

# Character Assessment

---



# Table of Contents

---

|   |    |
|---|----|
| 1. Introduction .....   | 4  |
| 2. The Parish of Great Gransden .....                                   | 6  |
| 2.1. Parish Boundary .....  | 6  |
| 2.2. Topography, geology, geography .....                               | 6  |
| 3. The Village of Great Gransden .....                                  | 8  |
| 3.1. The history of the village .....                                   | 8  |
| 3.2. Great Gransden Today .....   | 9  |
| 3.3. The Conservation Area .....  | 10 |
| 3.4. Development of the village since 1940 .....                        | 14 |
| o Established Employment Areas.....                                     | 27 |
| 4. Valued views of Great Gransden and the surrounding countryside ..... | 28 |
| 5. Directory of Listed Buildings in Great Gransden.....                 | 33 |
| 5.1. INSIDE GREAT GRANSDEN CONSERVATION AREA (50 SITES).....            | 34 |
| 5.1.1. Meadow Road .....  | 34 |
| 5.1.2. West Street/Manor Lane .....                                     | 34 |
| 5.1.3. Crowtree Street.....   | 34 |
| 5.1.4. Middle Street/Little Lane .....                                  | 34 |
| 5.1.5. Mill Road .....  | 35 |
| 5.1.6. Little Gransden Lane/Sand Path .....                             | 35 |
| 5.1.7. Fox Street.....  | 35 |
| 5.1.8. East Street/Caxton Road .....                                    | 35 |
| 5.1.9. Church Street.....   | 35 |
| 5.1.10. Sand Road.....  | 35 |
| 5.2. OUTSIDE CONSERVATION AREA (10 SITES) .....                         | 36 |
| 5.2.1. West Street/Manor Lane .....                                     | 36 |
| 5.2.2. B1040 road from Waresley to Eltisley .....                       | 36 |
| 5.2.3. North of village .....   | 36 |
| 5.2.4. Mill Road .....  | 36 |
| 6. Social Hubs.....   | 37 |
| 7. Design Guide for Great Gransden .....                                | 39 |
| 7.1. Specific guidelines: .....   | 40 |
| 7.1.1. Height.....  | 40 |
| 7.1.2. Layout and overall design.....                                   | 40 |
| 7.1.3. Roofs and rooflines .....  | 40 |

|       |                       |    |
|-------|-----------------------|----|
| 7.1.4 | Build materials ..... | 41 |
| 7.1.5 | Gardens .....         | 42 |
| 7.1.6 | Parking .....         | 42 |
| 7.1.7 | Lighting.....         | 43 |

---

## 1. Introduction

---

This Character Assessment has been produced by the Steering Group preparing the Great Gransden Neighbourhood Development Plan, based on their identification and analysis of the local character.

The Assessment is intended to provide the context of how the village has developed, and to summarise the designs and layouts of developments in the village. This analysis will be the basis of a Design Guide to provide guidance to:

- Residents and owners of existing properties who want to extend or change the use of a building or land
- Local Planning Authority considering planning applications
- Great Gransden Parish Council Planning Committee
- Great Gransden Parish Community Plan committee
- Prospective builders and developers.

Great Gransden is an attractive historic village, set in a rolling agricultural landscape. There are many heritage buildings - in total there are 60 listed buildings in the Parish, concentrated mainly in the conservation area in the centre of the village. There are many established trees and green spaces around the village, reflecting the surrounding countryside. Gransden Woods, situated about 1km from the village, is a SSSI.

There has been significant housing development since the 1940s. These have generally been infill sites or adjacent to the Built-Up Area Boundary of the village, and the village retains a rural character. Developments have been sympathetic to the surroundings and are mainly in the form of Closes such that there is limited frontage to the streets. This Character Assessment reviews the housing stock and setting of the Parish and provides summaries of the main features of the Conservation Area and housing developments through the decades.

Future development and evolution of the village is inevitable and even desirable, but the residents of Great Gransden value their environment and wish to maintain and protect this for future residents. This assessment is intended to ensure that the special character is recognised and respected so that it can be protected and enhanced when new development takes place. It will provide guidelines that must be followed before any development can be considered. These are proposed in the Design Guide, Section 7 (Page 39) below.

Great Gransden Village is within the Great Gransden Parish. In the Huntingdonshire District Council Local Plan to 2036, which was made on 15 May 2019, Great Gransden was designated as a Small Settlement identified by Policy LP/9:

*HDC Local Plan 4.100 There are many settlements across Huntingdonshire that have limited or no services or facilities available. Such settlements are identified as Small Settlements. Small Settlements are less sustainable than settlements in the Spatial Planning Area settlements and Key Service Centres due to the need to travel to access services and facilities elsewhere on a regular basis. As such the Local Plan makes no allocations for development in Small Settlements. However, the strategy does set out a role for a limited amount of sustainable development in contributing to the social and economic sustainability of Small Settlements and in supporting a thriving rural economy. Given the variation in*

*size and availability of services and facilities between Small Settlements it is recognised that varying levels of development could sustainably be accommodated depending on nature of the individual Small Settlement*

Relevant Planning policies in relation to development in Great Gransden are as follows:

- The National Planning Policy Framework (2021)
- Huntingdonshire`s Local Plan to 2036: #
- Huntingdonshire Landscape and Townscape SPD 2007 or successor documents



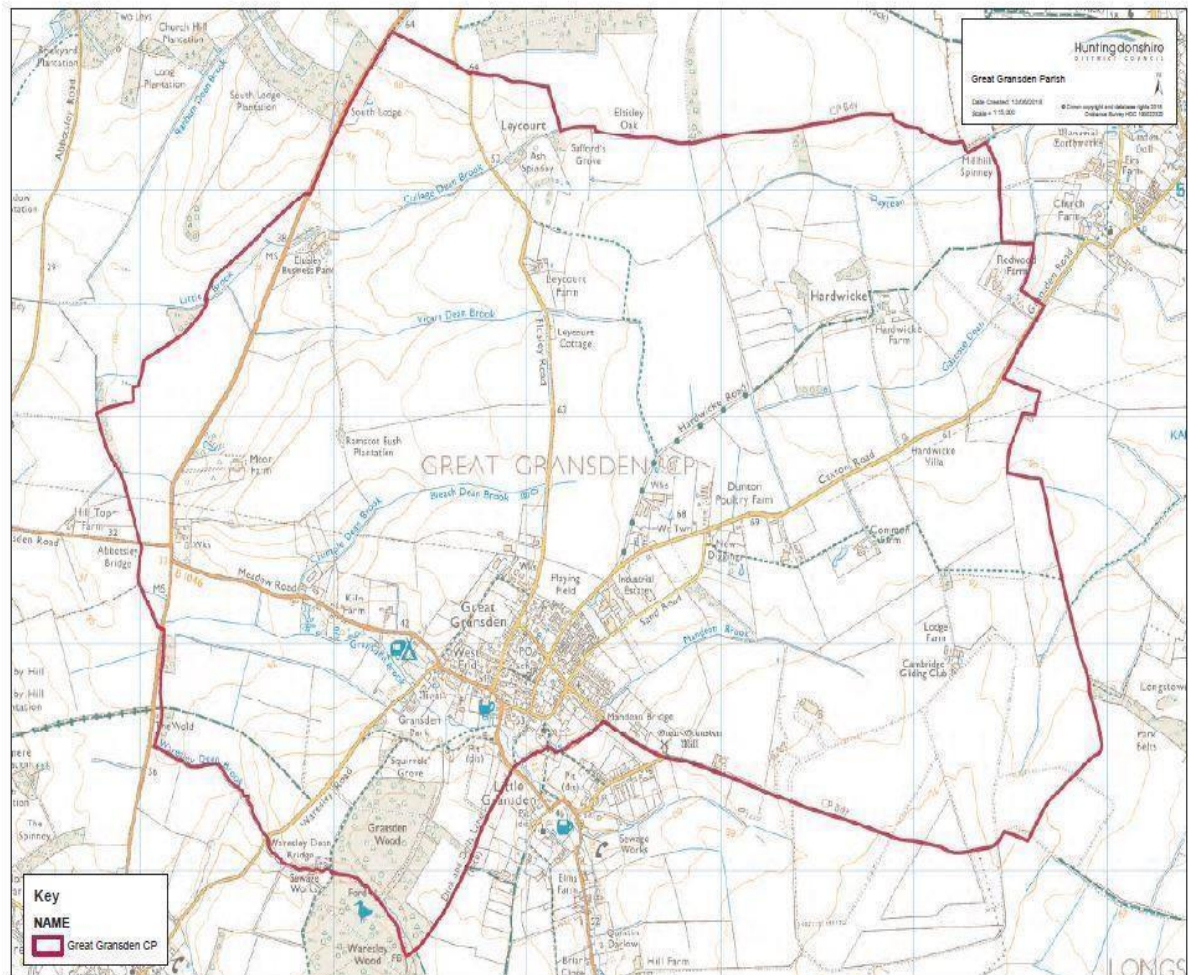
---

## 2. The Parish of Great Gransden

---

### 2.1. Parish Boundary

The Parish boundary is shown below in Figure 1. It can be seen that the parish occupies a very rural location, with only one significant settlement, the village of Great Gransden in the Southern corner.



**Figure 1: Great Gransden Parish Boundary**

### 2.2. Topography, geology, geography

The parish of Great Gransden is mostly situated on calcareous Boulder Clay, a drift deposit laid down by the retreating glaciers during the Quaternary Ice Age some 450,000 years ago. This clay overlies the solid geology of the Lower Greensand (of Lower Cretaceous age) and Ampthill Clay (of the Lower Jurassic), both of which formations are also exposed in the western part of the parish. The Gransden Brook and the Waresley Dean Brook have cut down through the boulder clay to expose the underlying Greensand in various places along their valleys. Indeed, this is almost certainly why the villages of Great and Little Gransden are located where they are, since the sheltered valley of the Gransden Brook and the series of small springs along the edge of the clay and greensand exposure provided an ideal settlement site along the SW edge of the poorly draining boulder clay soils.

In turn, this valley may also help explain the origin of the village name – the earliest known mention is Grantandene in A.D 973 in one of the charters of Thorney Abbey, when Aethelwold Bishop of Winchester endowed the Abbey with land here. The name derives from “Grante’s Dene” meaning “Grante’s Valley” (from the Old English “Denu”, “Dean” or “Dene” meaning “valley”) and there is even a reference in the Crowland Cartulary to someone called Grante being resident in this area in the mid-10th Century.

---

### **3. The Village of Great Gransden**

---

#### **3.1. The history of the village**

People have been living and moving through this area for thousands of years, with Neolithic flint arrow heads having been found in Gransden Wood and scattered findings of Roman coins and pottery at various sites in Great Gransden, notably on some fields on the NW boundary of the parish which indicate that there may well have been a Roman farmstead here that was occupied for several centuries. Following the Viking expansion into England from the 9th to the 11th centuries, the area now occupied by the parishes of Great Gransden and Little Gransden came under the control of the Danelaw. The name of a now-disappeared woodland block W of Hayley Wood - Little Hound Wood ("Lytlelund") includes the Old Norse element "lúndr" meaning a small wood or grove, suggesting that much of the land had already been cleared for agriculture by the Viking era and the surviving woodlands were already in discrete named blocks.

The village appears in the Domesday Book (1086) with the name Grantesdene, one of the 25 parishes in the Toseland Hundred, within the County of Huntingdonshire. The Domesday Book record for Great Gransden lists twenty-four tenant farmers and eight cottagers or labourers holding land under the lord of the manor. There was a church on the same site as the present church but sadly none of the structure of this Saxon or Norman church now remains. It is not until 1283 that we see the first mention of the name Great Gransden as such (as Great Grantesdene).

