

AREA C: GRANTCHESTER ROAD AND SURROUNDS

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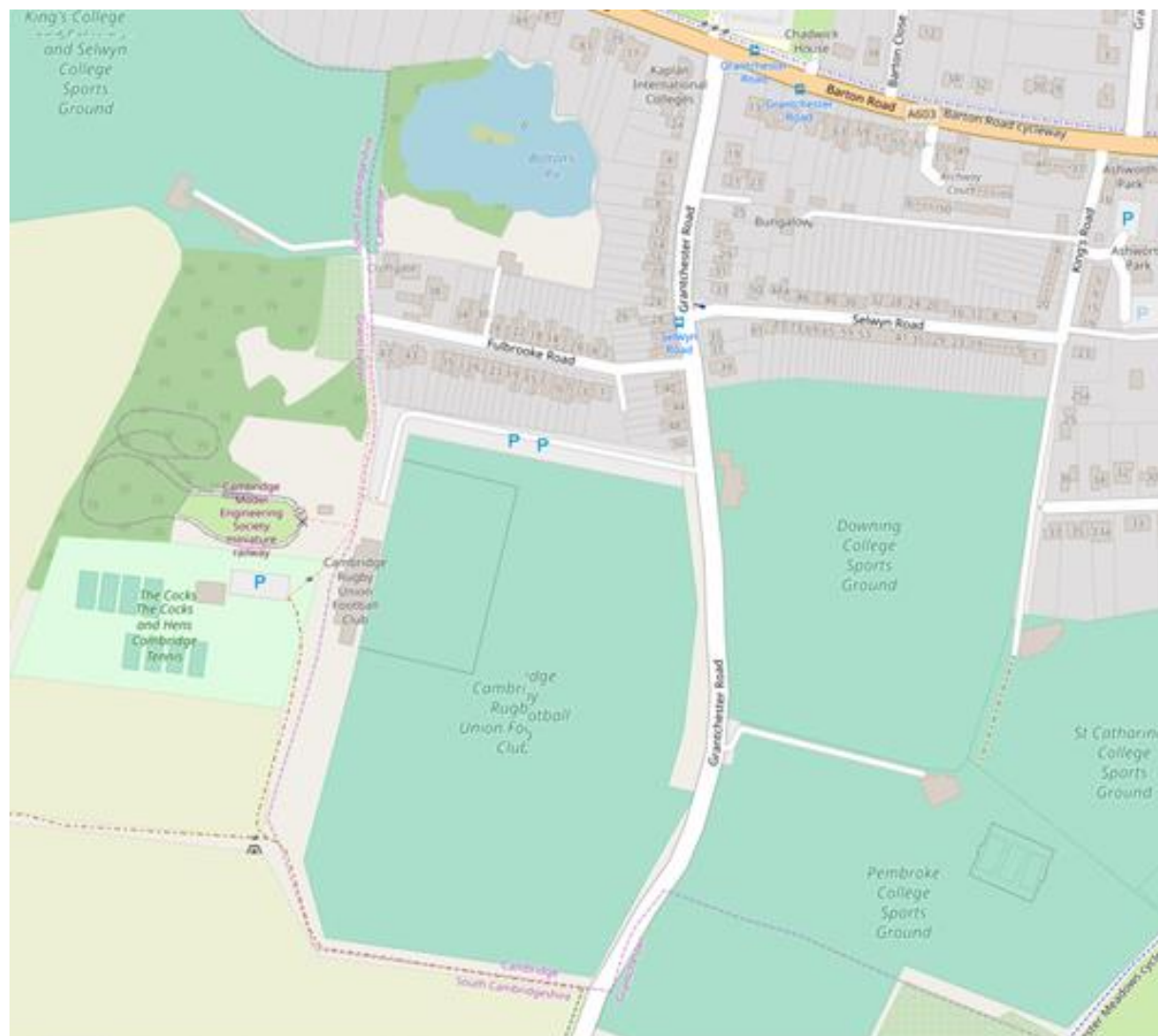
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GRANTCHESTER ROAD & SURROUNDS



KING'S ROAD

The corner building at the junction with Barton Road was the old Hat and Feathers pub in yellow-painted brick and has been converted into flats, with a modern extension built in the early 2000s. The flats (1A and 1B) include an angled parking space for two cars on the ground floor, with rooms above. Concealed behind the garden fence is also an electricity substation. Then follows the access drive into a late-20th century residential development named “Ashworth Park”, a large three-storey block of 14 flats built in sand-coloured brick. Ample parking spaces are provided to the north and south sides.



