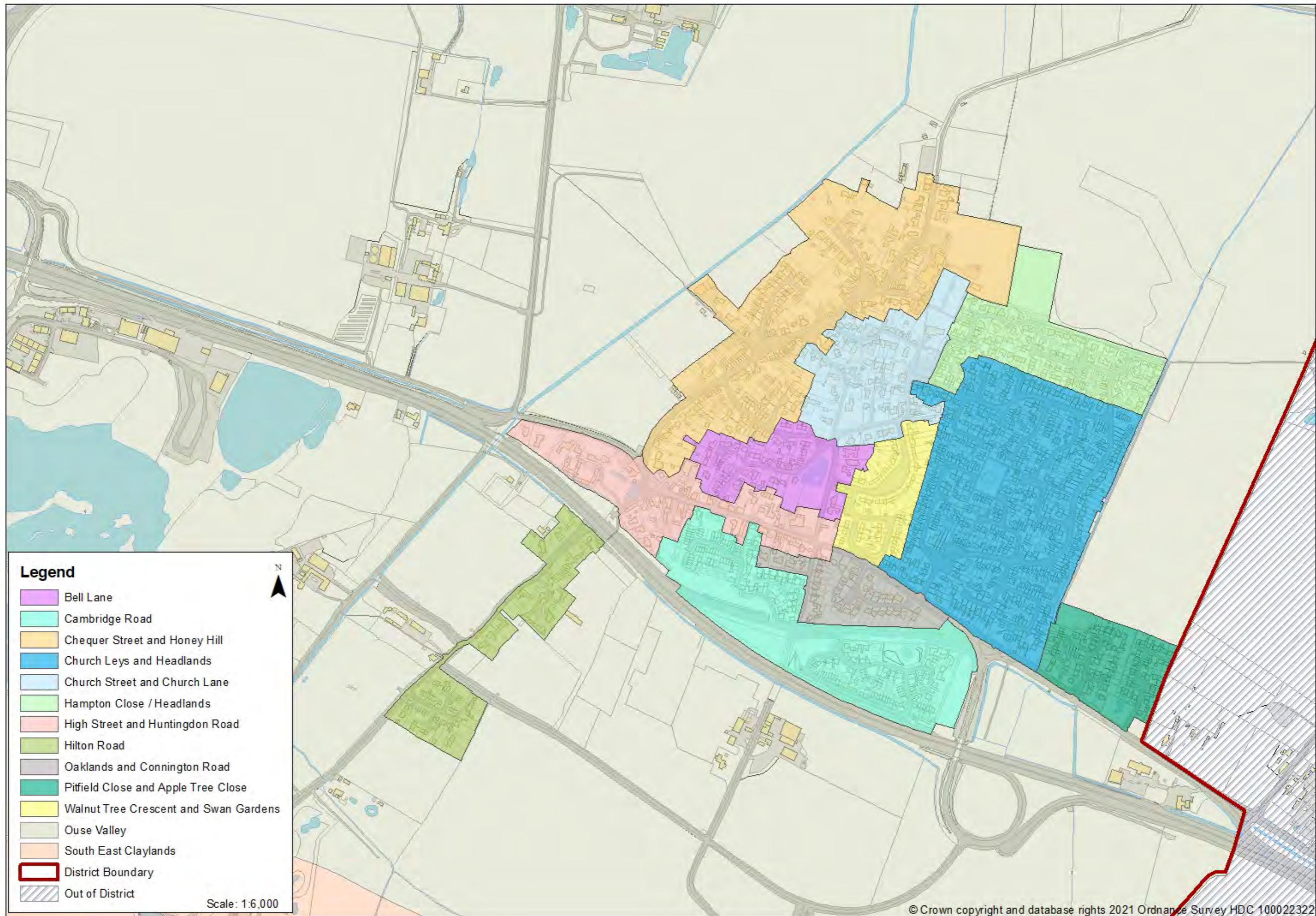


Figure 10.1 Fenstanton Character Areas

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Key Features

Historic route	High Street and Huntingdon Road
Historic gateway	High Street and Huntingdon Road
Landmarks	St Peter and St Paul's Church and Clock Tower and lock-up
Memorable areas	Church Lane/ Street, St Peter and St Paul's Church and village greens
Key views	St Peter and St Paul's Church spire, views westwards over Hall Green Brook



The listed Clock Tower and Lock-up forms a focal point to the village and a memorable approach into the village from Huntingdon Road



View from the north of the village along Cranesbrook. The village is influenced by the surrounding countryside



There are several cottages found within Fenstanton, some have thatched roofs



The village has undergone several modern additions, most recently the redevelopment of the former Dairy Crest site to the south of the High Street

