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## Land at Pierce Lane, Fulbourn

24.010

**Housing  
Development**

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### Heritage, Design & Access Statement

February 2024



View looking North toward Cow Lane

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## 1.0 General

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- 1.1 This document has been prepared to meet the requirements of South Cambridgeshire District Council to accompany an application for planning permission in a conservation area to carry out works to build two new dwellings on the Land at Pierce Lane, Fulbourn. This application is made on behalf of Mr Gordon Ward.
- 1.2 The application site is within the Fulbourn Conservation Area.
- 1.3 Fulbourn is a village with a long history. Its special character is drawn from its rural landscape, architectural heritage and its present lively community. It is an individual settlement within a rural landscape. It benefits from its proximity to Cambridge whilst being a distinct village within the Green Belt.
- 1.4 The application site is positioned close to four listed buildings; Inglenook, 21 Pierce Lane; 23 Pierce Lane; Croft House, 35 Pierce Lane; and 48 Pierce Lane.

**Inglenook, 21, Pierce Lane** Grade: II (List Entry No: 1331065). Date listed: 28.08.1984. Description: TL 5156 10/38. *GV II Cottage. C18 or possibly late C17. Timber framed, rendered, with thatched roof of long straw and ridge stack of grey gault brick. One storey and attic. One gable dormer. Doorway opposite the stack with two flush frame casements to the right side.*

**23 Pierce Lane** Grade: II (List Entry No: 1318055). Date listed: 28.08.1984. Description: No. 23 10/39 II GV. *House, c1840. Gault brick with some framing in rear wall and low pitch. Slate roof and end stacks. Double fronted with symmetrical elevation of three hung sashes of sixteen panes each. Cambered arches to similar windows on either side of doorway with original panelled door with two small glazed upper panels and flat hood.*

**Croft House, 35 Pierce Lane** Grade: II (List Entry No: 1127885). Date listed: 28.08.1984. Description: 10/40 No.35 (Croft House). *Cottage, mid-late C17 with small C20 extension to right hand. Timber framed, plaster rendered, with infill partly of clay bat to one gable end. Thatched roof of combed wheat reed and grey gault brick ridge stack with three shafts set diagonally. Original plan of single range of three rooms and a narrower lobby entry and chimney bay. Later a kitchen was added at the rear, but this has since been demolished. Two storeys. Three windows at first floor including one small closet opening and one to hall bay both in original openings. Three windows at ground floor replacing C18-C19 horizontal sliding sashes. C20 gabled porch. Interior: Abutting inglenook hearths to hall and parlour have been sealed. The chamber over the parlour had a hearth. The framing has wide centres between the studs and straight downward bracing. Single doorway between hall and service bay with partition wall. Stop chamfered main beam to parlour. R.C.H.M: record card.*

**48 Pierce Lane** Grade: II (List Entry No: 1127884). Date listed: 28.08.1984. Description: 10/214 No.48. *House. Mostly early C19 but possibly of earlier origins. Mingled red and yellow brick with tiled roof and saw tooth eaves cornice. End stacks. Two parallel linked ranges. Two storeys. Three mid C20 windows probably in original openings. Central doorway in mid C20 gabled porch.*

1.5 Below is a list of points referring to the National Planning Policy Framework with reference to listed buildings and their conservation. In summary this explains some of the key principles the scheme follows:

Paragraph 184, section 16 sets out core planning principles, including that planning should *'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'*.

Section 16 of the NPPF deals specifically with conserving and enhancing the historic environment. Paragraph 189 states that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal to their significance'*. Paragraph 192 states that in determining applications, local planning authorities should take account of:

*'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

*The positive contribution that conservation of heritage assets can make to sustainable communities including the economic vitality; and*

*The desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 196 of the NPPF sets out circumstances in which development proposals might be acceptable even if a degree of harm is caused to the significance of a designated Heritage Asset.