In the early fourteenth century, the church patronage passed into the hands of the Clare family. Lady Clare, the sister of the last Earl of Clare, founded Clare Hall (later Clare College) at Cambridge University and made generous gifts sufficient to rebuild the college and further legacies upon her death. Lady Clare assigned responsibility for the upkeep of the Great Gransden Rectory and the appointment of the Rector to the Master and Scholars of the College which, in the case of the appointment, is still formally the case today. Clare Hall also acquired a good deal of land in the village to support the Church and assumed responsibility for its upkeep. It is believed that a member of the Clare family funded the rebuilding of the church in the late fifteenth century, most likely the then Duchess of York.

The Reverend Barnabas Oley was a significant figure for the village in the seventeenth century. Originally from the West Riding of Yorkshire he was admitted to Clare Hall in the University of Cambridge and subsequently appointed to the Vicarage of Great Gransden. As a fervent supporter of the King, Oley lost his Fellowship of Clare for a period of sixteen years during the Civil War and the Commonwealth and had to flee the parish. Barnabas Oley took the Clare College silver to King Charles in Nottingham but redeemed some of it with his own money and by tradition buried it in the Rectory duck pond until he could restore it to Clare. He returned in 1659 or 1660 and regained his Fellowship and the Living of Great Gransden. He was a great benefactor to the village, building the first school and the alms houses and establishing various charities. The village school still bears his name today.

A third major benefactor to the village was Theodore Vincent Webb, who built the new Barnabas Oley School and the Reading Room and carried out the extensive restoration of St Bartholomew's Church. T V Webb founded the Gransden Agricultural Society, which launched the annual Ploughing Match, which continues to this day as the Gransden Show on the same field once owned by the Webbs. The Webbs were major landowners and T V Webb and his wife lived first in Audley House (built c.1750), the name of which almost



certainly derives from the family of Henry Audley, Knight, who was granted the manor of Great Gransden by Henry VIII. They then moved into Gransden Hall, a mid-seventeenth century mansion.

The oldest residence in the village is Rippington Manor (15th/16th Century), which, in the 19th century, was part of an agricultural estate, purchased by T V Webb's father, William Webb, Master of Clare College. At an earlier date it was occupied by the Caesar family, having been purchased in 1631 from the Audleys by Sir Charles Caesar, son of Sir Julius Caesar, Master of the Rolls to King James I. This mediaeval manor was previously connected with Repton Priory in Derbyshire, from which the name Rippington is derived.

The Census of 1801 shows the population of the village as 412. It grew during the first half of the nineteenth century then declined over the next hundred years as people moved away from such villages due to the increasing mechanisation of agriculture. Post-war expansion of the village took place steadily over the succeeding decades, reaching 1023 by the time of the 2011 census.

For most of its history the village has been an agricultural community and many farmsteads were located within the village itself. For centuries much of the surrounding countryside was occupied by the medieval system of three great open fields, typical of much of Eastern England and the East Midlands. These persisted up until enclosure in 1856. There were also extensive hay meadows alongside the Gransden Brook (bordering what is now still called Meadow Road) and large areas of commons grazing on the higher ground to the East, on Cow Common and Walland Common, where the World War II airfield was later built.

The community was largely self-sufficient in the nineteenth and early twentieth centuries with many shops, including a butcher and a bakery, a windmill for grinding corn, a blacksmith, a post office and many pubs. Spiritual needs were met by the Parish Church and the Baptist Chapel and there was entertainment in the Reading Rooms and sport on the cricket field in the summer.

World War II was a significant period in the village. Gransden Lodge Airfield, built in 1941-42, was the base for the No. 405 Royal Canadian Airforce Squadron between 1943 and 1945. They operated as a Pathfinder squadron, flying ahead of the bombers to mark their targets. They flew over 4000 sorties and took part in the raid against Hitler's retreat at Berchtesgaden in 1945. A stained-glass window in St Bartholomew's Church in Great Gransden commemorates the squadron's presence in the village and their courageous contributions and huge sacrifice (801 died) to help win the war. The airfield is now the home of the Cambridge University Gliding Club. Queen Marie of Yugoslavia and her son King Peter lived in the Old Mill House and another nearby house during the war years following the German invasion of their country in 1941.

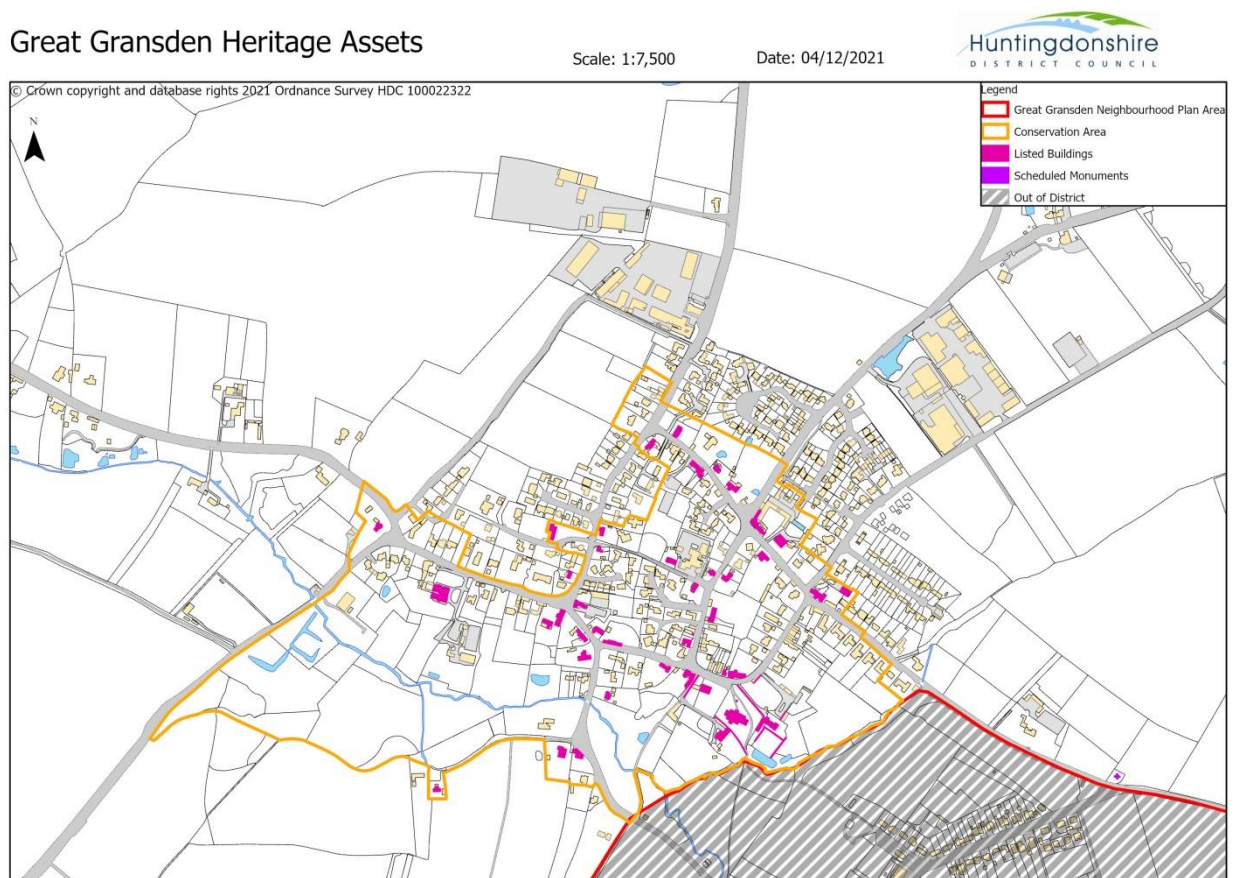
### **3.2. Great Gransden Today**

Despite the addition of many small to medium-sized housing developments over the last 60 years, the village has retained much of its character as a delightful rural settlement with many thatched roofs and other traditional building features. There are 52 listed buildings (60 listings altogether), the majority of which are located within a designated Conservation Area that embraces much of the historic heart of the village. Gransden Windmill, situated on a prominent hill spur to the east of the village, is recognised as an Ancient Monument and Grade II\* Listed Building and is one of only seven surviving open-trestle post mills in

England. There has probably been a windmill on this site since the 13th century and some of the timbers in the existing structure date back to at least 1628.

Great Gransden is a very attractive place to live and is well served by the school, the village shop, the Reading Room and the pub among other facilities. Although deep in the Cambridgeshire countryside it is within easy reach (barring congestion) of Cambridge, St Neots and, by train, to London and the north. Major road and rail improvements, although temporarily disruptive, will improve this connectivity still further. There are a number of small and micro businesses in and around the village and many people work from home for all or part of the week.

### 3.3. The Conservation Area



**Figure 2: Great Gransden Conservation Area and Heritage Assets**

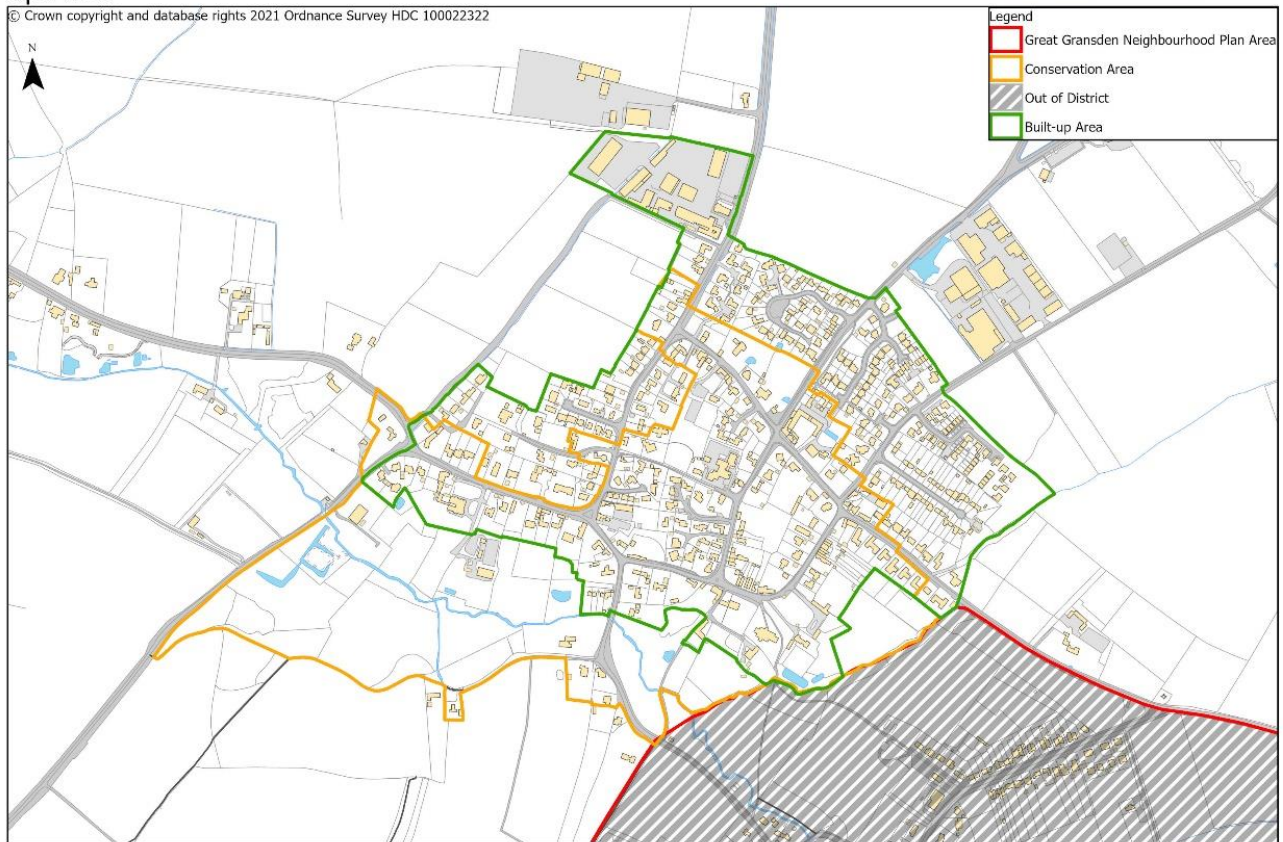
## Great Gransden Conservation Area and Built-up Area

Scale: 1:7,500

Date: 29/04/2022



© Crown copyright and database rights 2021 Ordnance Survey HDC 100022322



**Figure 3 Great Gransden Conservation Area and Built-Up Area Boundary**

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Designation of a Conservation Area creates a precautionary approach to the loss or alteration of buildings and/or trees in a clearly defined geographic area; as such, it has some of the legislative and policy characteristics of Listed Buildings and Tree Preservation Orders. The current relevant legislation in England and Wales is the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Conservation Area in Great Gransden was first designated in June 1972 but its boundary was significantly extended in 1983 in line with the recommendations of the 1981 Great Gransden Village Study (HDC 1981), when a large number of additional listed buildings were also recognised and subsequently designated. There are 60 listed buildings and structures in the parish of Great Gransden, the majority (50) located within the central part of the village. (See Section 5 (Page 33) below for a full Directory of Listed Buildings in the parish).

