

AREA C: GRANTCHESTER ROAD AND SURROUNDS

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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. Nos. 2 and 2A (semi-detached) are 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).



Nos 2 and 2A Grantchester Road

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 are no house names.

The road runs North-South. All the houses have front gardens except No. 28 which has a paved area. All have rear gardens. The front gardens 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 have hedges of varying heights which nevertheless allow a view into the front garden for the passer-by

SOUTH NEWNHAM NEIGHBOURHOOD PLAN – STREET APPRAISAL - AREA C

thus giving a welcoming and inviting character to the road. Only one has a high wooden fence. Most of the houses are in single occupation by one family.

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 and 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 painted plaster, white being the uniform colour of the paint 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), two have separate garages (Nos.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, 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 without garages, and some with garages, use space within the curtilage of each to park vehicles off-road.

The road is wide with grass verges on both sides planted with a variety of trees at intervals of about 20m. Some householders have planted spring bulbs in the verge.



Grantchester Road

The road 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 by commuters working in central Cambridge as a convenient place to leave their vehicles, there currently being no restriction on parking. 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 Fulbrook Road.

The more detailed description of the housing stock is given in the attached schedule.

On the W side of the road to the junction with Fulbrook Road:

- No.1: detached, brick (red tiles), early 20th c.
- No. 2: semi-detached, listed, stone composite (flat roof invisible) 1960s
- No. 2A: semi-detached, listed, stone composite (flat roof invisible) 1960s
- No. 4A: bungalow, detached, brick (flat roof invisible), 2017
- No. 4: detached, white-painted pebble-dash render (tiles), c.1920 with c.2010 extension
- No. 6: detached, brick, white-painted render (tiles), c.1920
- No. 8: semi-detached, brick (tiles), 1960s
- No. 10: semi-detached, brick, white-painted pebble-dash render (red tiles), c.1920
- No. 12: semi-detached, brick, white-painted pebble-dash render (red pantiles), c.1920
- No. 14: semi-detached, brick, white-painted render (red tiles), 1923
- No. 16: semi-detached, brick, white-painted render (red tiles), 1923
- No. 18: semi-detached, brick, pebble-dash render (red tiles), c.1930
- No. 20: semi-detached, brick, pebble-dash render (slates), c.1930
- No. 22: semi-detached, brick, pebble-dash render (slates), c.1930

No. 24: semi-detached, brick, white-painted pebble-dash render (slates), c.1930
No. 26: building site following demolition of a detached early 20th c. brick house
No. 28: terrace, brick (slates), c.1920
No. 30: terrace, brick (slates), c.1920
No. 32: terrace, brick (slates), c.1920
No. 34: terrace, white-painted brick (slates), c.1920
No. 36: terrace, brick (slates), c.1920

On the W side of the road from Fulbrook Road to the open countryside:

No. 38: semi-detached, brick (tiles), c.1920
No. 40: semi-detached, brick (tiles), c.1920
No. 42: semi-detached, brick (slates), c.1920
No. 44: semi-detached, white-painted brick (slates), c.1920
No. 46: semi-detached, white-painted brick (tiles), c.1920
No. 48: semi-detached, white-painted brick (tiles), c.1920
No. 50: brick (terracotta pantiles on mansard roof), c.1930
Playing fields, the Cambridge Rugby Club pavilion and ancillary buildings.

On the E side of the road to the junction with Selwyn Road:

No.19: detached, brick (tiles), 1960s
No. 21: detached (three-storey), brick (tiles), 1960s
No. 23: bungalow with loft extension, white-painted render (tiles), c. 2010
No. 25: detached, brick (under construction), 2018
No. 27: detached, brick (tiles), c.1940 extension c. 2008, ancillary wooden building at rear
No. 29: detached, brick (slates), 1960s, integral garage
No. 31: detached, pebble-dash render (tiles), c. 1940, separate garage

On the E side of the road from Selwyn Road to the open countryside:

No. 33: detached, pebble-dash render (tiles), separate garage on S side, separate garage
No. 35: semi-detached, brick (red tiles), c.1930, attached garage
No. 37: semi-detached, brick (red tiles), c.1930
No.39: 2 bungalows joined by a linking passage, loft extensions in both (tiles), c.1930 (with the second bungalow erected c.2012)
Playing fields for Downing 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.



S side Fulbrooke Road

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 at no. 2, in yellow gault brick. Attached is a Victorian terrace of two houses in gault 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 with a white painted finish and slate roof, to which has been added a flat roofed extension to the eastern side.

Nos. 10 & 12, 14 & 16, 18 & 20, 22 & 24, and 26 & 28 are five semi-detached houses of the same date and style, built of yellow gault brick with red-brick trim and a shared slate roof over the two front doors.

These are followed by no. 34, a detached house, rendered and painted white, with a tiled roof, followed by no. 36, another detached house, and no. 38, a substantial detached house enlarged in 2018 with a large double garage at the front of the site.

A modern 1960s three-storey block of flats is the final building at the end of the road, with a bank of garages at the front.

On the south side of the street, again entering from Grantchester Road there is a substantial detached house painted white under a new tiled roof at no. 1, followed by an alleyway leading to the back of the houses. Then a row of four Arts & Crafts style dwellings, nos. 3, 5, 7 and 9, with pebble dashed brick under tiled roofs with elegant chimneys. The two houses at either end of the row (3 and 9) match one another and have mock-Tudor woodwork on the upper storey front facing gable. The two central houses (5 and 7) also match one another.



No 9 Fulbrooke Road

No 11 is a small, detached house in gault brick under a slate roof with a red brick ground floor bay which in 2024 was being extended to the first floor.

Nos. 13 & 15 semi-detached gault brick, one painted, with original doors and glass.

Nos. 17 & 19 painted white, large bay windows.

No. 21 gault brick built.

Nos. 23 & 25 white painted.

Nos. 27, 29 & 32 gault brick with bay windows.

Alleyway.

No. 35 white painted.

No. 37 gault 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.