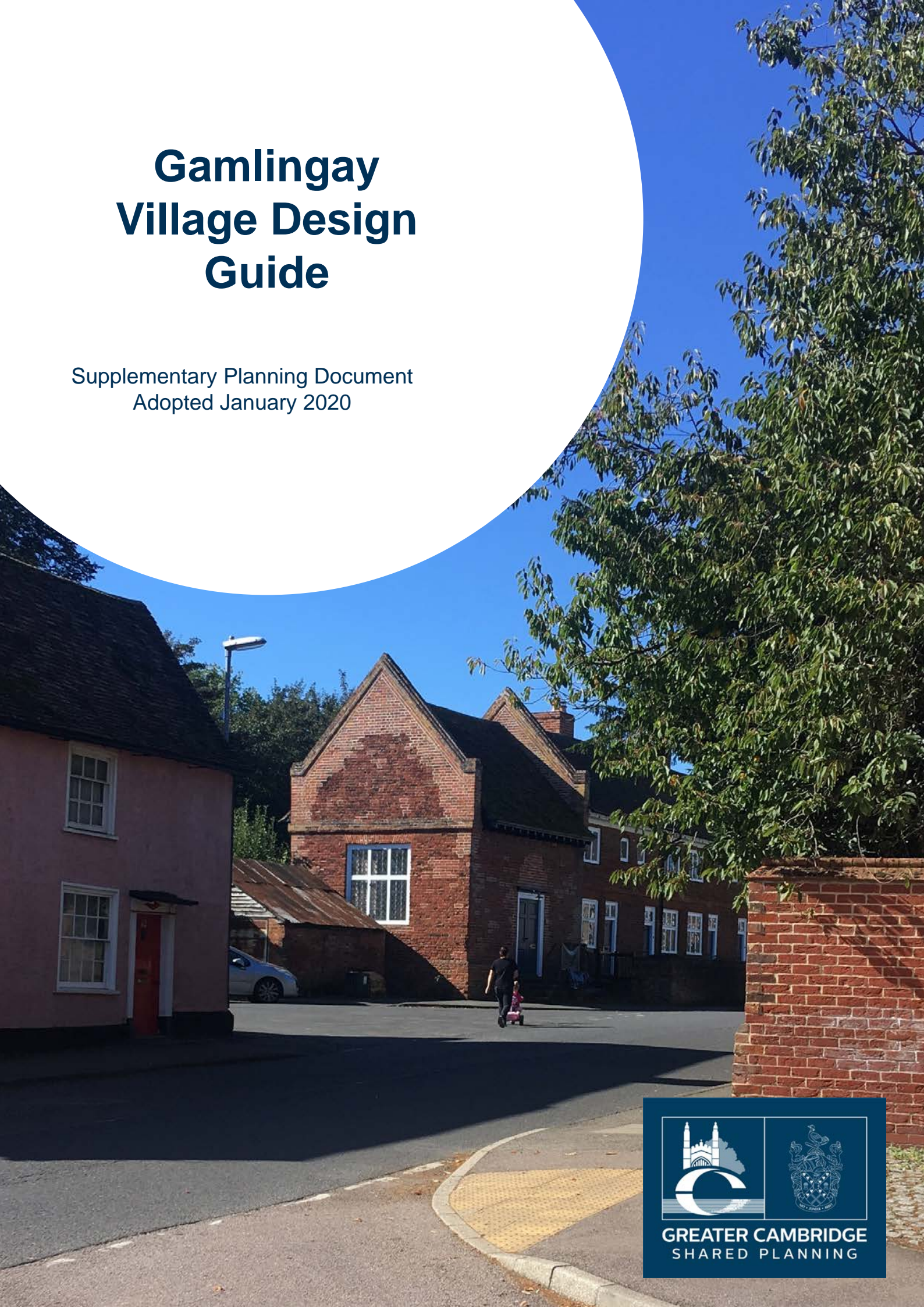


Gamlingay Village Design Guide

Supplementary Planning Document
Adopted January 2020



GREATER CAMBRIDGE
SHARED PLANNING



Aerial photograph of Gamlingay with the parish boundary highlighted.

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Foreword

South Cambridgeshire is a district of diverse and distinctive villages, as well as being a high growth area. South Cambridgeshire District Council (SCDC) wants new development to maintain and enhance the special character of our villages, and for communities to be at the heart of the planning process to help achieve this.

This is supported through our Local Plan which places good design at the heart of its vision for achieving sustainable growth:

Local Plan – Policy S/1: Vision

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.