Fenstanton Character Area 1: High Street and Huntingdon Road



The Clock Tower and Lock-Up forms a distinctive point in the village



The High Street has a more compact feel with limited set back from the road

10.12 The High Street and Huntingdon Road character area largely falls within the Fenstanton Conservation Area. The High Street has higher density development, including shops, houses, restaurants, pubs, former coaching inns, a surgery, pharmacy, nursery and small industrial premises which line both sides of the High Street and has a strongly linear character. It has a hard landscaped semi-urban environment with a high proportion of the village's 18th century buildings. The majority of buildings in this character area are red brick with plain tile roof followed closely by gault brick with slate roof and white and cream coloured rendering. Building types range from 1B, 2A, 2B, 2E, 3D and 7A.

10.13 Huntingdon Road in the west of the character area near to the Turnpike Bridge comprises low density detached housing set within large plots such as Vernon House with substantial tree and hedge planting. The properties here have a closer relationship to the surrounding countryside but form an important transitional point into the main village. A building of particular note here is the grade II* listed Grove House an early 18th century house of three storeys and square plan constructed from red brick and plain tile roofs. It has undergone a change of use from office to several flats. There are also several bungalows to the rear of Grove House but these are obscured from public view with vehicular access from Hilton Road which is gated. There are also a handful of bungalows characteristic of building type 3D along Huntingdon Road which demonstrate some 20th century infill development has taken place over time.



Grove House

10.14 A key feature on the approach into the village from Huntingdon Road is the former King William IV public house, a grade II listed property dating from the 17th century. It is two storeys constructed from soft red brick with a rear wall and is part timber framed. There is a modern single storey extension to the left hand gable. The significance of the building comes from its historic and aesthetic value, arising from its historic form, materials, features and location, as well as its historic use as a public house. It has gained planning approval to be converted to one residential property. Additionally, the Clock Tower and Lock-up is a key landmark. This is a visually prominent, grade II listed building on the High Street and located at the junction with Hilton Road. The building is located on a triangle of land with roads on all sides. This location is enhanced by a pond situated to the west of the Clock Tower and on the other side of Hilton Road. The combination of the pond, Clock Tower and the former pub produces a harmonious village setting at this point.

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10.15 Hilton Road is a short road with a handful of properties. Some date from the 20th century (Hilton Court) and those adjoining the High Street have some of the ground floors used for non-residential purposes such as a Post Office. Nos. 4-6 Hilton Road is a grade II listed 17th century cottage which was formerly one property but changed over time into two. This is uncharacteristic of the rest of the character area due to its age but also that it is constructed from timber frames, rough cast and pantiled roofs. Hilton Road is split into two by the Fenstanton bypass which started construction 1979 and is now the A1307 with an underpass connecting the two parts. The rest of Hilton Road is detailed in a later character area.



Post Office

10.16 The eastern approach to the character area along the High Street is dominated by the visual prominence of the unlisted, 1930s Mock Tudor style of The Tudor Hotel. The Hotel's prominence is given by its white painted and black timber colouring and to the fact that the building is positioned partially facing the crossroad between Conington Road and Swan Road/High Street. Nos. 33 and 35 High Street are located opposite The Tudor House and together with the arched entrance, contribute considerably to the townscape of this part of the character area. The spacious grounds of The Tudor Hotel and Swan Cottage allow much greater tree and hedge planting contrasting with the denser development running along the High Street which has no set back and limited tree and hedge planting as a result.



Tudor Hotel

10.17 The redevelopment of the former Dairy Crest factory site south of the High Street is a key point of change along the High Street. This includes redeveloping aspects along the High Street with terraces facing onto the High Street that are of an appropriate scale and form with features and detailing found elsewhere within the village and as such enhances the street scene. The redevelopment of the whole site is detailed further in the Cambridge Road character area.

10.18 This is a characterful and historic area whose conservation is a priority. Development opportunities are limited to changes of use and small scale infill proposals or extensions and alterations to existing properties.

Development proposals should:

- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Enrich the character of the area by reinforcing and acknowledging its historic character.
- Protect the setting of local landmarks such as the Clock Tower and the Tudor Hotel.
- Reflect the existing materials and colour palette of predominately red brick with plain tile roof, gault brick with slate roof and white and cream coloured rendering.
- Retain the high quality of architectural detailing to properties and original architectural features.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Conserve and reflect the intimate scale of the High Street through the control of shopfront design and building renovations.
- Promote high standards of design and architectural detailing to enhance the historic character of the area.
- Protect the existing mature trees where these contribute to the character of the street scene.
- Maintain and enhance physical and visual connections to key buildings and landscape views.