Paragraph 1 states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'*

Annexe 2 of the NPPF (the Glossary) defines 'conservation' in relation to heritage as: *'The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'*

Paragraph 185 states that *'The desirability of new development making a positive contribution to local character and distinctiveness'*. This supports the case that new developments can enhance the local character of the heritage assets within the conservation area.

It is the case therefore that the NPPF places an emphasis on the cultural value of a heritage asset rather than its physical state. Thus, the NPPF is not necessarily concerned with the preservation of fabric or particular features, or even original appearance or setting (although these may all be material considerations having regard to the facts of any individual case) – the NPPF places a policy impetus on sustaining ('preserving') or enhancing, where appropriate, 'significance'. Focus on significance is integral to the operation of the NPPF and to the delivery of sustainable development.

1.6 As stated within 4.19 of the adopted South Cambridgeshire local plan:

The NPPF (2019) states that planning should support the transition to a low carbon future in a changing climate, and to achieve this should seek ways to radically reduce greenhouse gas emissions, actively support energy efficiency improvements and use nationally described standards when setting any local requirements for a building's sustainability.

The scheme will address the following with reference to 4.19:

- The Fulbourn small housing scheme adjacent to the nursing home will have a sustainable surface water drainage system through the use of soakaways.
- The walls will be constructed with thick cavity walls consisting of high performing insulation.
- The roof, floors and windows will be designed to a high thermal performance.

1.7 As stated within 6.39 of the adopted South Cambridgeshire local plan:

*Protecting Village Character*

*6.39 The character of villages is made up of a blend of buildings and open spaces. Given the pressure for development in the district, the remaining open land in and on the edge of villages is threatened. Some undeveloped land can be built on without harm to the character of the village and can contribute to the full and effective use of land in accordance with national policy, but others are important to maintain the village character and should not be developed. Some of these open spaces are particularly valued and cherished by the local community.*

The scheme will address the following with reference to 6.39:

- The infill housing scheme has been designed to follow the traditional character of Pierce Lane by maintaining the position of the small access lane.
- The infill housing scheme has been designed to respect the views from Cow Lane. The 2no. proposed single storey dwellings will protect these views within the Fulbourn Conservation area.

1.8 As stated within 6.1 of the Fulbourn Village Design Guide Supplementary Planning Document adopted 2020:

*Any development should contribute to the richness of rural-style greenery through retention and planting of new large trees and hedgerows.*

The scheme will address the following with reference to 6.1:

- Existing large trees have been retained on the site.
- A no-dig access drive will protect the root zones of the existing trees.

1.9 As stated within 6.3 of the Fulbourn Village Design Guide Supplementary Planning Document adopted 2020:

*Existing tall trees should be safeguarded and consideration should be given to succession planting to enrich and strengthen current tree presence.*

The scheme will address the following with reference to 6.3:

- Existing tall trees have been safeguarded.
- Succession planting has been considered to enrich and strengthen current tree presence.

1.10 As stated within Policy FUL/03 - Creating a Network of Green Infrastructure of the Fulbourn Neighbourhood Plan adopted 2023:

*2. Development proposals which would have an unacceptable impact on existing Green Infrastructure will not be supported.*

The green infrastructure of the site will be retained and enhanced by the planting of new trees and new hedgerows.

1.11 As stated within Policy FUL/04 - Protection and Enhancement of the Natural Environment of the Fulbourn Neighbourhood Plan adopted 2023:

*1. As appropriate to their scale, nature and location development proposals should incorporate measures to protect and where practicable enhance existing natural features and demonstrate:*

*d. Retention and protection of existing mature trees and provision for succession planting, where space allows, and enhancement of village character and biodiversity through the planting of new street trees of appropriate species and size.*

The scheme will address the following with reference to 1. d:

Retention and protection of existing mature trees.

1.13 The following points has been considered from the Fulbourn Village Design Guide (adopted January 2020):

*9.5 Small scale infill development should be served by simple access lanes with shared surface and no street lighting.*

The existing access lane will be retained with a shared surface with no street lighting.