Next follows a 1989-90 development of townhouses (nos. 8-20) built in yellow brick, with paved car stands in front of internal garages, and with gardens to the back. No. 21 has a long driveway with an imposing wooden gate, behind which is a 1970s development on a large plot of three linked buildings raised above the ground over a meandering pond, within a unique woodland setting.

No. 23 the atmospheric 'Orchard Lawn' consists of two late 1920s three-storey houses with Crittall windows and slate roofs, cited with its front door and garden to the south. They are followed by two more recent houses built in sand-coloured brick with tiled roofs, Michaelmas Cottage (no.25a) and a large bungalow (no.25). The (unadopted) road continues until the entrance to St Catherine's sports field, with a hedge along the western side and views over College playing fields to the south. On the east there is a pedestrian and cycle entry to Millington Road.

On the west side starting from Barton Road there is a brick garage at the bottom of the garden belonging to no. 37 Barton Road, next to another garage in brick but set back to allow for a car to be parked in front of it. Then follows Armiger Court, a plain rectangular and flat-roofed block of four flats built in brick (1960s?) and with a paved forecourt for parking. Next comes a City-owned access lane running behind the back gardens of Selwyn Road, and then a set of early-20th-century terraced houses (nos. 3-19) in yellow brick with deep gardens behind them. The houses appear on the 1927 OS plan. Their fronts have been updated with various types of replacement doors and windows, so they are no longer of uniform appearance.

Key Positive Features

- Some consistency of architectural style (nos. 3-19)

Key Negative Features

- A mixture of changes to doors, windows etc. (no. 3-19) which detract from consistency of architectural style
- Armiger Court in stark stylistic contrast and with paved-over front parking

SELWYN ROAD

Within this straight road, approximately 250 metres in length, there are 67 houses, 27 on the north side and 40 on the south side. It is one of the least-changed roads in South Newnham, entirely residential, with a pleasing degree of consistency in its buildings.



On the south side 38 of the 40 houses are Victorian terraced cottages built from bricks made from the local gault clay bit between 1880 and 1891, book-ended in the east by 1 later detached house and in the west by 2 later detached houses. The cottages exit straight on to the pavement. They form small groups, sometimes divided by their original passageways and sometimes bearing the name of the colleges that built them for support staff. Their frontages are unchanged. 5 have roof lights and in 3 cases the roofs of the rear extensions show above the ridge line. At the rear all except 3 have been extended, often massively, with no consistency of approach. They enjoy long south-facing gardens overlooking the Downing and Pembroke College Playing Fields and to the south, but with no official access to them. Unpaved alleyways running behind the houses provide storage for bins etc., though in some places these are blocked by garden extensions cutting off further access.



On the north side are 4 groups of 3-bedroom terraced houses, built in the mid 1920's by Cambridge City Council, book-ended in the east by 1 extended council house and in the west by 2 much later detached houses. These properties have front gardens and long back gardens, which can be accessed from a City Council-owned lane running parallel to Selwyn Road. Many have garages built or park their cars here.



The frontages are basically unaltered, though some have replacement windows and doors and one has disabled access at the front. Only 4 have rear extensions and there is 1 loft conversion. In each case

the new roofs are tiled in a brighter red than their neighbours, but, as some at least were carried out by Cambridge City Council, the contrast appears to have been deemed acceptable.

Because of its narrow width, Selwyn Road has vehicular access only from the Barton Road (east) end. Parking is available only on the south side of the road. Nearly all of the houses on the north side have retained simple wooden fences, small trees and hedges beside the footpath. Three have cleared their front gardens and use them for parking.

Key Positive Features

- Overall pleasing uniformity of architectural style.

Key Negative Features

- Very large rear extensions, some of which breach the ridge line
- Some paved-over front gardens
- Some neglected front gardens
- Inconsistency of roof colour
- Lack of street trees

GRANTCHESTER ROAD

This is a residential road of domestic housing stock in an attractive variety of 20th and 21st century styles, tree-lined and with grass verges for most of its length.

On the west side, Nos. 2 and 2A (semi-detached) are Grade II listed as a unit, having originally been the studio/office and home of the architect Colin St. John Wilson (designer of the British Library building in London); 1961-4. Important example of Modernist style constructed of concrete block made with crushed Abergele limestone and waterproof white cement with white aggregate concrete beams exposed; flat roof. Cited as 'a powerful, uncompromising design, at once modern yet classical in its formality' in its Historic England listing. Nos. 31 and 33 (together with No. 50 Selwyn Road) were built at the same time in the 1930s and are all of the same style, though each has its own distinctive features. The semi-detached houses Nos.14 and 16 have a date stone (1923) centrally placed on the East façade just below the roof line. There is a Building of Local Interest (BLI) at no. 50, built in the Arts & Crafts style in 1928 by the architect H.C.Hughes. There are no house names.