Fenstanton Character Area 2: Chequer Street and Honey Hill



Green space outside of the United Reform Church



40 and 42 Chequer Street demonstrating some of the variations in materials and styles found within the character area

10.19 This is a characterful area with the principal street being Chequer Street, however, there are several smaller streets and lanes that diverge from it. It is predominately residential but there are some community facilities such as Fenstanton and Hilton primary school, Fenstanton pre-school, Wooden Park, football ground and one or two small village shops.

10.20 Heading northwards along Chequer Street development is on the eastern side with properties closest to the junction with the High Street facing onto open countryside and Low Road; these are large and detached. Further along Chequer Street development is found on both sides creating a more enclosed feel. Honey Hill and junction with Chequer Street and Hall Green Lane is characterised by four small greens and there is more tree and hedgerow planting, this contrasts with the character of the more densely developed High Street, thus justifying its own character area. Apart from the small greens, the character at the north-west corner of the character area is also derived from the variation in road widths which in some places extends to between 15 and 20 metres. The widest point lies at the entrance to School Lane and Honey Hill. These sections of road accentuate the green 'island' areas and the character of this area.



Honey Hill cottages with green space

10.21 There is a diverse range of building types present ranging from 1B, 2A, 2B, 2C, 2E, 3A, 3B, 3D, 3E, 3F and 6B. As a result the range of materials found within the character area is broad. However, the majority of materials used are red brick with plain tile roof, gault brick with slate roof and white and cream rendering. There are some examples of thatch, a notable example being the earlier 17th century cottages which are found in greater quantity here rather than in the High Street. Examples of prominent buildings that stand out within the area are the grade II* listed 18th century Manor House opposite Tall's Lane and the United Reform Church which is a gothic revival building from the later part of the 19th century. Although of contrasting styles, the prominence of these two buildings on the north and south-east sides of the green at this point on Chequer Street creates a sense of balance within the street scene and serves to diversify the character of the area.

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10.22 Some of the more recent additions to this area have reflected the character and design found here such as the terraced development along School Lane. The majority of buildings are two storeys, however there are some single storey bungalows found throughout. Mid-20th century development in Manor Drive, Chequer Close, Chequers Court and some infill development along Chequer Street has meant that some less characteristic styles of development have occurred, however, while from a design point of view they contrast, the large front gardens and the set back from the road is reflective of the more spacious feel the greens provide and provide opportunities for tree and hedgerow planting along these which also helps to tie these in with the wider character of the area. Trees behind Manor Drive are protected by a Tree Preservation Order providing a green edge to this part of the character area towards Hall Green Brook.



20th century infill on Church Street

10.23 Hall Green Lane extends in a north-westerly direction from Chequer Street to Hall Green Brook. It has mature hedgerows on either side forming a strong landscape feature. Hall Green Lane forms part of the pedestrian link between Fenstanton and Hall Green Cricket Ground to the north, the link also includes a public footpath and footbridge over Hall Green Brook. Honey Hill also extends this character area in a north-westerly direction towards Hen Green Brook, however this residential development means there is no public access to the countryside beyond.

10.24 Properties along The Fen have extended the built edge of Fenstanton into the countryside and provide points of transition into and out of the village from Chequer Street particularly in combination with the openness of the playing fields of the Fenstanton and Hilton primary school. A public right of way follows the boundary with the playing field and connects to the Fen in the north but also links back into School Lane.

10.25 The conservation of the area's historic fabric is a key priority, therefore development proposals should focus on changes of use or extensions and alterations to existing properties.

Development proposals should:

- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Enrich the character of the area by reinforcing and acknowledging its historic character.
- Conserve and maintain the village greens within this area.
- Reflect the existing materials and colour palette of predominately red brick with plain tile roof, gault brick with slate roof and white and cream coloured rendering.
- Retain the high quality of architectural detailing to properties and original architectural features.
- Support initiatives for the retention of existing or creation of additional services and community facilities.
- Maintain and enhance physical and visual connections to key buildings and landscape views.
- Protect the existing mature trees where these are protected by a Tree Preservation Order and/or contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Retain and encourage further tree and hedgerow planting particularly as landscape buffers to developments that border with the open countryside.
- Maintain and enhance where possible opportunities for public rights of way.

Fenstanton Character Area 3: Church Street and Church Lane



The Church of St Peter and St Paul



No.7 Church Lane with no. 5 behind. These are also known as Providence Parade (1836) and Stanley Cottage (1846) respectively

10.26 This character area consists of Church Street, Church Lane and Tall's Lane. It is characterised by narrow lanes and short range vistas creating an attractive and intimate village feel. There are few footpaths, particularly on the narrowest of lanes. The character area largely falls within the Fenstanton Conservation Area. There has been infill development and some redevelopment through the character area, generally such additions have been successfully integrated with their historic surroundings and the area's intimate feel. Building types range from 1B, 2A, 2B, 2C, 2E, 3D, 3E, 3F and 6A.