In the Victoria County History (Page W, Proby G and Inskip Ladds S, 1932) Great Gransden is described as “structured around an irregular four-sided figure with the principal part of the village at the south-east angle of this figure “where stands the fine 15<sup>th</sup> century Church.” However, the surviving shop, pub and Reading Room are some distance from the Church, elsewhere around this rectangle of streets. Thus, whilst it is true that the heart of

the village is focussed around this rectangular-shaped “grid-iron” pattern of streets, there is no single defined village centre. It has been suggested that this unusual street pattern may well have its origins from a consolidation over the centuries of various streets relating to the four medieval manors of the parish: Rippington Manor (in the SE), Mannocks Manor (in the North), Berristead Manor (in the South) and Baldwins Manor (to the West). The rectangular “grid-iron” pattern is formed by West Street, Fox Street, East Street, Church Street and Crowtree Street, linked centrally by Middle Street.

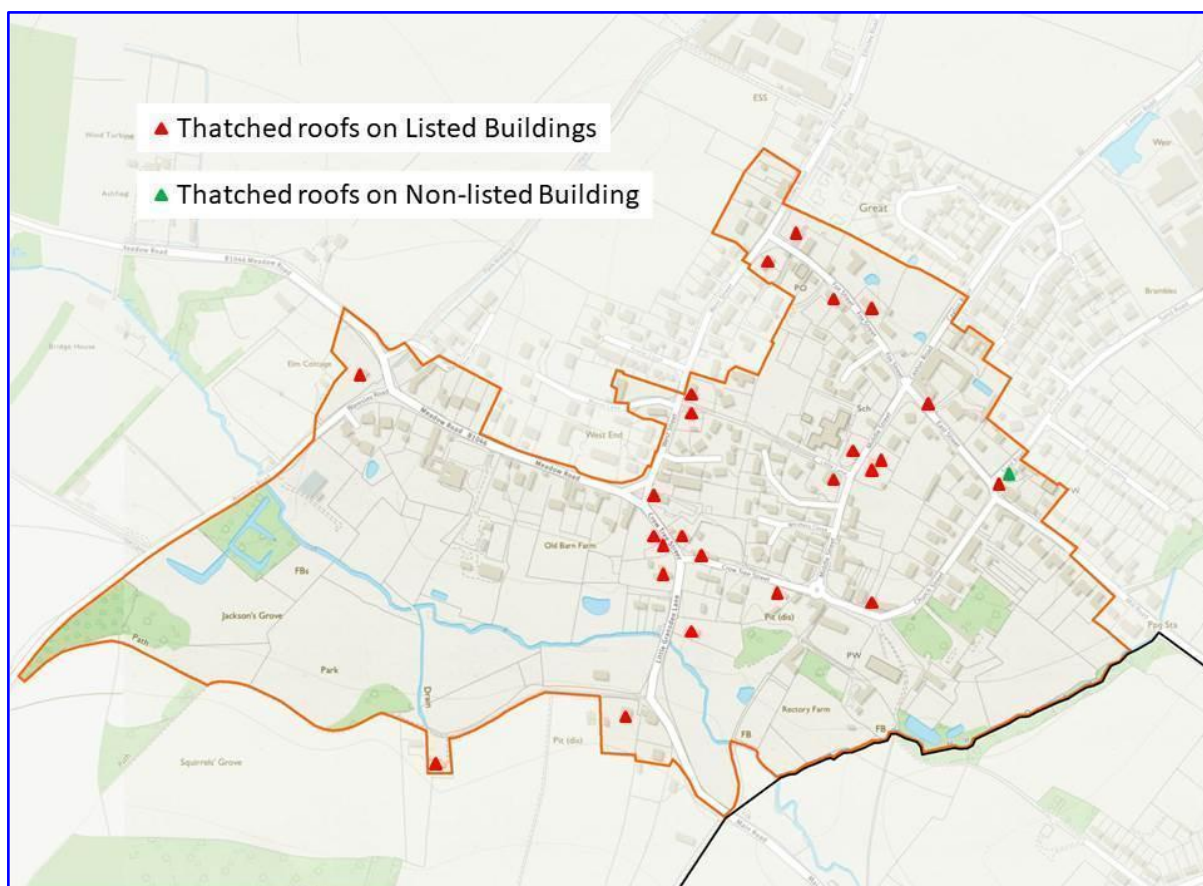
Four monumental trees originally marked the key junctions of this grid pattern but being mostly elms they suffered greatly from the Dutch Elm Disease outbreak from the 1960s onwards. At least one such marker tree (at the junction of Middle Street and East Street) was removed during the Second World War to enable munitions-carrying vehicles to navigate the village streets to reach the airfield to the east. Today, only the sucker-regrowth of one of these elms is still present (on the triangle opposite the Crown and Cushion) but replacement trees have been planted on at least three of these key junctions.

There have also been some recent housing developments within the current conservation area, through infill between properties around the central rectangle of streets or through small-scale developments in the large gardens and enclosed meadows, such as Baker’s Court, Whittets Close, Webbs Meadow and extensions to Middle Street.

The street scenes today throughout most of the conservation area are bedecked with trees and hedges, such that the overall impression is of a series of ancient houses tucked into the foliage, interspersed with modern additions that largely blend well.

The 50 listed buildings located within the boundary of the current Conservation Area are an eclectic mix and include a 15<sup>th</sup> century church, a chapel, a village hall, a public house, 2 barns, 3 boundary walls, a medieval cross and a 20<sup>th</sup> century telephone box! The rest are domestic houses of varying scale, ranging from historic manor houses, country houses, farmsteads and former public houses to half-timbered houses and cottages. Some are of early Victorian vintage, but the majority (37 buildings) date back to the period from the early 17<sup>th</sup> century to mid-18<sup>th</sup> century. However, some are even earlier, with a few of them being at least 500 years old, dating from the late 15<sup>th</sup> century and early 16<sup>th</sup> century. Of the 46 listed buildings in Great Gransden that are houses, 24 have thatched roofs and all lie within the Conservation Area. There is only one house in the village that has a partly thatched roof but which is not a listed building (Chapel Cottage, 2 Sand Lane), although it does lie within the Conservation Area.





**Figure 4: Great Gransden Thatched Properties**

St Bartholomew's Parish Church is the only Grade I Listed Building in the village. The Parish Church has been the centre of focus since the early days of the village in the 10<sup>th</sup> century. There was a church located on the same site as the present one during both Saxon and Norman times, but sadly none of these early structures has survived. Nonetheless, the present Church still contains the oldest surviving part of any building in the village, with the West Tower dating back to the latter part of the 14<sup>th</sup> century. The whole of the rest was re-built in the second half of the 15<sup>th</sup> century, including the chancel, nave, north and south aisles and the south porch. A few fragmentary links to earlier times survive, including an indented brass on a slab against the north wall in the tower to Thomas Neusum (who was rector here from 1301 – 1328) and also the remains of a 13<sup>th</sup> century medieval ornamental cross in the churchyard. Various repairs of the church have been undertaken over the last few hundred years, including major restoration work in 1873, for which Mr T V Webb again acted as benefactor.

There are four Grade II\* listed buildings: Rippington Manor, Barn to East of Old Barn Farmhouse, the Post Mill and Marley's Cottage. No 24 Middle Street, the timber-framed and plastered Marley's Cottage is considered a particularly fine example of "a diminutive early 16<sup>th</sup> Century hall house with a northern aisle and a brick chimney (dated 1676)" (O'Brien and Pevsner et al 2014); on account of this it is listed as Grade II\*.



Three-quarters of the 46 listed domestic houses are timber-frame structures (34 properties), of which 30 have plastered walls, 2 rough render and 2 with brick casing. The oldest surviving houses of this type in the village are probably Manor House (formerly Orchard Dene) (10 Manor Lane off West Street) and Marigolds/Rose Cottage (No 16 and No 18 on Middle Street), both of which are Grade II and thought to date back to the late 15<sup>th</sup> century.

When the boundary of the Conservation Area was amended following the recommendations of 1981 Great Gransden Village Study, it widened the protection it provided to cover not only the built heritage but also certain important historic landscapes of the village. The conservation area thus extends beyond the core of the old village where the majority of the listed buildings are located and embraces important landscape features including the parkland landscape of Gransden Park in the West and stretching along the valley of the Gransden Brook between Waresley Road and Little Gransden Lane and continuing upstream along the Home Dole Brook, past the old fishponds below Rippington Manor and almost as far as Mandeian Bridge on Mill Road. The Conservation Area thus also links the built focus of the village to important neighbouring designated sites such as the Waresley and Gransden Woods SSSI and Nature Reserve (and the views across to this from the village), to other nearby small copses that are also remnants of ancient woodland (such as Squirrel's Grove and Jackson's Hill Coppice) and to significant grassland areas like the large hayfield north of Gransden Wood.

The area of Gransden Park within the Conservation Area also contains a medieval or post medieval homestead moated feature (still containing water) at its western end close to Waresley Road by Brown's Bridge. It is registered as a recognised site on the Heritage Gateway (Hob Uid: 366016) but to date has not been archaeologically investigated and thus its age and/or significance are not yet understood. One possibility is that it was linked to or may have been the location of one of the earlier medieval manor houses (Baldwin's Manor Farm was close by just to the north).

Outside the Conservation Area, the listed buildings elsewhere in the parish include early Victorian brick and slate farmhouses and barns at North Farm and Moor Farm and a barn and stables at Hardwicke Farm, all of which were built around 1844, immediately following the implementation of the 1843 Enclosure Act. However, a timber-frame and weatherboards barn at Leycourt pre-dates this somewhat, being late C18 or early C19. Also 2 surviving milestones on the B1040 are Listed, which were originally erected by the Bury & Stratton Turnpike Trust in the 19th century. The only designated scheduled monument in the parish is Great Gransden Windmill (also a Grade II\* Listed Building - Post Mill) and it lies outside the Conservation Area, on the parish boundary with Little Gransden to the East, at the junction of Mill Road and Primrose Hill.