The road runs North to South from the Barton Road intersection with Wolfson College. All the houses have front gardens except Nos. 28 and XXX, which have a paved area. All have rear gardens, though at no. 10 the garden is foreshortened, with the next-door garden at no. 8 being el-shaped. The fronts of Nos. 28 to 36, and 38 to 48, have smaller front gardens than do other houses in the road. Some houses have low brick walls on the front boundary, others wooden fences and/or hedges of varying heights, most of which nevertheless allow a view into the front garden for the passer-by, thus giving a welcoming and

inviting character to the road. Most of the houses are in single occupation by one family. No. 1 is a Victorian family house extensively converted to language-school use.

All the houses in the road (except one, No.25) are no more than two storeys in height, though several have dormer or Velux windows and extensions into the loft space. The medium of construction is mostly brick. There are no visible solar panels. There is one terrace of five houses, all built with bricks made from clay dug in Bolton's Pit, and fired in the area that is now back gardens near the lake. The rest of the dwellings are either detached or semi-detached. There are no apartments.

The exterior surfaces of the houses are either plain brick, painted brick or with rendered/pebbledash finish, white/off white being the uniform colour used, which gives a unity and cohesion to the decorative appearance of the road.

Five of the houses have integral garages (Nos.2, 2A, 27 and 29), three have separate garages (Nos. 14, 31 and 33) and one has an attached garage (No.35). Two former garages have been converted for other use (Nos.8 and 19). Four have ancillary structures to the rear: No.12 has a wooden chalet/sauna, No.25 a brick ancillary building under construction, No.27 a wooden ancillary building to the rear and No.36 an L-shaped wood-and-glass pavilion. A number of the houses are without garages, and some with garages, use space within the curtilage of each to park vehicles off-road.

The road has grass verges on both sides for most of its length, planted with a variety of spring-flowering trees at intervals of about 20m. Some householders have planted spring bulbs in the verge.



The road, originally known as 'Long Lane', leads to open countryside and the village of Grantchester. With parking on both sides, the carriageway for stretches of its length up to the start of open countryside is narrowed in practice to a single lane, particularly during working hours as the road is used as a short-cut by commuters coming off the M11 and people taking children to school by car. The road is also a bus route for services to and from surrounding villages. There is a bus stop on both sides of the road close to the junction with Fulbrooke Road.

On the West side of the road to the junction with Fulbrooke Road:

- 1: detached, brick (red tiled roof), early 20th c, converted to language school 1980s.
- 2 & 2A: semi-detached, Grade II listed, crushed Abergele limestone (flat roof invisible) 1961-4
- 4A: bungalow, detached, brick (flat roof invisible), 2017
- 4: detached, white-painted pebbledash mix over the Bolton's pit-quarried brick (tiled roof), 1926 with small side extension 2009.
- 6: detached, brick, white-painted render (tiled roof), c.1920
- 8: detached, brick (tiled roof), 1950s, substantially altered in 1990s
- 0 and 12: semi-detached, brick, white-painted pebble-dash render (red tiled roof, c.1920s
- 14 &16 and 18 &20: semi-detached, brick, white-painted render (red tiled roof), 1923

- 22 & 24: semi-detached, brick, pebble-dash render (slated roof), c.1930
- 26: new-build (2018) brick house re-using bricks from original (demolished) house (slated roof), no front garden but paved parking space
- 28,30,32: terrace, brick (slated roof), c.1920
- 34: terrace, white-painted brick (slated roof), c.1920
- 36: terrace, brick (slates), c.1920

On the West side of the road from Fulbrooke Road to the open countryside:

- 38 & 40: semi-detached, brick (tiled roof), c.1920
- 42: semi-detached, brick (slated roof), c.1920
- 44: semi-detached, white-painted brick (slated roof), c.1920
- 46 & 48: semi-detached, white-painted brick (tiled roof), c.1920
- 50: BLI; detached, designed by H. C. Hughes, brick (terracotta pantiles on mansard roof), 'V' window on staircase landing 1932 (28?)
- Playing fields, the Cambridge Rugby Club pavilion and ancillary buildings.