*9.6 Infill development should adopt the scale, density and grain of the context area and units should not form a continuous perimeter nor block views or routes (even informal) through the village or to the countryside.*

The proposed development adopts a similar scale, density and grain from the context and doesn't block views or routes through the village.



1885 Historic map with the site boundary

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## 2.0 Property and Planning History

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- 2.1 The proposed site is a backland development, located near the Fulbourn Nursing Home, with shared access from Pierce Lane. It consists of an open woodland character with Acer, Ash and Elder trees.
- 2.2 The 1885 historic map of Fulbourn shows that buildings have previously occupied the site. However, there are no buildings on the site presently.
- 2.3 There is a refused planning application from September 2023, ref no: 21/02101/FUL, for the construction of three private residential dwellings (1 x 5 bed two storey house and 2 x 2 bed one storey bungalow) along with associated landscaping with outside parking.

2.4 The following actions have been taken to address the prior reasons for refusal.

1. The Southern plot has been omitted from the application, therefore there will be no loss in tree cover from the southern part of site. The proposal will therefore preserve and enhance the character and appearance of the conservation area.
2. The Southern plot has been omitted from the application, therefore the development will not impact the character of the conservation area and the identified heritage assets.
3. The Southern plot has been omitted from the application, therefore the development will not harm the amenities of neighbouring properties.

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### 3.0 Significance

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3.1 Significance can be defined as the sum of the heritage values that make a building or site important to society. This statement uses the approach set out in *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England, April 2008), supplemented by guidance in *The Setting of Heritage Assets* (Historic England, Oct 2011). Historic England advises using four categories of heritage values to understand the importance of the historic environment, comprising evidential value, historical value, aesthetic value and communal value.

3.2 Significance can be graduated on a continuous scale; for convenience a limited classification has been adopted:

<b>Very High Significance</b>	Elements that are outstanding examples of their kind and elements that are of national or international importance.
<b>High Significance</b>	Elements that are excellent or rare examples of their kind and elements that have an artistic or historic importance.
<b>Some Significance</b>	Elements that are particularly good or unusual examples of their kind, or are of local importance.
<b>Neutral Significance</b>	Elements that are typical examples of their kind, but hold no special artistic or historic merit, making them neutral in value.
<b>Detracting Significance</b>	Elements that have a negative value.

3.3 *Evidential value* is the potential of a place to yield evidence about past human activity. Typically, increased antiquity and rarity increase the evidential value of material remains, and this is relevant to both buildings and subsurface archaeology.

- 3.4 *Historical value* is the way in which past people, events and aspects of life can be connected through a place to the present. Historical value can be illustrative (i.e. it illustrates aspects of the past, and, thus, is linked to visibility) or associative (i.e. the association of people or events, especially famous ones, with a place).
- 3.5 *Aesthetic value* is the way in which people draw sensory and intellectual stimulation from a place. Aesthetic value can be through conscious design, fortuitous (often evolved) beauty, or, even, age (e.g. wear and weathering).
- 3.6 *Communal value* comprises the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal value can be spiritual, social, commemorative or symbolic.
- 3.7 Ancient settlement in the village creates a potential for archaeology on the site, and care needs to be taken when digging footings for any new structure.
- 3.8 The Land at Pierce Land, Fulbourn has some significance as it has existing trees and is within a conservation area with neighbouring listed buildings, giving it local importance.
- 3.9 The proposed development has a neutral impact on the site as the existing key trees are retained and the proposed single storey dwellings preserve the character of the conservation area and doesn't harm the amenities of neighbouring properties.

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#### **4.0 Process**

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- 4.1 The owner of the site wishes to develop the site to provide new dwellings.
- 4.2 In 2024, Freeland Rees Roberts Architects were appointed by the owner to make an application for a revised scheme, following the refusal of the planning application ref no: 21/02101/FUL.
- 4.3 This statement constitutes part of the application for planning in a Conservation Area.