10.27 Church Street has an 'L' shaped alignment with the north of it dominated by a view of St Peter and St Paul's Church and edge of road development. It is important to respect the setting of the nearby Parish Church by ensuring that the open character is maintained. No. 11 Church Lane and no.7 Church Street provide good examples of buildings occupying end of vista locations. This part of Church Street running east to west is defined by a grass verge on the south side, whilst the north is dominated by front wall and mature trees some protected by a Tree Preservation Order. To the south of the character area is a crossroads where Church Street, Bell Lane, Tall's Lane and Swan Road converge.



Modern infill on Church Lane

10.28 Along Church Street is Bourdillon Close. It is only visible within the street scene when viewed from directly in front of the entrance to street. There are 6 large detached houses of building type 3E and situated between two listed buildings (no. 2 The Vicarage and no.6 Church Street). Both listed buildings are of gault brick and hipped slate roof construction set back behind landscaped frontages contributing to the rural quality of the area. This is an example of how modern infill development can be sensitively integrated into sensitive environments.



Bourdillon Close

10.29 The Church of St Peter and St Paul is a key local landmark and is visible from the west when approaching Fenstanton along Lower Road and from Fen Lane, a track located to the north. Although the church is located on rising ground, its prominence within the village landscape and to

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the High Street and Clocktower has diminished over time as a result of modern developments. It is a grade I listed church dating to the early to mid 13 century, partially rebuilt in the mid-14th, 15th and early 16th centuries. It is constructed from barnack stone, pebble-rubble and clunch with a pantile-clad roof covering to nave and north slope of chancel, and clay tiles to south slope. It is of particular historic interest as the church contains the memorial to Lancelot 'Capability' Brown (1716 - 1783), the pre-eminent English landscape designer of the mid to late 18th century. The car park in front of the Church provides an important break in the streetscape especially in combination with the modern homes built along Hampton Close.

10.30 The conservation of the area's historic fabric and intimate nature is a key priority. Development proposals are limited to changes of use or extensions and alterations to existing properties.

Development proposals should:

- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Enrich the character of the area by reinforcing and acknowledging its intimate and historic character.
- Reflect the existing materials and colour palette of predominately red brick with plain tile roof, gault brick with slate roof and white and cream coloured rendering.
- Retain high quality architectural detailing to properties and original architectural features.
- Maintain and enhance physical and visual connections to key buildings.
- Protect the existing mature trees especially those protected by a Tree Preservation Order and/or contribute to the character of the street scene and the setting of the conservation area.
- Improve where possible footpath provision to pedestrian safety within the narrow lanes.

Fenstanton Character Area 4: Hampton Close/ Headlands



View along Cranesbrook, hedging screens the development from the wider countryside with linkages to the public rights of way and playing fields



Modern homes on Hampton Close facing onto a car park, green space and church which adds to their character

10.31 This is a residential character area located on the north eastern edge of the village to the east of the St Peter and St Paul Church. It was built in the early 2000s which has extended the built edge of the village but has also redeveloped parts of pre-existing development such as west of the Sallows and east of of the Church of St Peter and St Paul and car park. The development also includes the site of the former Rookery.

10.32 The 21st century design principles here contrast to the dominant building style of properties to the south. This character area provides a diverse range of house types within type 3F utilising 21st century design principles including shared surfaces, ensuring the design of corner properties creating a continuous building frontage to both streets and incorporating a variety of housing sizes and types. Many of these features and the design of properties within these areas are also reflected within the Cambridge Road character area in the southern part of the village.

10.33 Materials and colour palate throughout the area include predominately buff brick with some red brick, white render and grey and red roof tiles. Architectural detailing varies with some properties having canopies, gables, dormer windows and coachways with parking underneath. The set back from the road is shallow which provides a compact form of development and less opportunities for planting and greenery. Consequently some properties do not have on plot parking which has resulted in small parking courts.



Rendered property

10.34 Overall, the design of properties reflect the historic elements of the village found broadly within the Conservation Area in terms of scale, design and materiality. This is particularly found for those properties that face toward the listed St Peter and St Paul Church and its associated car parking which are located within the Conservation Area. This side of the character area is therefore more influenced by the historic elements of the village. To the east of the church, separated by a boundary wall, are the only listed buildings in the character area.