On the East side of the road from Barton Road to the junction with Selwyn Road:

- 19 & 21 detached, brick (tiled roof), 1960s
- 23: bungalow with loft extension, white painted render (tiled roof), c. 2010
- 25: detached, brick (under construction), 2018
- 27: detached, brick (tiled roof), c.1940 extension c.2008, ancillary wooden building at rear
- 29: detached, brick (slated roof), 1960s, integral garage
- 31: detached, pebble-dash render (tiles), c.1940, separate garage

On the East side of the road from the junction with Selwyn Road to the open countryside:

- 33: detached, pebble-dash render (tiled roof) separate garage on S side
- 35 and 37 semi-detached, brick (red tiled roof) c.1930, attached garage
- 39: 2 bungalows joined by a linking passage, loft extensions in both (tiled roof), c.1930 (with the second bungalow erected c.2012).
- Playing fields for Pembroke College with green-painted single-story wooden pavilion building.

Key Positive Features

- green verges with trees, for most of its length
- front gardens
- pleasing variety of housing styles
- atmosphere of being close to the edge of the countryside

Key Negative Features

- traffic congestion at peak times

FULBROOKE ROAD

This is a quiet cul-de-sac leading off Grantchester Road with a gentle dog's leg which gradually reveals the streetscape.

Some of the houses on the north side of the road have garden access to the lake (Bolton's Pit). On the south side, all the houses enjoy views over the Cambridge Rugby Club fields and onwards towards Grantchester.



The western end of Fulbrooke Road gives access over Bin Brook to community allotments, and then north to the Queens' and King's College playing fields that border Bolton's Pit. To the south, the attractive gravel lane, with a canopy of mature deciduous trees, is a key recreational route for walkers and cyclists, leading to the Cambridge Model Engineering Society, Cocks and Hens Tennis Club, the Baulk ancient path and part of the Grantchester field system, and a network of paths comprising the 'Quarter-to-Six Quadrant' (QTSQ). Just as this path meets the Baulk, there is a World War II type FW3/22 pillbox, situated at the end of the western branch of what was the Cambridge anti-tank ditch, which at this point seems to be the Bin Brook.



The road is a mixture of mostly 19th-century brick-built detached, semi-detached and terraced houses, with a block of flats at the western end.

Views over the Rugby Club fields to the south and beyond to Grantchester are enjoyed by residents on the south side of the road; those on the north side have views of or access to the lake at Bolton's Pit.

Approaching from Grantchester Road, on the north side there is a short alleyway leading behind the first terrace on Grantchester Road. Then a brick terrace with a modern addition (1960s?) at no. 2, in buff brick. Attached is a Victorian terrace of two houses in buff brick with red-brick trim and slate roof, now made into one house, no. 4 (there is no. 6). No. 8 is a detached house (date?) with rendered finish and slate roof, to which has been added an extension to the eastern side. Nos. 10 & 12, 14 & 16, 18 & 20 are three semi-detached houses of the same date and style, buff brick with red-brick trim and a shared slate roof over the two front doors. Nos. 22 & 24 and 26 & 28 are ----- . Nos. 30 and 32 are rendered semi-detached houses in a slightly different style, with -----

These are followed by no. 34, a detached house, rendered and painted white, with a tiled roof. Then comes no 38, a substantial detached house (date?), recently enlarged (2018) and with a double garage at the front of the site. A modern (1960s) three-storey block of (how many?) flats is the final building at

the end of the road, with garages at the front.

On the south side of the street, again entering from Grantchester Road there is a substantial detached house painted white at no. 1, followed by an alleyway leading to the back of the houses. Then nos. 3 and 5, semi-detached with a pebbledash finish and mock-Tudor wooden planks on the upper storey and peak. No. 7 is named Alcuin Cottage

Arts & Crafts-style group of dwellings from nos. xx-11, with the end houses

Xx, xx, xx & xx, a terrace of ----- houses built c. -----, all of brick construction and finished with -----
- (tiled roofs).

Then a detached house with garage, rendered over brick and painted as rose colour (tiled roof)

- Nos. 13 & 15 semi-detached buff brick, one painted, with original doors and glass.
- Nos. 17 & 19 painted white, large bay windows.
- No. 21 buff brick built.
- Nos. 23 & 25 white painted.
- Nos. 27, 29 & 32 buff brick with bay windows.
- Alleyway.
- No. 35 white painted.
- No. 37 buff brick with red-brick trim.
- Nos. 41 & 43 render over brick; mock-Tudor wooden feature on 1st and 2nd floors.
- Nos. 45 & 47 pebbledash, slate roof.

Key Positive Features

- Generally, a pleasing coherence of house styles, despite the variety.
- some original features
- Cul-de-sac leading to open countryside lends a quiet air.

Key Negative Features

- Loss of original doors and windows.
- Lack of trees.