In 2018, the Council was awarded funding from the Ministry of Housing Communities and Local Government to develop exemplar village design guidance, working in collaboration with village communities undergoing significant growth and change, in order to develop locally specific design guidance.

In line with our key objective of putting our customers at the centre of everything we do, we are delighted to have worked with representatives who live and work in these communities, to produce this exemplary design guidance to improve the quality of new developments in our villages.

We look forward to seeing a new generation of locally distinctive, high quality schemes that show the influence of this Village Design Guide.

Cllr. Dr. Tumi Hawkins
Lead Cabinet Member for Planning

Acknowledgements

The Gamlingay Village Design Guide has been prepared by the Greater Cambridge Shared Planning Service and Citizens Design Bureau, and developed in collaboration with the village community, through a process of active community participation and consultation.

SCDC is very grateful to Kirstin Rayner for all her assistance in liaising with the community on this project.

1. Introduction

Purpose and scope of this document

As a Supplementary Planning Document (SPD), the Gamlingay Village Design Guide has been prepared to amplify and build on the requirements set out within policy **HQ/1: Design Principles** in the adopted 2018 Local Plan, as well as supporting the other policies within the Local Plan which relate to the built and natural character, and distinctiveness of South Cambridgeshire.

This Village Design Guide SPD:

- Supports South Cambridgeshire's policy that seeks to secure high quality design for all new developments, with a clear and positive contribution to the local and wider context.
- Describes the distinctive character of the village, and those aspects of its built and natural environment that the community most value
- Sets out clear design principles to guide future development proposals in and around the village of Gamlingay.
- Is intended as a user-friendly tool for planners, developers, designers and community members.

The Gamlingay Village Design Guide Supplementary Planning Document is a material consideration in determining planning applications for developments within the village.

Who should use this document

The Gamlingay Village Design Guide should be read by:

- Developers, property owners and their designers, in considering potential development proposals.
- Development management officers in assessing the suitability and determination of planning applications.
- Statutory and non-statutory consultees, including the parish council and members of the public, in commenting on planning applications.

The Village Design Guide should give confidence to all parties involved with the planning and design process, that they understand the essential character of the village, and how to respond to this appropriately through design. This will lead to better quality, more locally distinctive development that is welcomed by local residents and contributes positively to the sustainability of the village.

2. About Gamlingay

Gamlingay is a parish with a population of 4900 (2011 Census)* situated to the far west of South Cambridgeshire on the Central Bedfordshire border. The village saw rapid expansion following the Second World War, the population growing from 1569 in 1961 to its current size.

This is an ancient village with a charter dating from 975. It probably developed from a number of hamlets such as Dutter End, Green End and Dennis Green, possibly as a planned village. Situated 16 miles from Cambridge, the medieval village was on the Cambridge to Bedford Road. Historically there was a small market at the junction between Mill Street and Church Street. Development has moved outwards from this crossroads to form today's radial settlement.

The village has a Conservation Area, designated in 1973 and extended in 1994. There are a large number of listed buildings in the Conservation Area, many of seventeenth and eighteenth century origin. Of particular note are the church, the seventeenth century almshouses and chapel and the 500-year-old timber framed house 'The Emplins', elements of which pre-date the large fire which decimated the village in 1600. Many surviving cottages are thatched; almost the entire village would historically have had thatched roofs.

Gamlingay has a predominantly agricultural history, with many farms and market gardens still operating today. The village retains some local shops, a cafe and pubs and there are local businesses offering employment. Proximity to a number of urban centres makes Gamlingay a popular choice for commuters.

The village is developing a Neighbourhood Plan (2019). This Village Design Guide has been developed in parallel to the emerging Neighbourhood Plan and with reference to the 2016 Parish Survey, the 2018 SCDC Local Plan, the 2008 Parish Plan, the Conservation Area Appraisal (1999) and references in the SCDC Design Guide (2005) as well as the unadopted Village Design Guide (2001). The resources of the Gamlingay and District History Society have been invaluable. Likewise the book about Gamlingay 'Villagers, 750 Years of Life in an English Village' by James Brown (Amberley Publishing 2011) has been an enormous source of information on village history.



Fig 1 Gamlingay Church



Fig 2 Gamlingay 1602, Thomas Langdon; following the fire of 1600 which destroyed most of the village.



Fig 3 18th century Gamlingay (Date unconfirmed)

3. Community input

This Village Design Guide has been devised in collaboration with the community that live and work in Gamlingay. Following initial resident-guided tours around the village and the larger area, the content set out in this document has been developed through a discursive process with the Village Design Guide Steering Group, representatives of the Parish Council and Gamlingay residents themselves.