9 and 11 Hampton Close

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These are Church Barn (9 Hampton Close) and Church Farm Barn (11 Hampton Close), both grade II listed. These are semi-detached, formed from the conversion of a 17th century half-hipped roof, timber-framed barn and finished in dark stained timber boarding.

- 10.35** The character area borders the open countryside on two sides but tree planting along these borders screens the visual impact of housing from the wider landscape. Cranesbrook runs along the northern edge of the area. Public rights of way lead from Hampton Close enabling access to enjoy the countryside with a small car park located to the north of the development as well as a playing field and play equipment.
- 10.36** Development opportunities are limited but there may be some opportunities for extensions and alterations to properties.

Development proposals should:

- Reflect the principles, materials and detailing in the agreed design code.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Be high quality and consider impacts on the wider landscape setting and nearby listed buildings and the conservation area as appropriate.
- Retain and protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Reduce landscape impacts particularly to the north and east of the character area.
- Maintain and enhance where possible opportunities for public rights of way and access to the countryside.
- Maintain and where possible add to the play equipment and playing field facilities as these are important areas for recreation locally.

Fenstanton Character Area 5: Bell Lane



26 Bell Lane is one example of the historic nature of this character area



7a and 7b Bell Lane are examples of modern infill development

- 10.37** Bell Lane is located to the west of Church Street and includes several smaller roads such as Swan Road, Cherry Tree Walk and Orchard Gardens. Bell Lane has no footpaths and a narrow country lane feel. Trees and verges provide a green and sheltered feel with some properties obscured largely from view. The character area largely falls within the Fenstanton Conservation Area. Bell Lane extends southwards where it joins the High Street, at this point there are some modern short terraces with some infill development occurring over time. Building types are varied with 1B, 2A, 2B, 2E, 3A, 3D, 3E, and 3F.
- 10.38** The converted warehouse building, adjacent to no.22 Bell Lane forms an important element in the street scene and is a building of local interest. Some infill development has occurred reusing vacant and overgrown land. Some properties benefit from large set backs from the road accentuating the rural and leafy nature found throughout the character area. The character of Swan Road is different in that it is predominately straight and is dominated by a well landscaped area on its western side, which is separated by metal railings and forms part of the gardens to the 1900 grade II listed 'rustic Cottage' 'Mathyns' and is protected by a Tree Preservation Order.
- 10.39** Modern infill development has taken place over time, for example nos. 7a and 7b Bell Lane which is a semi-detached pair of houses constructed of traditional materials of buff brickwork, slate roof and sash windows. These are similar in appearance to a recently built pair of properties in the vicinity.
- 10.40** Accessed from Bell Lane are 20th century developments within Cherry Tree Walk and Orchard Gardens. These areas before development once compromised orchard and back gardens to properties on the road frontage. The area consists of properties from building types 3A and 3D. Cherry Tree Way consists of bungalows. These have a reasonable set back from the road, some have fencing providing a clear marker between public and private space. On the approach from Bell Lane are several green verges which provides a more open feel at this point. Orchard Gardens consists of a mix of properties including a rare example of building type 3A with a semi-detached pair of housing with double bay windows and central chimney stack. There are also examples of bungalows and two storey properties of buff and red brick. Here is a particularly enclosed space with tree and hedge planting form the adjoining character area.
- 10.41** The conservation of the area's historic fabric and intimate nature is a priority, modern additions and infill have demonstrated how development can be sensitively integrated.



Orchard Gardens interwar semis

Development proposals should:

- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Enrich the character of the area by reinforcing and acknowledging its intimate and historic character.
- Reflect the existing materials and colour palette of predominately red brick, buff brick, plain tile roof, gault brick with slate roof and white and cream coloured rendering.
- Retain the high quality of architectural detailing to properties and original architectural features.
- Maintain and enhance physical and visual connections to key buildings.
- Protect the existing mature trees especially those protected by a Tree Preservation Order and/or contribute to the character of the street scene and setting of the conservation area.
- Improve where possible footpath provision to pedestrian safety within the narrow lanes.
- Ensure that new development responds positively to the specific opportunities available within the area.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.

Fenstanton Character Area 6: Walnut Tree Crescent and Swan Gardens



Walnut Tree Crescent



Swan Gardens short terraces

10.42 This is a small residential character area accessed via Church Street and Swan Road with pedestrian access from the High Street. They are slightly earlier though than properties within the Church Leys and Headlands character area.

10.43 Walnut Tree Crescent has a large central green with homes arranged around it, this provides a link to the pattern of development found along Chequer Street. The houses themselves are typical examples of two storey and single storey mid-20th century development and building type 3D. There have been several examples alterations the frontage of these properties by removing the concrete precast panels and replacing them with red brick to provide a more modern finish. Materials include red and buff brick, dark roof tiles and grey concrete precast panels. Properties have a short front garden with low boundary fences and hedges creating a clear distinction between public and private space.