### **3.4. Development of the village since 1940**

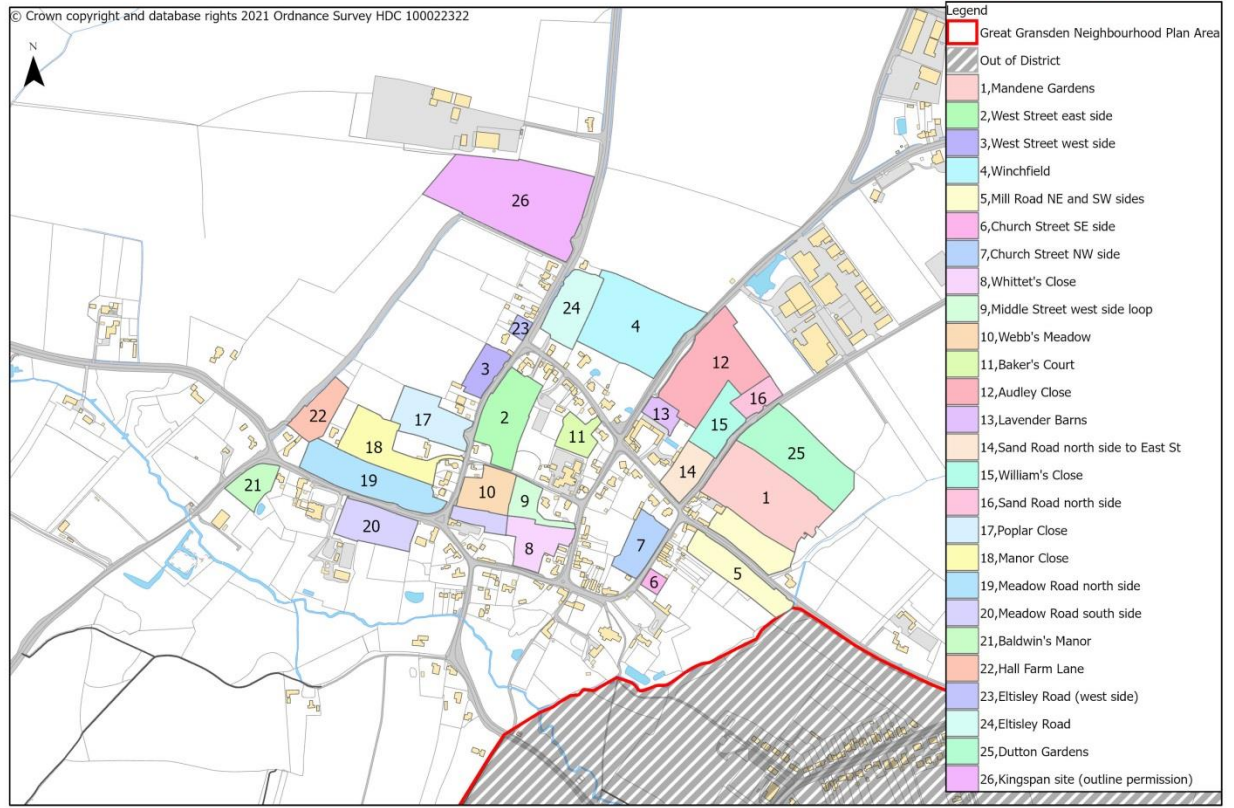
Since the 1940s there has been a steady flow of new developments in Great Gransden. These have generally been on infill sites or adjacent to the Built-Up Area boundary of the village. The main developments and their characteristics are summarised by decade below:



## Great Gransden Post War developments

Scale: 1:7,500

Date: 13/12/2021




**Figure 5: Great Gransden Housing Developments since the 1940's**

Key to Developments:


- 1 Mandene Gardens
- 2 West Street east side
- 3 West Street west side
- 4 Winchfield
- 5 Mill Road NE and SW sides (5a and 5b)
- 6 Church Street SE side
- 7 Church Street NW side
- 8 Whittets Close
- 9 Middle Street west side loop
- 10 Webb's Meadow
- 11 Baker's Court
- 12 Audley Close
- 13 Lavender Barns
- 14 Sand Road north side to East St
- 15 William's Close
- 16 Sand Road north side
- 17 Poplar Close
- 18 Manor Lane
- 19 Meadow Road north side
- 20 Meadow Road south side
- 21 Baldwin's Manor

- 22 Hall Farm Lane
- 23 Eltisley Road (west side)
- 24 Eltisley Road
- 25 Dutton Fields
- 26 Kingspan site planning permission approved

Housing developments since the 1940s:

| Decade        | Name                   | Description   |
|---------------|------------------------|---|
| 1940s / 1950s | <b>Mandene Gardens</b> | <p><b>Topography, setting and views</b></p> <p>Cul-de-sac development of 28 houses built post-war 1948-55 by the local authority. Mainly now owner occupied with some rented accommodation. The road dips down to Mandeian Brook at the bottom where a small play area and garage site remain, awaiting redevelopment.</p> <p>Mandene Gardens was situated adjacent to extensive countryside including meadows and hedgerows alongside Sand Road. A new housing development is in the process of being constructed on the adjacent field.</p>  <p><b>Build style and materials</b></p> <p>A mix of semi-detached and terraced 2, 3 and 4-bedroom houses. Most have off-street parking but a few are dependent on street parking. Consistent in style with rendered elevations. All houses are 2 storeys with a range of window types. The house designs vary but there is symmetry along the length of the road. Steeply pitched roofs of red concrete pantiles.</p> <p>There are two street lamps.</p> <p><b>Green Landscaping</b></p> <p>There are front gardens to all the properties and mature trees and shrubs along Mandeian Brook at the far end of the road and in some rear gardens.</p> |
|               | <b>Mill Road</b>       | <p><b>Topography, setting and views</b></p> <p>The West end of Mill Road lies within the conservation area, and the road runs eastward downhill to Mandeian Brook, then uphill to the Old Mill House and then to the Windmill (which is listed and classed as an ancient monument). Beyond the mill the road extends over a broad, flat ridge leading past hedged fields and a warehouse (used mainly for self-storage) to Gransden Lodge airfield, which is home to the Gransden Airfield and Gliding Club.</p> <p>The post-war dwellings built on a farmyard and farmland are all detached and set back from the road; most are on sloping ground. There is a grass verge on both sides of Mill Road as far as the windmill.</p> <p><b>Build style and materials</b></p> <p>There are two adjoined listed buildings at the west end of the road, built with local red brick, and a listed thatched cottage with white plaster walls. Opposite are two single storey red brick houses on the site of an old brewery. The stretch of Mill Road west of the Mandeian Brook (previously known as Mandeian Lane) has been</p>  |

|               |              |  |
|---------------|--------------|--|
|               |              | <p>gradually infilled post-war. Four of the dwellings are similar, but the rest are all of different styles. The common theme is that all are single-story or 1.5-story buildings. Some have extra bedrooms in the roof spaces and four have garages underneath to work with the slope of the land.</p> <p>Brook House is a red brick and tile house, built in the '40s as a guest house for the nearby Mill House. The other dwellings are built of Cambridge rubbers (a local brick) and all have clay or concrete plain tile or pantile roofs. The Old Mill House has been extended many times in the twentieth century and now has roofs of clay tiles, with concrete tiles used for the 80's extension. There are two street lamps.</p> <p><b>Green Landscaping</b></p> <p>The land west of the brook is suburban in feel with mainly large well-planted front gardens including trees. East of the brook lies the garden of Brook House, a 1-acre paddock, the 1-acre house, stables and gardens of Old Mill House, and then a further paddock before the windmill. On the south side there is another paddock. The paddocks are hedged with native hedging and trees, and there is only a limited view of the paddocks from the road. Beyond the windmill Mill Road leads through open countryside, past modern barn buildings used primarily for self-storage, and out to the airfield.</p>  |
| 1950s / 1970s | Sand Road    | <p><b>Topography, setting and views</b></p> <p>Ribbon development along a stretch of a minor road leading from the village centre to a junction with Caxton Road. Housing ends at the Sand Road Industrial Estate beyond which is the village sports field and Tennis Club and open countryside with fine views towards Bourn from Sand Road and the sports field</p> <p><b>Build style and materials</b></p> <p>Three houses are within the Conservation Area as is the Grade II listed Providence Baptist Chapel (1734) set behind Chapel Cottage and Chapel House.</p> <p>Chapel Cottage and Chapel House are older properties with white rendered or painted-brick walls. The cottage has roofs of thatch and pale clay pantiles and the house has a slate roof. The third house within the conservation area is a 1970s house of sand coloured brick with a steep pitched roof and dormer windows. Above Chapel House there are two pairs of semi-detached former council houses, each rendered and painted with pitched tiled roofs. These houses are part of the same development as Mandene Gardens and are a mixture of privately owned and rental properties. On the left side of the road there are three chalet bungalows built in 1950s and 1970s – red brick with more recent dormer-windowed loft conversions, then four detached houses of red/cream brick, part of the Williams Close development. Beyond this are two bungalows and a chalet bungalow constructed of red or pale brick with concrete roof tiles, one of which is a later build.</p> <p>There are four street lamps along the road.</p> <p><b>Green Landscaping</b></p> <p>All but Chapel Cottage with front gardens, some large, with lawns, shrubs and beds. Rear gardens vary in size from small to large.</p> |
|               | Poplar Close | <p><b>Topography, setting and views</b></p> <p>This is a quiet no-through road built in 1970 on land belonging to Manor Farm with houses and bungalows arranged round a key-shaped close. The site is flat although the houses on the north side</p>   |

|               |                         |   |
|---------------|-------------------------|---|
|               |                         | <p>of the close are raised because of the incline of the main road. Some houses are gable-end to the close, which creates a varied aspect to the development. The fields at the rear of this development are a landscape view from the popular Riddy walk. The house in West Street opposite the entrance/exit from Poplar Close is a listed cottage recently restored after fire.</p>  <p><b>Build style and materials</b></p> <p>A mix of six chalet bungalows and six traditional bungalows providing a range of houses for different sizes of household. Extensive use of brown brick and white painted brick and masonry. Roofs are of brown concrete pantiles with plain brick chimneys. There are flat-roofed garage attachments to the houses. At night it is lit by two standard street lights.</p> <p><b>Green Landscaping</b></p> <p>The close has a green appearance because of small front lawns and planting with plenty of shrubs and ornamental trees. Few mature trees except in north-side gardens.</p> |
|               | Middle Street nos. 9-15 | <p><b>Topography, setting and views</b></p> <p>Small development built in 1974 of 5 large, detached houses set back from Middle Street. Built on flat ground along a private road.</p> <p><b>Build style and materials</b></p> <p>Large, detached houses built mainly of red brick with some render. No two the same but consistent in design and materials. Generally 2-storey with a range of window types. Pitched roofs with clay tiles. Clay pantiles on large, mainly double garages. There are no street lamps.</p> <p><b>Green Landscaping</b></p> <p>A private gravel road runs through the development. Green verges and a single mature tree on entry to the street.</p>   |
|               | Whittets Close          | <p><b>Topography, setting and views</b></p> <p>Small development of 8 large, detached houses built in 1974 set back from Middle Street. Built along a private gravel driveway.</p> <p><b>Build style and materials</b></p> <p>No two houses are the same but are consistent in design and materials, built mainly of red brick with black feather-edged board facades and some render. All two-storey dwellings with pitched roofs of clay tiles. Most houses have double garages. There are no street lamps.</p> <p><b>Green Landscaping</b></p> <p>Open green setting in the centre with several mature trees retained in some of the gardens.</p>  |
| 1970s / 1980s | Eltisley Road West      | <p><b>Topography, setting and views</b></p> <p>9 houses along the left-hand side of the minor road running north out of the village to the B1040 and the village of Eltisley. One of the properties is separated from the others by the Kingspan/Potton site which is due to relocate away from the village.</p>  |