The process of talking to those that know the village and its challenges best, along with research into historic and contemporary Gamlingay, has helped identify key community priorities for development. These have been explored and refined both with the Steering Group and through a number of drop-in community events, held at the village Eco Hub. The authors have joined mother and toddler sessions, elderly knitting and morning coffee groups as well as organising dedicated meetings to present and discuss draft guidance. The extensive consultation undertaken for the draft Neighbourhood Plan (2019) has also informed the content presented in this document.

In the course of consulting on this Village Design Guide the community have identified a number of more general ambitions for new development. Whilst these do not necessarily fall within the remit of the design guidance here they should also be used as guidance to inform future development. These include:

- Affordability for the young, elderly and low-income families. A mix of housing stock and provision for changing lives is desirable and currently insufficient. Accessible housing stock is limited.
- Parking is already limited and there is concern about added pressure and increased traffic from new development. The school has limited parking provision.
- Sustainability both in relation to fabric and building performance and to site wide provision; for instance shared heating systems or recycling points are encouraged.
- Sustainability through the enhancement of natural habitats and wildlife corridors to preserve and encourage wildlife. New planting should use local indigenous plant and tree species.
- Connectivity Improve and continue accessible foot and cycle routes to encourage sustainable recreational activities. Connections to village centre and to landscape for pedestrians and cyclists.
- Safe spaces for children to play, including older children. Design in surveillance and overlooking to new development and consider 'home zone' planning and doorstep play.

Community priorities for new development explored within this Village Design Guide

- Preservation of the landscape setting of Gamlingay; recognising its nature as a radially developed village with a distinctive pattern of satellite hamlets and smallholdings.
- Identification and protection of locally valued landscape elements and features that define the character of its edges to open countryside.
- The unique character of the village; the distribution and nature of development over time and the typical character of streets and spaces at its historic heart. How new development can learn from and compliment the existing village fabric.
- Identification of successful new developments as exemplars to inform future proposals.
- Safe pedestrian and cycle routes and connections, from landscape to village, from village periphery to the centre and beyond to community facilities and the school.
- The preservation and sympathetic development of particular and distinctive village areas, such as the long building plots that characterise Church End.
- The character of buildings in Gamlingay; their materiality, form, volume and architectural detail.