Property where concrete panels have been replaced

10.44 A garage court is located to edge of the character area near Swan Road. Swan Gardens is a small loop road with two storey red brick short terraces on the outside with single storey bungalows of buff brick in the centre. This area is enclosed by tree planting between them and Cambridge Road with a walkway enabling access to the High Street.

10.45 This is an established residential area with only opportunities for extensions an alterations to properties remaining.

Development proposals should:

- Ensure that new development responds positively to the specific opportunities available within the area.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Promote high standards of design and architectural detailing.
- Do not harm the setting of the nearby conservation area.
- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Maintain and enhance pedestrian access and permeability to the High Street and other areas where community facilities are located.
- Support provision of renewable energy where visually appropriate.

Fenstanton Character Area 7: Church Leys and Headlands



Two storey properties along Headlands with on plot parking



Modern infill development along Rookery Way

10.46 This is a large character area located to the north of the High Street and east of Church Street. It is predominately residential set within a cul-de-sac style with some local shops and services located in a small parade along Rookery Place. Residential properties vary in age but most date to the 1950s, 60s and 70s with some additions over time. As a result, the character area consists of predominately building type 3D with some 3E, 3F and 5D.

10.47 A cul-de-sac layout predominates with the principal roads within this sub area being Church Leys and Headlands. The former connects to Church Street to the west and the latter the High Street to the south. There are several smaller residential streets that diverge from these principal roads such as Rookery Place, Leechcroft, Four Acres, Little Moor, Dove Close, Lancelot Way, Scorney, Sallows, Tythe Piece and Simmer Piece. It has a strong eastern edge which follows a local water drain and track. The generous road layout and set back from the roads provides the area with a spacious feel.



Rookery Place shops

10.48 Properties demonstrate variations in design and materials but all share a consistent character. Throughout the area there is a mix of one and two storey properties with most streets having a mixture of the two. Properties are mostly semi-detached set in rectangular plots and at lower density than later examples of development. Garages are typically to the side creating space for on plot parking but some are to the front elevation with a flat roof. Some are located in separate garage courts. Some properties have canopies, others enclosed porches with several porches and extensions added over time. The dominant materials and colour palette are buff brick, grey brick, red brick, grey tiles and weatherboarding of varying colours.



Church Leys bungalows

10.49 Throughout the area, there are pockets of soft landscape, open and amenity space with tree planting which break up development and create a more open and peaceful character complementing the residential and community uses of the area. There is a centrally located play area called Metal Park which as well as open space has play equipment accessed via Rookery Way, Lancelot Way, Leechcroft and Four Acres.

10.50 This is a large area with opportunities for extensions and alterations to existing properties.

Development proposals should:

- Ensure that new development responds positively to the specific opportunities available within the area.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity.
- Promote high standards of design and architectural detailing.
- Protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Support initiatives for the creation of additional services and community facilities within the residential area possibly through conversion or redevelopment.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Reduce landscape impacts particularly to the east of the character area.
- Maintain and enhance where possible opportunities for public rights of way.
- Maintain and enhance pedestrian access and permeability to the High Street and other areas where community facilities are located.
- Support provision of renewable energy where visually appropriate.

Fenstanton Character Area 8: Oaklands and Connington Road



Oaklands with green space



Connington Road

10.51 This is a small residential character area located to the south of the High Street opposite Swan Gardens and adjoining the former Dairy Crest factory site. Properties date to the 1960s and 70s and demonstrate building type 3D with some infill development which has been integrated well into the area as well as several extensions and alterations to properties. The dominant materials and colour palette are buff brick, some red brick, grey tiles, dark front hanging tiles and weatherboarding.

10.52 Oaklands has a mixture of two storey semi-detached properties set in rectangular plots, although there are also chalet bungalows with large windows, steep roofs and prominent front and rear gables, some have dormer windows to their side elevation. These are found in greater quantities here than in the rest of the village. The two storey properties have garages that are typically to the side with flat roofs creating space for on plot parking and also the opportunity for first floor extensions. There is a fairly uniform amount of set back from the road which providing greater opportunities for planting, greenery and on plot parking. There is also a grassed area of open space which adds to the generally spacious character of the area. Most of the character area has a group Tree Preservation Order.