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#### **5.0 Use**

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- 5.1 The development will be used as private dwellings.

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#### **6.0 Amount**

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- 6.1 The development has 2no. proposed single storey bungalows. The gross internal area of each 2 bedroom, 4 person dwelling is 76sqm. The minimum space standard for this occupancy is 70sqm from the South Cambridgeshire Local Plan, Policy H/12.





Proposed scheme

## 7.0 Proposed Works

- 7.1 The proposed plots 1 & 2 are backland development. This part of the site is not visible from Pierce Lane.
- 7.2 The design of the single storey dwellings minimizes overlooking from neighbouring properties and provides sufficient space for South facing gardens.
- 7.3 Shared access along an existing lane provides access to the plots with 2no. car parking spaces per plot.
- 7.4 A bicycle shed provides secure bicycle storage for 2no. bicycles per plot.
- 7.5 Bin storage is allocated alongside the bicycle shed on each plot.

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## 8.0 Appearance and Materials

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- 8.1 The scheme proposes a new development of high-quality design that will contribute positively to the local and wider context. The bungalows are designed to respond to the context whilst creating their own sense of place with the careful use of materials and detailing.
- 8.2 A simple palette of traditional materials has been selected, to be used in a contemporary way. Detailing and forms will deliberately be kept simple with an emphasis placed on attention to detail rather than complicated forms.
- 8.3 The image below is a precedent for the material character of the proposed dwellings. The project is Parkland House by architect William Smalley. It uses a palette of traditional materials: brick, clay tile and timber cladding in a contemporary way, set within a woodland landscape in a listed eighteenth-century park.



Parkland House, William Smalley

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## 9.0 Scale

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- 9.1 The proposed dwellings are single storey, with sufficient space for gardens, parking and pedestrian/vehicular access.

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## 10.0 Landscape

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- 10.1 The external spaces surrounding the dwellings will be of a high quality, with landscaping that reflects the overall character of the rural village setting.

- 10.2 The retention of trees and vegetation is used to mitigate the visual impact, enhance the character and attractiveness of the development, tie in the site with its rural context and maintain the existing rural atmosphere appropriate to its context.
- 10.3 The existing boundaries of the site are largely tree and hedge lined. These are to be retained; the boundaries between plots are a mixture of close boarded, knee height fencing, natural planting of new hedges and trees.
- 10.4 The development will consist of a mixture of soft and hard landscaping surrounding the site, with areas of greenery along the access road, in front of the proposed dwellings and alongside parking areas.

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## **11.0 Access**

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- 11.1 The site is presently accessed and will continue to be accessed along a tarmac track leading off Pierce Lane. The existing access will be retained, improved and utilised for the proposed housing development. Plot 1 and 2 will each have 2no. car parking spaces and a secure bicycle storage shed.
- 11.2 Waste collection vehicles will enter via the Access Track, in forward gear and utilise the on-site turning head and then leave the site in forward gear.
- 11.3 Pedestrian access will be via the tarmac track leading off Pierce Lane which will then extend via a permeable block surface into the site. Paving on site will provide direct access from the shared surface to all front doors for the residents. All front and rear access doors to the dwellings will incorporate level threshold details to aid the passage of wheelchairs and buggies. Rear access to private gardens shall be restricted by a gate to the front of the property. All highways and hard landscaping will be designed in accordance with statutory requirements to ensure appropriate warning of hazards and appropriate gradients to any slopes.
- 11.4 The doorways will have level thresholds to allow provision for wheelchair access.

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## **12.0 Drawings & other documents**

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- 12.1 Drawings submitted as part of this Planning Application are as follows:
- 24.010-3-001 Existing Block Plan and Location Plan
  - 24.010-3-100 Proposed Block Plan and Location Plan
  - 24.010-3-110 Proposed Floor Plans, Elevations and Section

**FREELAND REES ROBERTS 2024**