|  |                          |  |
|--|--------------------------|--|
|  |                          | <p>The road is a gentle gradient down into the village at this point. The old houses sit slightly higher than the road.</p> <p>There is private set-aside land between 15 and 19 and a popular public right of way, Park Riddey, between 23 and the Potton site which runs down to the Waresley junction on the B1046.</p> <p>There are two listed properties opposite on either side of the corner of Fox Street. There is also a corner green space at this junction.</p> <p><b>Build style and materials</b></p> <p>The newer houses stand back slightly from the road and have well-planted front gardens and parking areas/garages. A terrace of three houses and a double-fronted detached house are Victorian. The newer houses were individually constructed in the 1970s and 80s and vary in design.</p> <p>These newer properties include 3 detached houses with 4/5 bedrooms, a large chalet bungalow, and an extended bungalow with a two-storey gable end of timber and render. They are all mainly brick built in shades of yellow, red or mottled. Roofs are clay or concrete flat tiles or pantiles. The last house is located beyond the Kingspan/Potton site and was built in about 1980 by a farmer. It has views out to open countryside.</p> <p>The Victorian terrace is three smaller dwellings, one of which is currently a holiday let. They are built in a traditional Great Gransden style – old red brick with corner blond bricks, some black timber and white render and a roof of traditional blond and red clay tiles with double chimneys. Beyond this terrace there is a double-fronted house with a traditional central porch with benches. This was built in 1901 (stone plaque above the door) of pale brick and slate roof.</p> <p><b>Green Landscaping</b></p> <p>Well-planted gardens and mature trees give this side of the road a green aspect and partially disguise the newer houses. The houses below the Kingspan site back onto fields and the tree-lined footpath. No 25 is on an open site with trees on one side and fields on the other; there are workshops and small businesses to the rear of the property.</p> |
|  | <p><b>Winchfield</b></p> | <p><b>Topography, setting and views</b></p> <p>Built in 1977/8 and 1984 this was the first substantial development of new privately-owned houses in the village since the Second World War.</p> <p>It is a medium-large development totalling 31 houses in two distinct phases and three house types. Fairly secluded and with no through traffic as it forms a cul-de-sac adopted road.</p> <p>A small group of red-brick terraced houses on Caxton Road at the entrance to Winchfield have their garages and rear entrances within Winchfield.</p> <p>The site is flat with a loop-shaped road around a central green space plus one side-branch. Mostly open-fronted gardens, without dividing fences or hedges.</p> <p>The only road and foot access is from Caxton Road along the adopted road that runs the full length of the development. There is no public access from the end of the cul-de-sac onto Fox Street or</p>  |



|  |                    |  |
|--|--------------------|--|
|  |                    | <p>Eltisley Road, even though the SW corner is only a short distance away.</p> <p>The development was built on an old grass meadow ("Craddock's Meadow"). Air-raid bunkers were built here during WWII and their remains survived through to the 1970s. A large old farm pond was retained in the back garden of one house on the south side of the development backing onto the garden of the Old Fox.</p> <p>The development is adjacent on the north side to the much-valued Showground Field, a fine example of ridge and furrow grassland.</p> <p><b>Build style and materials</b></p> <p>21 properties are medium-sized, two-storey, 3 or 4-bedroom detached houses, the majority built in pale-yellow brick (3 have since been rendered), but 4 are in red brick; these stand at the entrance to Winchfield. All have steep-pitched grey concrete pantile roofs. Built in 1977-78 to typically simple 1970-style design. Originally with painted wooden window and door frames but now all replaced with mostly white plastic double-glazing, but one house with dark grey frames.</p> <p>A group of six 1970s-style detached red-brick bungalows stand at the blind end of the road. Also built in 1977-78.</p> <p>A group of 4 timber-framed two-storey, 4-bedroom, detached houses were built by Potton Timber in 1984 to one of their characteristic designs on a small side cul-de-sac off the main loop of Winchfield. Black timber-framing exposed in white rendered walls; red pantiled roofs.</p> <p>Most Winchfield houses also have single or double separate small brick-built garages with pantile roofs.</p> <p>Many of the houses have been altered and extended in various ways over the last 40 years and all are well maintained.</p> <p>There are 6 low street lamps.</p> <p><b>Green Landscaping</b></p> <p>The large open green space in the centre of the site contains nine mature tall trees and gives a green aspect to the whole development. An oak and a birch also stand in nearby front gardens. These trees are probably a surviving part of the original meadow as is the good population of cowslips in spring. This green area is part-managed as a wildflower meadow.</p> <p>The houses have small to medium-sized gardens to the rear.</p> <p>The back gardens of properties on the south side abut the large gardens of the Old Fox, Magpie Cottage and Discher's Pond, collectively forming a significant green space (albeit all privately owned) within the heart of the village. This green space contains four old village ponds and includes surviving small stands of elm woodland and some ancient woodland indicator wild plants.</p> |
|  | <b>Meadow Road</b> | <p><b>Topography, setting and views</b></p> <p>Meadow Road is a continuation of the B1046 which runs from Little Gransden. It starts in the centre of Great Gransden at the intersection between West Street and Crow Tree Street. The section up to the Waresley Road has historically also been known as Lady's Hill but beyond this it runs out for a mile to the junction with the B1040. It is at the lower end of the village in the valley of Gransden Brook which it skirts all the way out to the B1040. There is some sparse roadside development beyond the Waresley Road junction but this only extends to the village boundary.</p> <p><b>Build style and materials</b></p>   |




|  |                    |  |
|--|--------------------|--|
|  |                    | <p>The first building is the imposing red brick barn at the seventeenth century Old Barn Farm. This forms the character for a number of properties along Meadow Road. Old Barn Farm is built of traditional red brick as is the Barn itself. The latter has attractive ventilation slits on all sides. Traffic around the corner has frequently caused damage to the Barn. The house roof is slate with a pair of triple red brick chimneys and the barn roof is made of traditional Cambridgeshire red and gault clay plain tiles. There are three smaller barns along this stretch of the road now belonging to three different properties; these have Norfolk pantile roofs.</p> <p>Old Barn Farm and its barn are two of the four listed buildings on Meadow Road within the conservation area; the other two are Gransden Hall and Elm Cottage. Elm Cottage on the corner with Waresley Road is timber-framed with walls of red brick or pale plaster and a thatched roof; it may date as far back as the late 16th century. Gransden Hall is originally mid-17th century but underwent remodelling in the 18th and 19th centuries. It has three bays on the front and two wings. It is built of red and gault (cream) bricks and has slate roofs. It is set in parkland of which there is a fine view from the opposite hillside (Hay Field). The more modern houses between Old Barn Farm and Gransden Hall on the south side of Meadow Road were built on land belonging to one or other of these properties in the late twentieth century. The houses adjacent to Old Barn Farm are built in red brick with black feather-edged boarding and pantile roofs and those closest to Gransden Hall are built in buff brick reflecting the gault brick of parts of the Hall.</p> <p>The houses on the north side of the conservation area section of Meadow Road are individually designed detached houses and are set above the road. These houses were built on farmland in the second half of the 20th century. There are two white bungalows. Otherwise, most of these houses have steep pitched roofs and dormer windows or skylights to the second floor which, together with significant tree and shrub planting, reduces their impact in the landscape; most houses are barely visible. Walls are brick and roofs are slate or pantiles. Hall Farm House opposite Elm Cottage and Baldwin's Manor is an older house of cream-painted brick and render and slate tiles.</p> <p>Along the further stretch of the road beyond Elm Cottage there is one Victorian house – Kiln Farm – and a terrace of farm cottages now two dwellings. Other houses are post-war, built of brick, and two white bungalows.</p> <p><b>Green Landscaping</b></p> <p>These are roadside dwellings either in an historic setting (Old Barn Farm to Gransden Hall and Elm Cottage, south-side) or in well-planted secluded sites (north-side). Beyond Elm Cottage the setting is Gransden Brook and semi-woodland (south-side) and farmland (north-side).</p> |
|  | <b>West Street</b> | <p><b>Topography, setting and views</b></p> <p>West Street slopes down to Meadow Road at the lower end of the village. Most houses are setback from the road but the 4 large redbrick houses are on a tight site and two of them are close to the road. The bungalows and the similar two-storey house are on elevated sites.</p> <p>With the exception of three of the redbrick houses, all are built facing the road.</p> <p><b>Build style and materials</b></p>  |

|                     |                             |  |
|---------------------|-----------------------------|--|
|                     |                             | <p>10 bungalows, 6 of which are similar build of pale brick, with some wood, tile of render detail on front elevations and concrete pantiles. There is a two-storey house opposite these bungalows built of the same materials. 2 similar bungalows are semi-detached and have bay windows. Another pair of semi-detached bungalows on the opposite side of the road are cream render with plain tiles.</p>  <p>There is a separate and distinct small infill development of 4 large redbrick detached houses with double garages and feather-edged boarding or tile detail on the front elevations. Some have cantilevered stairwells. The roofs are Norfolk/Fenland clay pantiles. A third infill development consists of two large, detached chalet bungalows in buff brick with red brick detailing and double-height gable end windows.</p> <p><b>Green Landscaping</b></p> <p>Most of these houses have good-sized front and rear gardens with some mature trees and shrubs.</p> |
|                     | <p><b>Webbs Meadow</b></p>  | <p><b>Topography, setting and views</b></p> <p>A small close of 10 houses accessed via a short road off West Street. The detached houses are arranged asymmetrically with three grouped around a small bog garden. Some plots are elevated. Webbs Meadow is named after the prominent Victorian Gransden benefactors.</p> <p><b>Build style and materials</b></p> <p>6 large, detached houses and 4 smaller houses owned by a Housing Association. The houses are built in mottled brick of buff, blue-grey and red with clay pantile roofs. There are small clapboard features to some of the large houses. Woodwork is painted or stained brown.</p>  <p><b>Green Landscaping</b></p> <p>The large houses have good-sized gardens to the front and rear. Webbs Meadow is well-planted and has its own pond.</p>  |
| <p><b>1990s</b></p> | <p><b>Church Street</b></p> | <p><b>Topography, setting and views</b></p> <p>Houses set well back from the road, elevated on the west side. Church Street is on a slope providing communal views from the road towards Rippington Manor, Old Dixie's and the church on the descent. On the ascent the view is of a distinctive thatched cottage.</p> <p><b>Build style and materials</b></p> <p>6 large, to very large, red brick detached houses (one was built earlier, in the 1970s) Some timber detailing. Double garages. 3 with clay pantile roofs (Norfolk/Fenland style), 1 plain clay tiles and 2 slate roofs</p> <p><b>Green Landscaping</b></p> <p>Good-sized gardens front and back. Many mature trees and shrubs.</p>   |

|  |                       |   |
|--|-----------------------|---|
|  | <b>Williams Close</b> | <p><b>Topography, setting and views</b></p> <p>Small development of five large, detached houses around a private close built in 1986/87. The site is flat and the layout is T-shaped. An alleyway joins Williams Close to Audley Close, providing a footpath route from Sand Road through to Caxton Road and the centre of the village including the school.</p> <p>Built on land which was originally a haulage yard and named after the owner – William Merrill, a member of a local family.</p> <p><b>Build style and materials</b></p> <p>Large, detached houses of 4/5 bedrooms built in two designs; one design has dormer windows and the other a large arched window. Three of the houses have been extended. They are built of pale yellow or red brick with some detail in the reverse colour. All frontal windows are leaded. Roofs of grey concrete pantiles.</p> <p>There is one street lamp, centrally positioned.</p> <p><b>Green Landscaping</b></p> <p>No trees in front gardens. Two houses have made front gardens into small vegetable plots. Small to medium sized rear gardens.</p>   |
|  | <b>Bakers Court</b>   | <p><b>Topography, setting and views</b></p> <p>A flat, secluded site developed in 1990-92. The land belonged to the village bakery, hence its name. The original bakery stands at the entrance and is now a private home. The house adjacent to the old bakery on Fox Street was also built on the bakery's land (completed in 1989). The layout of Baker's Court is U-shape round a private road. The approach is via a driveway leading from Fox Street.</p> <p>The view out from the common central space is to the listed Old Fox on the opposite side of Fox Street.</p> <p><b>Build style and materials</b></p> <p>A small development of 5 large, detached houses up to 6 bedrooms set back from Fox Street. Consistent in style, materials and colour but variations in the particular house designs. 2-storey appearance but some have loft rooms with rooflights. Redbrick with some modest brick detail round the windows. The brick is of a similar hue to older red brick houses in the vicinity, eg The Old Bakery. Some houses have black or brown feather-edged boarding on the facades, reflecting traditional rural architecture. All window frames/doors are the same shade of dark brown.</p> <p>Steeply pitched roofs of grey concrete pantiles.</p> <p>There are 5 low lamps.</p> <p><b>Green Landscaping</b></p> <p>The setting is green with open front gardens featuring small lawns, trees, shrubs and beds. There is a semi-wild green verge to the driveway entrance, which is owned and maintained by no.5.</p> <p>Small to medium-sized rear gardens, some with ornamental and fruit trees visible from the Bowling Green and playground.</p> |
|  | <b>Hall Farm Lane</b> | <p><b>Topography, setting and views</b></p> <p>This is a small development of six houses along a private no-through, unsealed road that slopes downhill to Hall Farm and the Riddy. The Riddy footpath runs along the back of gardens 2-5. The name refers to Hall Farm and Hall Farm House which stands at the bottom of this road facing Meadow Road.</p> <p><b>Build style and materials</b></p>   |