Oaklands chalet bungalow

10.53 Connington Road very similar housing to Oaklands consisting of two storey houses of buff, red brick and weatherboarding with a similar pattern of development. There are also some bungalows. There are some larger detached homes of red brick which add diversity to the street scene. This road takes on a slightly different character as it is more enclosed by fencing surrounding the adjoining redevelopment of the former Dairy Crest site. Therefore, the south of Connington Road provides a transitional point with modern development. There are verges and some areas of green space located along the road, which links through from the High Street to Cambridge Road.

10.54 Development opportunities are limited following recent additions to the character area, however there may be opportunities for alterations and extensions to existing properties.

Development proposals should:

- Ensure that new development responds positively to the specific opportunities available within the area.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity including buff and red brick, weatherboarding and dark hanging tiles.
- Promote high standards of design and architectural detailing.
- Protect the existing trees where these contribute to the character of the street scene and are protected by a Tree Preservation Order.
- Consider ways of increasing vegetation cover where space and service restrictions permit.
- Support provision of renewable energy where visually appropriate.

Fenstanton Character Area 9: Pitfield Close and Apple Tree Close



Pitfield Close, large detached homes showing the variation in designs and styles within the development



Apple Tree Close properties facing onto amenity space, this also provides a substantial set back from Cambridge Road

- 10.55** This character area is located on the eastern edge of the village accessed via Cambridge Road with their frontage being set back from the road with tree planting and amenity space. It consists of residential development built from the 2000s within Pitfield Close and Apple Tree Close on the site of former poultry sheds. Due to its location and 21st century housing design representing building type 3F, the area has been split into its own character area.
- 10.56** Pitfield Close consists of two storey housing which is detached, semi detached and terraced. Architectural detailing includes stone and cill detail, string detail and bay windows, these are widespread alongside the use of integral garages. Homes have a mixture of gable designs and hipped roofs providing additional variety in design. In the north western corner of the area is a large play area surrounding by a tree belt providing an enclosed space for children to play as well as mitigating the landscape impact of the development.
- 10.57** The Apple Tree Close development is slightly later and has been influenced by the Pitfield Close development. It consists of predominantly detached properties with some semi-detached and terraced properties. The materials and colour palette of the area consists of simple buff brick and tile. There is typically less architectural detailing found here than in the adjoining Pitfield Close. The entirety of Apple Tree Close has a group Tree Preservation Order which, with the amenity space located along the road frontage, provides a green setting to the development. The eastern edge of the development runs up to the border with South Cambridgeshire District Council.
- 10.58** Development opportunities are limited, however there may be opportunities for alterations and extensions to existing properties.

Development proposals should:

- Ensure that new development responds positively to the specific opportunities available within the area.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Be sympathetic to the materials and colour palette in the immediate vicinity including buff and red brick and tiles.
- Promote high standards of design and architectural detailing.
- Protect the existing trees where these contribute to the character of the street scene and are protected by a Tree Preservation Order.
- Consider ways of increasing vegetation cover where space and service restrictions permit.
- Promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Reduce landscape impacts particularly to the north and east of the character area.
- Support provision of renewable energy where visually appropriate.

Fenstanton Character Area 10: Cambridge Road



Mix of house types along Crest Drive within The Park redevelopment of the former Dairy Crest factory



Park Close within The Crown development. There is extensive landscaping to the frontage including a pond providing a habitat for Great Crested Newts.

10.59 This character area is centred around Cambridge Road (excluding Oaklands) and the developments known as The Park and The Crown. It is undergoing the most change with these major developments demonstrating building type 3F. The materiality and style of properties are generally reflective of the historic core of the village. The substantial developments along Cambridge Road take on a different feel due to their contained nature within the road network and limited association with the wider open countryside as a result. They are a generally harmonious group of buildings with a distinctive identity.

10.60 The Park development is on the site of the former Dairy Crest factory located to the south of the High Street. The area is closely related to the High Street and Huntingdon Road character area as the redevelopment includes 17 High Street which was formerly used as offices for the factory. The site has been transformed with 88 properties (including 3 properties within 17 High Street), community and business space and public open space. Properties are varied and reflect the wider mix of design and styles in the area and the internal road layout follows a cul-de-sac style. The terrace facing onto the High Street is of a cohesive scale and form with features and detailing found elsewhere within the Fenstanton Conservation Area. The looser knit dproperties deeper into the site all share common characteristics, being gabled in form with similar fenestration and materials yet show subtle differences in detailing and orientation creating an engaging environment. There is pedestrian access to the High Street connecting residents to local shops and facilities.



The Park new build along the High Street

10.61 The second major development located to the south east of The Park is the residential development known The Crown which takes the built extent of the village up to the A1307. The development is consistent with the neighbouring development on the former Dairy Crest site but has further variations in house types such as apartments diversifying the housing stock of the village. The internal road layout also follows a cul-de-sac style. Larger homes are generally wide fronted and have an 'L' shaped footprint. The majority of homes have their main eaves running parallel with the road, occasional gables are presented for variety and interest, additionally homes that are 2½ storeys have rooms within the roofspace with dormer windows which coupled with occasional chimneys add interest to the roofscape when viewing the site as a whole.