|  |                     |  |
|--|---------------------|--|
|  |                     | <p>No. 1 is in the Conservation Area and is of a 2-storey Potton design. Nos 2, 3 &amp; 6 are 2-storey 4-bedroom detached houses of traditional construction. These houses were built in 1993-95. Nos. 4 and 5 are older 3-bedroom semi-detached houses that were formerly farm cottages for Hall Farm. External areas comprise gardens to the front and rear.</p> <p>The houses are built mainly of red brick; No. 1 has some rendered mock Tudor sections. They have a range of window types to the second storey – traditional, dormer and Velux/rooflights. The roofs are steep-pitched with clay tiles.</p> <p>There are no street lamps in spite of the tree cover.</p> <p><b>Green Landscaping</b></p> <p>This is a very green setting alongside Riddy Park. Many mature trees and shrubs are retained in gardens. Most of the properties face the ditch and the Riddy footpath at the rear and have views out across farmland. Property boundaries are provided by hedgerows.</p>  |
|  | <b>Audley Close</b> | <p><b>Topography, setting and views</b></p> <p>One of the larger developments in the village consisting of 32 houses built in 1998-2000 as a private no-through road off Caxton Road, 21 of which are large, detached houses and 11 are built as a terrace of smaller affordable houses. Most properties are not visible from Caxton Road.</p> <p>Vehicular access to Lavender Barns. Footpath access to Williams Close.</p> <p>Built on land originally owned by Audley House.</p> <p><b>Build style and materials</b></p> <p>Large detached 4 to 6-bedroom houses. Two storey appearance but some have 2 ½ storey bedrooms with rooflights (Velux style). Red and buff coloured brick, some with bay windows, some with dormer windows. Some also have small sections of brown feather-edged boarding. Steep-pitched roofs of red concrete pantiles.</p> <p>There are 7 street lamps.</p> <p><b>Green Landscaping</b></p> <p>Well planted in the public areas with trees, shrubs and lawns. All front gardens planted with hedging and trees, alongside small lawns, shrubs and beds. Small to medium sized rear gardens. Small tree lined green centrally situated plus smaller green with tree near the access road.</p> |
|  | <b>Manor Lane</b>   | <p><b>Topography, setting and views</b></p> <p>Detached houses half-hidden behind hedges/fences along a descending no-through road to a wooded backdrop, Hall Farm Lane and Riddy Park.</p> <p>Built on the land of Manor Farm. The houses are secluded behind hedges or fences. Manor Lane is a no-through road, so is very quiet.</p> <p>The Manor Lane exits onto West Street and faces two listed thatched cottages on West Street and a footpath, Little Lane, leading to the school and Middle Street.</p> <p><b>Build style and materials</b></p> <p>The Manor House which stands on the right at the entrance to Manor Lane is late 15th century and Grade II listed. Most of the new houses were built in 1997/98 but two houses at the entrance (left-hand side) were built in the late 1970s. Manor Barn was a new-build construction in 2003.</p>  |

|       |                       |  |
|-------|-----------------------|--|
|       |                       | <p>The houses are each a different style and detached, all large or very large with 3-5 bedrooms set in extensive gardens. One is a bungalow; otherwise the houses are two-storey built mainly of red brick with brick chimneys. The exceptions are the earlier houses built in yellow brick or white stucco/render. Manor Barn is black feather-edged boarding. The new houses have concrete roof tiles, flat or pantile. Most roofs are steep and the Manor House roofs are extensive and constructed of mixed red and buff clay tiles with decorative elements at the front. 7 Manor Lane is timber frame (Potton Timber, subsequently extended) and has 6 bedrooms. Octagon house at the entrance to Manor Lane is a unique house in the village – octagonal with rendered walls and a slate roof.</p> <p><b>Green Landscaping</b></p> <p>This is a very private development, a single no-through road with no street features except grass verges and high hedges/fences. Many mature trees have been retained in gardens and these are visible from the lane.</p>  |
| 2000s | <b>Lavender Barns</b> | <p><b>Topography, setting and views</b></p> <p>A flat site, laid out on three sides of a rectangle with approach road on fourth side. Private roadway and secluded.</p> <p>The approach driveway is from Audley Close and also allows access to Audley House. These houses were built on land formerly owned by Audley House. Originally they were intended to be a conversion of existing farm buildings but became complete new builds in a rural style when problems were encountered.</p> <p>Aspect to the front is old Victorian farm buildings owned by Audley House. To the rear is the main housing development on the same land - Audley Close</p> <p><b>Build style and materials</b></p> <p>Small development of 4 3-bedroom attached bungalows. Consistent in style and materials - all red brick (some of it recovered) with black feather-edged boarding. Pitched roofs of red concrete pantiles. Two bungalows with integrated garages, two with parking loggias.</p> <p>There are no street lamps but small carriage-style lamps on parking loggias.</p> <p><b>Green Landscaping</b></p> <p>There are small front gardens with lawns, shrubs and beds and small gardens to the rear. Shrubs planted along the approach driveway.</p> |
|       | <b>Baldwins Manor</b> | <p><b>Topography, setting and views</b></p> <p>A sloping site leading off Waresley Road. The layout is U-shaped around the private approach road.</p> <div data-bbox="584 1655 983 1877" data-label="Image"> </div> <p>This small development was built in 2001-02 on the stables that belonged to Gransden Hall. The development is named after a former Great Gransden family which dates back to the 14th century.</p> <p><b>Build style and materials</b></p> <p>The development consists of 5 large 4 to 5-bedroom detached houses. They are 'Potton' houses and are consistent in style, materials and colour but with variations in the particular house designs. They are all 2 storey and have steeply sloping roofs of red</p>   |

|              |   |  |
|--------------|---|--|
|              |   | <p>tiles. Bricks are pink/red to yellow. All have grey cedar boards on facades, reflecting traditional rural architecture. All window frames/doors are the same shade of dark brown. Chimneys are brick-built, tall with some decorative brick work. All houses have tiled double garages. There are no street lamps.</p> <p><b>Green Landscaping</b></p> <p>The site is well-planted. There are large trees in most gardens alongside lawns, shrubs and beds. Small to medium-sized gardens to the rear. Walls, fences &amp; hedges shield Baldwins Manor from Meadow Road.</p>   |
| <b>2010s</b> | <b>Eltisley Road East 14-20</b>         | <p><b>Topography, setting and views</b></p> <p>Built in 2016-19 on rising ground along a new private road running from Fox Street to Eltisley Road. Most are visible from the main roads.</p> <p>The listed Fox Cottage (formerly 3 cottages) stands at the entrance to/from Fox Street. The house above the development on Eltisley Road is a stand-alone Potton-style house.</p> <p><b>Build style and materials</b></p> <p>A small development of 9 large 4 to 5-bedroom detached houses on a corner plot between Eltisley Road and Fox Street. No two are the same but are consistent in design and materials. Design reflects some nearby houses, especially the house opposite the Eltisley Road entrance.</p> <p>They are built mainly of red brick of similar hue to other houses in Great Gransden. Some substantial black feather-edged boarding facades and some rendered mock Tudor sections. Black and sage-green external paintwork has been used throughout. 2-storey houses with a range of window types in the second storey – traditional, dormer and rooflights. Steep-pitched roofs with clay tiles and clay pantiles on large, single or double garages.</p> <p>No street lights within the development.</p> <p><b>Green Landscaping</b></p> <p>The site enjoys an open protected green space opposite Fox Cottage at the Fox Street entrance.</p> <p>The setting is green with several mature trees retained in some gardens. Some substantial front lawns on the Fox Street side. Fencing and new hedging has been erected/planted, often laurel.</p> |
| <b>2020s</b> | <b>Hayfield Avenue / Dutton Gardens</b> | <p>Under construction</p>   |
|              |   |  |



- **Established Employment Areas**

The HDC Local Plan identifies two Established Employment Areas in Great Gransden parish – Sand Road Industrial Estate and Hardwicke Road Industrial Estate. These are situated on the outskirts of the village, and house around 25 businesses, mainly engineering and manufacturing based.

Kingspan (Potton Timber) occupies a site on Eltisley Road, where they manufacture timber frame houses. However, the site has now received planning permission for housing development of self-build homes, and so manufacturing will cease.

Other business sites include Highbury Fields, John Taylor Crane Yard, Eltisley Business Park and Collings Brothers Agricultural Supplies.

Within the village, Barnabas Oley Primary School is a significant employer. Smaller employers include the village shop, nursery and playgroup. Many residents are home based workers for at least part of the time.



---

## 4. Valued views of Great Gransden and the surrounding countryside

---

Great Gransden enjoys many beautiful views within the village, especially the settings of the many heritage buildings. Also views into the surrounding countryside, and views of the village from surrounding roads and footpaths. Among these, there are many individual favourites, but some of the most mentioned include:

- A. The view of the Great Gransden Postmill from Sand Road, across the valley of Mandene Brook. Key features in this view and to be respected are the Postmill (a Grade II\* listed building and Scheduled Monument), the grounds within which it is set (needing to ensure and maintain the openness of these views both to and from the mill on all sides) and the openness of the valley of Mandean Brook.



- B. An open view across Gransden Brook Valley to the north when travelling along Waresley Road towards the village. Key features in this view to be respected are the many trees and hedgerows, and an ancient green lane along Meadow Lane. Several of the hedgerows would appear to be of ancient origin and thus of significant historic interest.



- C. The green arc-shaped corridor along the valley of Gransden Brook. This provides important visual amenity linking to the SSSI of Gransden Wood, in addition to being an important contributor to biodiversity. Key features in this view to be respected are the open ancient parkland landscape with scattered large trees, an ancient moated feature surrounded by trees, a range of hayfields, horse grazing meadows and various copses and scrub. These together provide a continuous green corridor, visually linking the village to the surrounding woods but also providing a green backdrop to the village itself. As such, this corridor makes a major contribution to the rural character of the village that is so valued by residents and visitors alike.



- D. The view from the Park Riddy (a public right of way) into the adjacent fields, which are rich in biodiversity and marked by ancient agricultural practices on one side and open countryside to the other. Key features in this view to be respected are in the fields to the South and East of Park Riddy, the ridge and furrow fields (now a scarce feature in the Cambridgeshire countryside), the openness of the land on the valley slopes providing a rural and tranquil setting to the public right of way, together with established hedgerows marking the field boundaries and the path itself.





- E. The view from the Hayfield looking over Gransden Brook towards Gransden Hall. Key features to be respected are the Grade II listed building, an abundance of trees along the skyline, other hedgerows and trees along the field margins, and the brook itself, all of which combine to perform an important function in providing setting to the heritage asset.



- F. The view from Little Gransden Lane, looking cross to St Bartholomew's Church, Rectory Farm, Rippington Manor and the Dole Field. Key features to be protected are the listed buildings, including Grade I St Bartholomew's Church, Grade II\* Rippington Manor, Grade II Rectory Farm, set in mature trees, meadow and hedgerows, looking across the confluence of the Home Dole Brook and Gransden Brook situated along the parish boundaries. These views link back to the south-west to the attractive, much used and much valued footpath and bridleway of Dick and Dolls Lane (which leads to Gransden Wood and itself follows the line of the parish boundary and the old Huntingdonshire/Cambridgeshire county boundary).