Park Close property with a distinctive mix of colours and materials

10 Fenstanton Key Service Centre

- 10.62** There is a third potential development site within the vicinity. This is allocated as FS3 in the [Huntingdonshire Local Plan to 2036](#). Due to no work on site as at September 2021 it is outside of the character area but if brought forward will likely continue the 21st century building trends and styles in the area. The site is allocated for a mixed residential and community development of some 30 or so homes and extension of existing allotment grounds.
- 10.63** Cambridge Road has a clearly different feel due to the quantity of 21st century major development, however, this has broadly reflected the wider characteristics and historic fabric of the village. There is scope for further major development through FS3, however, other opportunities should be limited to alterations and extensions to properties and the maintenance of community facilities.

Development proposals should:

- Reflect the principles, materials and detailing in the agreed design codes.
- Ensure extensions and alterations to existing properties are of an appropriate scale and design to the surrounding area.
- Be high quality and consider impacts on the wider landscape setting and nearby listed buildings and the conservation area as appropriate.
- Maintain screening and provide additional noise mitigation measures from traffic noise from the A1307.
- Maintain footpaths and landscaped areas and wherever possible promote opportunities for enhancement of amenity green spaces to provide increased opportunities for recreation and nature conservation and to help provide distinctive local landmarks.
- Retain and protect the existing trees where these contribute to the character of the street scene and consider ways of increasing vegetation cover where space and service restrictions permit.
- Support initiatives for additional services and community facilities such as additional allotment grounds and village hall.
- Improve pedestrian and cycle routes to link to existing services and networks.

Fenstanton Character Area 11: Hilton Road



Mixed properties along Hilton Road with planting



Pear Tree Close

10.64 Hilton Road is a linear character area located to the south of the main village separated by the A1307 (Cambridge Road). This part of Hilton Road was split from the main village in 1979 when construction began on the road. As a result, the character area feels detached as well as being physically detached from the rest of the village, there is however, pedestrian and cycleway access via an underpass enabling residents to access local shops and services. It has a rural feel due to its location with hedgerows running along the road. There are several access roads that disperse from Hilton Road to isolated properties and farm complexes. The character area lies within the Great Ouse Valley Landscape Character Area near to where it transitions into the South East Claylands.

10.65 There is a mixture of building types reflecting the small additions within the area over time. Properties along Hilton Road are typically large and detached set within large plots, due to the generosity of original plots there as been some subdivision of these plots with some infill development taking place adding additional diversity to design, materiality, scale and form in this area. Building types are varied with 1A, 3A, 3D, 3E and 3F present.

10.66 There are several listed buildings including a former 16th century H-plan farmhouse which has subsequently been converted into two properties (Marston House and Evesham House). The properties have a rough-cast timber frame, plain tile roofs with some early crested ridge tiles which reflect building type 1A. It has been altered over time and its former associated farm buildings (which are also listed) have been converted to residential use. Development in depth from Hilton Road and behind Marston House and Evesham House has taken place along the Gables, a small cluster of large detached properties built in the 1980s from a mixture of red brick and render (building type 3E).



Marston House and Evesham House

10.67 The character area extends as far as Pear Tree Close which consists of a small cluster of 30 or so properties built demonstrating building type 3A. They are semi-detached pairs with a central chimney stack arranged regularly in long rectangular plots with modest front gardens. Materials include white render and dark roof tiles. Window and door placements are symmetrical and have a small circular window to the second floor. There has been some infill development over time with larger plots subdivided to form additional properties which due to variations in material and form are clearly distinguishable from original properties.



The Gables

10 Fenstanton Key Service Centre

10.68 Major development should be avoided due to its countryside setting and its separation from the main village. Therefore, development proposals should focus on the alterations and extension of existing properties.

Development proposals should:

- Reduce harmful impacts on the open countryside and protect the existing trees and vegetation where they contribute to the street scene.
- Conserve or where appropriate enhance the significance of the heritage assets including any contribution made to significance by their settings.
- Ensure extensions and alterations to existing properties are of an appropriate size and scale to the original dwelling and do not detract from the surrounding area.
- Promote high standards of design and architectural detailing including the sympathetic use of existing materials and colour palette.
- Reflect the existing spacious layouts and relationship with the countryside.
- Support and improve pedestrian access to the area and to the main village.
- Support provision of renewable energy where visually appropriate.