- G. The views of St Bartholomew's Church on all sides. Key feature to be protected are views of the Grade I listed building, and its grounds, including set in the

original village graveyard which features two striking lime trees each around 50 metres tall. The churchyard is also of significant botanical interest, being the Type Locality for the Gransden Goldilocks Buttercup *Ranunculus obovatilobatus*, a local species virtually endemic to West Cambridgeshire



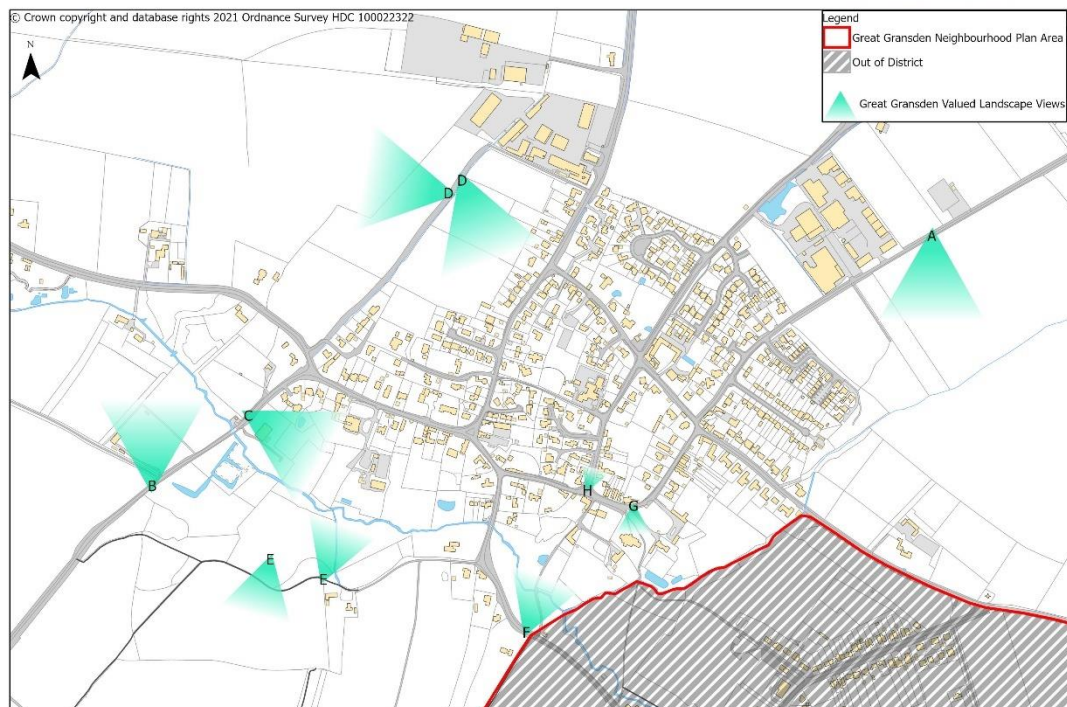
- H. The view from the roundabout has many historic buildings and features in all directions. Church Street to the northeast, Middle Street to the north and Crow Tree Street to the west. Key features to be respected are the individual heritage assets, their setting and the significance of the conservation area itself.

#### Great Gransden Valued Landscape Views

Scale: 1:7,000

Date: 11/08/2022

Huntingdonshire  
DISTRICT COUNCIL



Map of Valued Landscape Views around Great Gransden





Roundabout & Porch House



Stone Hs, The Old Taylor's Hs down Crowtree St



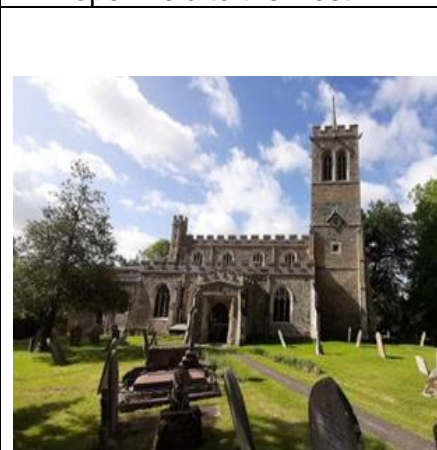
Park Riddy walking south with open field to the west



Hayfield looking west with Gransden wood on left.



Gransden Wood from Waresley Rd



St Bartholomew's Church



Windmill



Looking over Gransden Brook from the Hayfield



Church Street



## 5. Directory of Listed Buildings in Great Gransden

Source: National Heritage List for England (NHLE). Downloaded search 27 Nov 2020 from Historic England website: <https://historicengland.org.uk/listing/the-list/>.

Names are as per their listing in the NHLE (names and numbering shown in brackets are as used on the properties today or formerly, where this differs from the NHLE listing entry).

Figure 6 shows the location of all listed buildings in the Parish.

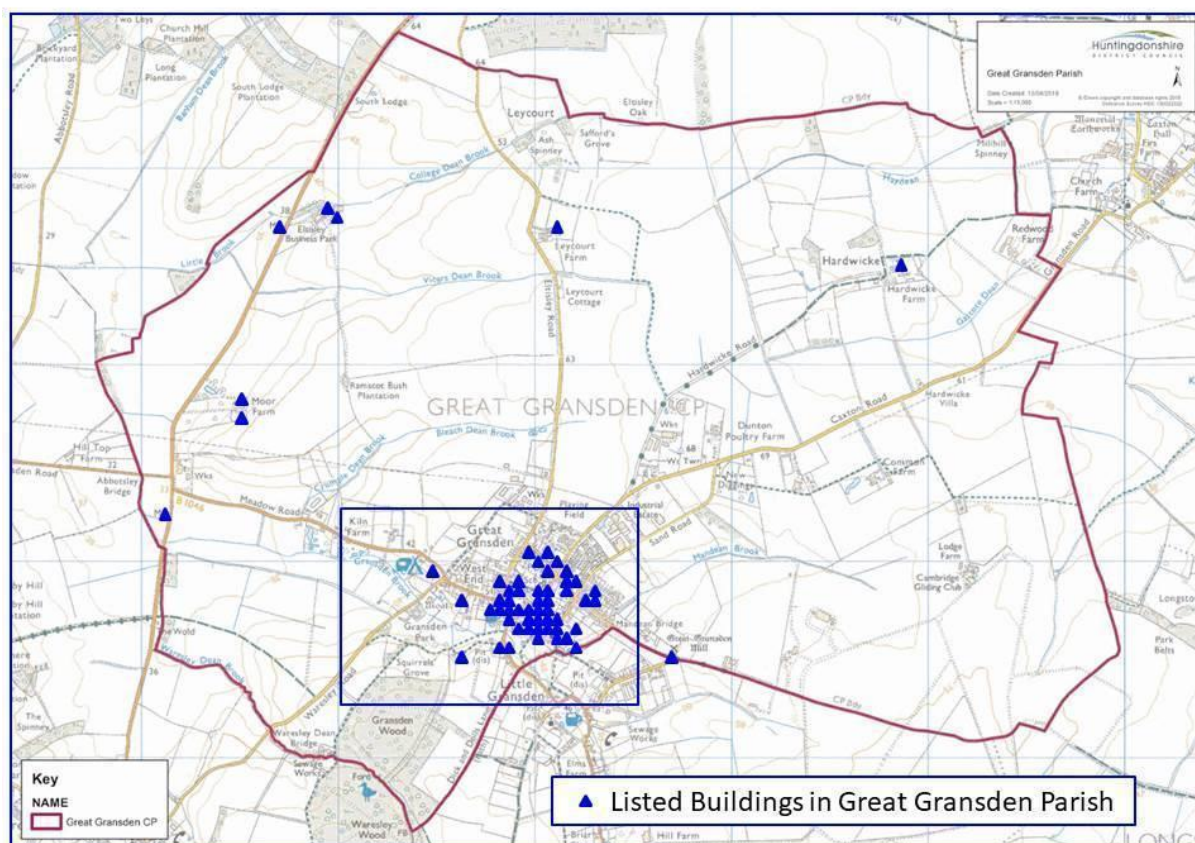


Figure 6: Listed buildings in the parish of Great Gransden

Scheduled Monuments are designated under the Ancient Monuments Act 1953 (as updated by the Ancient Monuments and Archaeological Areas Act 1979). All are considered to be of national importance. There is only one designated Scheduled Monument in Great Gransden:

- Great Gransden Windmill, Mill Road (also a Grade II\* Listed Building – Post Mill) (known as Gransden Windmill or Gansden Mill). It was originally designated in 1954.

**Grade I Listed Buildings** are those that are considered exceptional in their architectural and/or historic merit; they account for less than 5% of all Listed Buildings. There is only one Grade I Listed Building in Great Gransden.

- St Bartholomew's Parish Church, Church Street.

**Grade II\* Listed Buildings** are those that have superior quality to normal Grade II buildings and therefore require a greater consideration with respect to their preservation and alteration. There are four Grade II\* Listed Buildings in Great Gransden:

- Rippington Manor, (16 Church Street)
- Barn to East of Old Barn Farmhouse, Meadow Road
- Post Mill, Mill Road (also designated as a Scheduled Monument – Great Gransden Windmill)
- Marley's Cottage, (24 Middle Street)

**Grade II Listed Buildings** are buildings that are considered of special architectural/historic interest, which require every effort being made to preserve them. There are 55 Grade II Listed Buildings in Great Gransden (shown in table below). Of these Grade II Listed Buildings, 47 lie inside the Conservation Area and 8 outside.

In Great Gransden overall, 50 of all Grades of the Listed Buildings lie inside the Conservation Area and 10 outside. They are listed in the table by their street location.

## **5.1. INSIDE GREAT GRANSDEN CONSERVATION AREA (50 SITES)**

### **5.1.1. Meadow Road**

- Old Barn Farmhouse (1 Meadow Road) (formerly known as Safford's Farm). Grade II.
- Barn to East of Old Barn Farmhouse, Meadow Road. (Grade II\*)
- Gransden Hall, (3 Meadow Road). Grade II.
- Elm Cottage (33 Meadow Road). Grade II.

### **5.1.2. West Street/Manor Lane**

- Crown and Cushion Public House, (2) West Street. Grade II.
- The Old Meeting House, 20 West Street. Grade II.
- Old Cottage, 22 West Street. Grade II.
- Manor Cottage, 46 West Street and 48 West Street (48 formerly known as Mannock Manor Farmhouse). Grade II.
- Orchard Dene (now Manor House), 10 Manor Lane. Grade II.

### **5.1.3. Crowtree Street**

- White Cottage, 6 Crowtree Street. Grade II.
- Dancer's Cottage (8 Crowtree Street). Grade II.
- Gransden Cottage and the Granary (known as No. 9 Crowtree Street, The Granary). Grade II.
- 11, 13 and 15 Crowtree Street (known as The Cottages Nos. 11-15 Crowtree Street). Grade II.
- 24 Crowtree Street (known as Old Tailor's House). Grade II.

### **5.1.4. Middle Street/Little Lane**

- 3 Middle Street. Grade II.
- K6 Telephone Kiosk. Grade II.
- 16 and 18 Middle Street. (No. 16 formerly known as Rose Cottage; No. 18 formerly known as Marigolds). Grade II.
- 19 Middle Street (known as Rose Farm). Grade II.
- Birchers, 23 Middle Street. Grade II.

- Marley's Cottage, 24 Middle Street. (Grade II\*)
- 26 Middle Street (known as Apple Tree Cottage). Grade II.
- 6 Little Lane (known as The School House). Grade II.

#### **5.1.5. Mill Road**

- 1 Mill Road (known as Ingles Cottage). Grade II.
- 3 Mill Road (Doctor's Surgery, now known as Mon Abri) and 5 Mill Road (formerly called Mandene). Grade II.

#### **5.1.6. Little Gransden Lane/Sand Path**

- 2 Little Gransden Lane (known as Horseshoes Cottage). Grade II.
- 9 Little Gransden Lane (known as Brook Cottage; formerly known as Brookside Cottage). Grade II.
- Hayfield Cottage. (22 Little Gransden Lane). Grade II.
- Wood Cottage. (24 Little Gransden Lane). Grade II.
- Jaykins. (26 Little Gransden Lane). Grade II.

#### **5.1.7. Fox Street**

- Bydawy (mis-spelt in listing); (formerly known as Bydawyl; now known as Fox Cottage, 3 Fox Street). Grade II.
- The Reading Room and No.18 Garnett Cottage, Fox Street. Grade II.
- Magpie Cottage, 19 Fox Street. Grade II.
- The Old Fox (25 Fox Street). Grade II.

#### **5.1.8. East Street/Caxton Road**

- 1, 2, 3, 5 and 7 East Street. (Nos. 2, 3 and 5 are combined and is now No. 5 known as Plough Cottages; No. 7 is now No. 9 and known as Audley Cottage). Grade II.
- Audley House, 11 East Street. Grade II.
- Home Farmhouse, 10 East Street. Grade II.
- The Plough Public House with attached stables and hayloft, (2) Caxton Road (now known as "The Old Plough"). Grade II.

#### **5.1.9. Church Street**

- Stone House (2 Church Street). Grade II.
- Rectory Farmhouse (formerly known as College Farmhouse) and attached stable range. Grade II.
- Boundary wall to N of Rectory Farmhouse. Grade II.
- Boundary Wall to Vicarage garden. Grade II.
- The Vicarage (known as The Old Vicarage, 6 Church Street). Grade II.
- Churchyard cross remains to N of N Porch of St Bartholomew's Church. Grade II.
- 13 Church Street (known as Farthings Cottage). Grade II.
- Old Dixies, 15 Church Street. Grade II.
- Rippington Manor Barn to SW. Grade II.
- Garden walls to Rippington Manor House. Grade II.
- Rippington Manor, (16) Church Street. (Grade II\*)
- St Bartholomew's Parish Church, Church Street. (Grade 1)

#### **5.1.10. Sand Road**

- Providence Baptist Chapel. Grade II.

## **5.2. OUTSIDE CONSERVATION AREA (10 SITES)**

### **5.2.1. West Street/Manor Lane**

- 5 West Street. Grade II.

### **5.2.2. B1040 road from Waresley to Eltisley**

- Milestone, B1040. Grade II. (SW of North Farm)
- Milestone, B1040. Grade II. (SW of Meadow Road junction).
- Moor Farmhouse . Grade II.
- Barn to N of Moor Farmhouse. Grade II.
- North Farmhouse. Grade II.
- Barn to North Farmhouse with attached stables and granary. Grade II.

### **5.2.3. North of village**

- Barn to E of Leycourt Farmhouse. Grade II.
- Barn to N of Hardwicke Farmhouse and attached stables. Grade II.

### **5.2.4. Mill Road**

- Post Mill. (Grade II\*). Also designated as a Scheduled Monument, known as Great Gransden Windmill.

---

## 6. Social Hubs

---

The main social hubs in Great Gransden are:

- Barnabas Oley Primary School
- Church of St Bartholomew
- Baptist Chapel and Lighthouse Café
- Reading Room
- Crown and Cushion pub
- Playing Field
- Sports Field

With the exception of the Sports Field, these are all situated in the central village area, within walking distance of most houses. The Sports Field is situated about 0.5 miles from the village.

|   |   |   |
|---|---|---|
|   |   |   |
| Baptist Chapel and<br>Lighthouse Café   | Barnabas Oley Primary<br>School   | Church of St Bartholomew  |
|  |  |  |
| Reading Room  | Crown and Cushion pub   | Sports Field  |

## **Great Gransden Social Hubs**

Badminton club  
Ball Committee  
Barnabas Oley PTA  
British Legion  
Cambridge Gliding Centre  
Carry on Learning  
Gransden Allotments Society  
Gransden and District Bowls Club  
Gransden Carpet Bowls Club  
Gransden Football club  
Gransden Foxes Ladies netball team  
Gransden Golf Society  
Gransden Horticultural Society  
Gransden Ladies Singers  
Gransden Sports and Recreation Association  
Gransden Windmill Trust  
Gransdens Ladies Group  
Gransdens tennis club  
Lighthouse Café  
Mothers Union - no longer active  
NAAFI LGVH  
Pathfinders Walking Group  
St Bartholomew's Church Choir  
The Brownies  
The Evergreens  
The Gransden Bellringers  
The Gransden Society  
The Guides  
The Reading Room  
The Revellers  
The Scouts  
Touch Rugby



## 7 Design Guide for Great Gransden

This Design Guide is derived from the Character Assessment of Great Gransden (supporting document 1). Most of the housing growth in Great Gransden dates from the 1950s onwards, but much of its earlier architectural heritage has been preserved, either in its original form and use or as careful conversions from former use, such as public houses or shops, into private residences. As a consequence an extensive part of the village was designated a Conservation Area in 1972. There have been a few decades when the village has seen a high level of house building, for example the 1970s and 1980s. However, these developments have largely been sensitive to the aesthetics of existing buildings. Ribbon development, which has marred the character of many villages and created suburban anomalies in the countryside, has been well-contained, and a visitor or passer-by is quickly captivated by the very visible green character of Great Gransden (mature trees, shrubbery, meadows and paddocks), the historic architecture, and the evidence of its agricultural economy in the barns and other former farm buildings. Most residents are now commuters or home-workers but this has not broken the village's evident link to the times when it was a purely agricultural and largely self-contained community. This is why Great Gransden is referred to in this plan as having a 'rural character'. This should be preserved and any development of the village must respect the existing character and be designed in harmony or complementarity with it. This Design Guide covers overarching principles for future development and detailed guidelines for new homes.

Overarching principles:

- Proposed schemes should be in harmony with the character of those in the local proximity.
- The landscaping of any new developments on the edge of the village should be congruent with the adjacent countryside.
- Boundary treatments should be harmonious with the immediate surroundings including retention of existing trees and hedgerows where these are native or of local historic interest. New boundaries should incorporate native hedgerow species.
- New developments should not intrude above existing skylines and should protect existing views.
- Developments should be within the Built-Up Area Boundary of the village, prioritising brownfield sites or infill, and designed to integrate with the existing settlement with units arranged to maximise pedestrian permeability, promote activity and surveillance of existing and proposed streets. Ribbon or greenfield development will not be supported.
- Building materials for walls and roofs should echo those found already in the village.
- There should be variation of house design within any development of more than two houses.
- House design and construction should aim for the lowest carbon footprint and highest standard of sustainability in materials (source, lifetime and recyclability) and energy (insulation, heat source).

- The HDC Local Plan up to 2036 includes Policy LP 5 Flood Risk and Policy LP 15 Surface Water. These policies, along with the NPPF 2021 and national guidance will apply to proposals coming forward in Great Gransden Parish.

## **7.1 Specific guidelines:**

### **7.1.1 Height**

The vast majority of existing dwellings are single-storey or two-storey. A small number of houses have a third storey but most are loft-style with rooflights; a few have dormer windows set into the roof.

Exterior walls are, therefore, no more than two storeys high with the occasional exception of the apex of a gable end. Other height options will not be acceptable.

### **7.1.2 Layout and overall design**

There is much *consistency* of design in the village but this is very different from uniformity. On small and medium-sized developments within the village, houses have been positioned asymmetrically (Winchfield) and some have alternated gable end and main façade for the street frontage (Poplar Close). Some house styles are replicated but there is sufficient variation in house design throughout each development to avoid visual uniformity.

Street layout should be used to create pleasing lines within the development and also enable valued views to be preserved. House designs should complement rather than be exact copies of others in the development.

### **7.1.3 Roofs and rooflines**

Roofs in the village are mainly variations of gable or hip. Many roofs are steep and long, reducing the impact of first-floor windows through the incorporation of dormer/chalet windows or rooflights. Traditional roof coverings in the conservation area are clay plain tiles or pantiles. A common traditional tile is the Norfolk pantile which has a distinctive form and is also available today as a Fenland pantile. This has been used on some newer buildings in clay or concrete – Lavender Barns, West Street and on barn conversions. Other pantile forms have been used on modern houses in clay or concrete – e.g. the Anglia or Lincoln tile and the Double Roman or Wessex tile. The plain clay tile has been copied to newer builds – Eltisley Road, Bowling Green House and others - albeit in plain colour rather than the attractive mix of colours on the old roofs of The Old Barn, Manor House, Audley House, Home Farm and others. There are some slate roofs in the village.

There are many thatched roofs in the village but no new ones have appeared for well over 100 years. However one house currently under construction will be partly thatched.

Chimneys are predominantly brick, some with styling detail to the form of the chimney as on older houses.

Roof coverings on future developments should be predominantly plain tiles or pantiles in clay or concrete. Tile form and colour should complement the adjacent buildings. Timber shingles, slate, thatch and zinc would be acceptable alternatives. Green roofs and solar panels are encouraged, although under current planning requirements solar panels cannot be installed in the Conservation Area on roofs that face the road.

Rooflines should be designed to lessen the impact of any obtrusive windows, for example through the use of recessed dormers or rooflights.

#### **7.1.4 Build materials**

Traditional building was often timber frame with plaster infill and many newer homes incorporate smaller examples of this on their facades. Traditional Potton Homes are modern versions of timber frame and plaster houses. Feather-edged boarding, a traditional barn material, has been retained in barn conversions but also incorporated as a decorative feature to the second storey in many modern houses – Bakers Court, Eltisley Road, Audley Close, Meadow Road, Baldwins Manor and others.

Glass began to appear as an architectural feature from the 1980s with double-height glass windows – West Street, Meadow Road - or glass box/link extensions - Fox Street and Middle Street.

The predominant build material is brick even for centuries-old houses like Rippington Manor, Gransden Hall, Old Barn Farm. The most common brick is soft red or orange-red reflecting the original Gransden bricks used to build the older houses in the village (the brick pits were on Meadow Road). Pale yellow or buff brick (traditionally Cambridge gault) is the second most common brick used. Many red-brick houses use a buff brick decoration around windows or as cornerstones; this is seen in the Victorian terrace on Eltisley Road, the Reading Room and Vincent Cottage and has been carried through to modern houses in Audley Close and Bowling Green House. The colours are reversed in the Victorian terrace and adjacent semi-detached houses on the corner of Middle Street and Church Street and modern houses built of buff brick with red brick detailing are found on Meadow Road and Williams Close.

Pale yellow or buff brick without red detail has been used as the main material in some developments e.g. Winchfield and some bungalows, but this has lower visibility in the village because few of these houses front the main roads. Some bungalows and the houses in Webbs Meadow are built of mixed-colour bricks.

In some parts of the village, plain rendered frontages can be found – Mandene Gardens, Crow Tree Street, Middle Street and some bungalows. In the case of Crow Tree Street the newer houses reflect the old thatched houses at either end. The white painted brick of the old Porch House and Chapel House has been carried through to some of the houses in Poplar Close but this is not necessarily a permanent design feature.

Stone or reconstituted stone is not a house building material in Great Gransden.

In summary, a soft-red brick is the predominant building material but with buff bricks being used as a decorative element; these colours are sometimes reversed. Subject to the first of the overarching principles set out above, these are the recommended build materials together with timber frame and plaster infill, feather-edged boarding or glass as further decorative options. Plain rendered fronts could be supported in certain sympathetic locations.



### 7.1.5 Gardens

Great Gransden has managed to more than double the number of its dwellings since the war *and* retain its rural character whilst impinging little on surrounding countryside. This has been achieved through densification within the village boundary – the building of houses on land between existing dwellings, mainly farmers' fields. These have been developed as Closes/No Through Roads. They have been planned and built with gardens often extending along all four sides of the plot. Mature trees have been retained and front planting has added to the very green aspect of the whole village.

Anti-pollutant, carbon dioxide-reducing and a health and aesthetic benefit, substantial green space and planting need to be incorporated into plans for all new house building of whatever size. Native species of hedgerow plants should be used. Existing ponds should be retained and new ponds encouraged.

### 7.1.6 Parking

Great Gransden roads are generally too narrow to allow safe on-street parking.

All developments need to incorporate adequate off-street dedicated parking for the anticipated number and size of households and their visitors. Safe access for emergency vehicles and delivery vans must be ensured. External parking spaces should include permeable surfaces to reduce run-off and the risk of flooding/drain overload.

### **7.1.7 Lighting**

Views of the night sky are highly appreciated by Great Gransden residents. This is possible because of sparse street lighting.

Any new development should only incorporate low impact external lighting that is essential for the reasonable safety of residents.