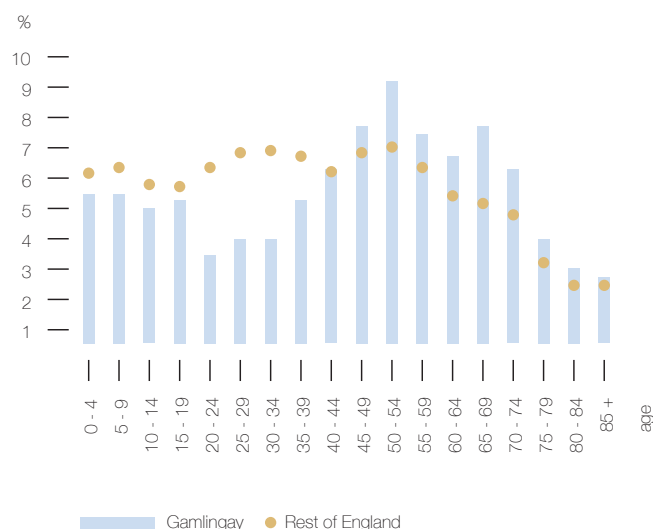
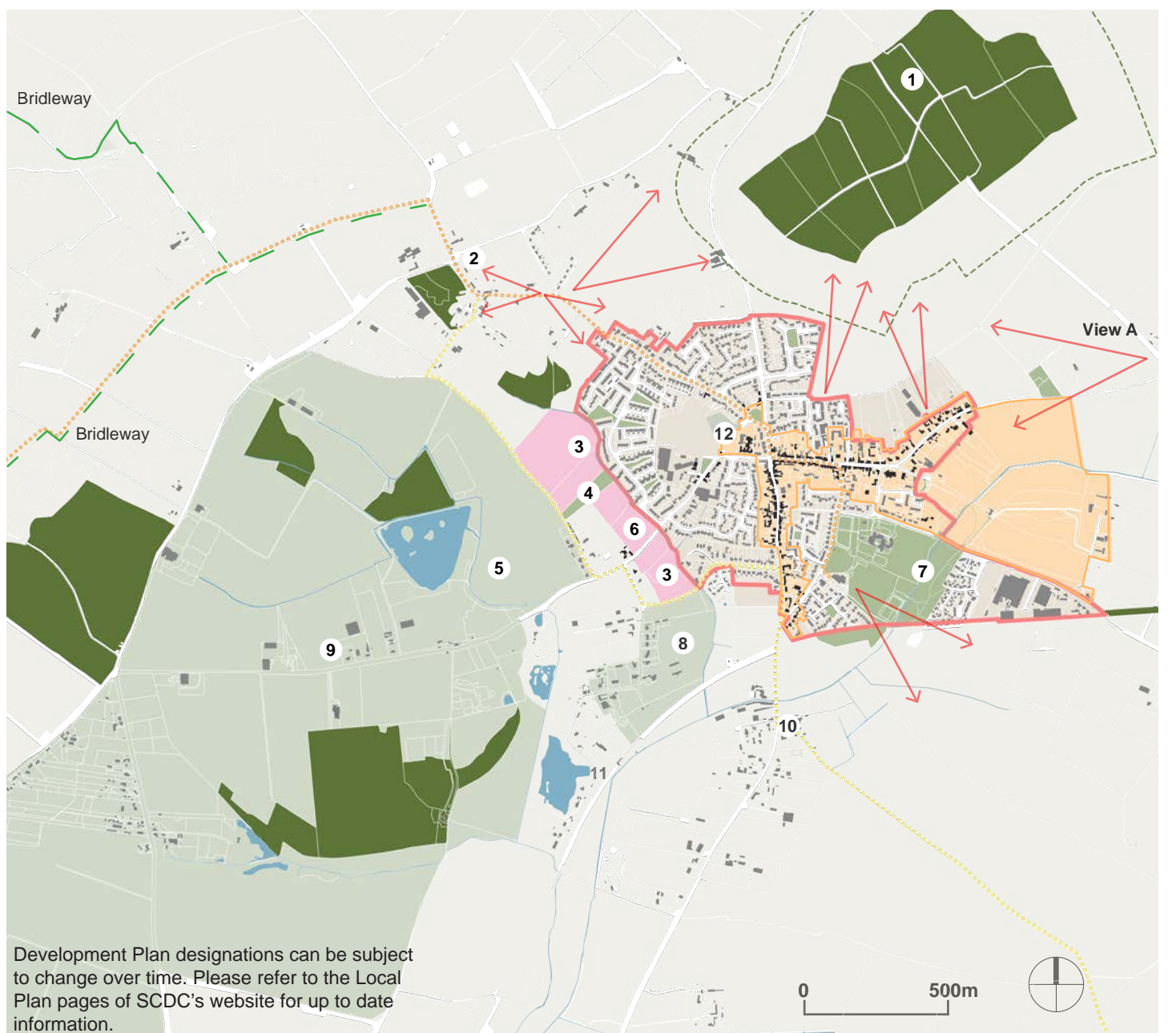


Fig 4 Age-group breakdown estimates for Gamlingay (2017). Source Office for National Statistics

4. Landscape setting



Development Plan designations can be subject to change over time. Please refer to the Local Plan pages of SCDC's website for up to date information.

Woods	Publicly accessible green space	Heath	Water	Buildings forming historic village core	Conservation Area
Sensitive village edge	Key views	Clopton Way Walk	Greensand Ridge Walk	Buffer to wood	Development Framework
1 Gamlingay Wood	4 Log field (Merton field)	7 Millbridge Brook Meadows	10 Mill Hill		
2 The Cinques	5 Downing Park	8 Little Heath	11 Former brickworks, clay pits		
3 Fields to edge of the brook	6 Lupin field	9 Great Heath	12 Access to former First School grounds by CCC permission		

Fig 5 Map of Gamlingay illustrating landscape setting

Gamlingay is a dispersed village with distinct satellite hamlets, or 'ends' of smaller settlement; historically farms and cottages. The most clearly defined satellite is the Cinques to the west. The village is situated on an undulating dip slope of the Greensand Ridge, a landscape feature with thin sandy soil supporting lowland heathland and acid grassland. Gamlingay Wood is over 1000 years old, managed by the Wildlife Trust, and one of the West Cambridgeshire Hundreds; ancient woodlands defined by Anglo-Saxon Regional Divisions. The area is of predominantly rural character with arable farmland, market gardens and pasture. To the west

of the village, Great Heath and Little Heath areas are important landscape elements; previously heathland now predominantly arable. The historic grounds of Downing Park are on the Historic England 'Buildings at Risk' Register. Efforts are being made to return areas of this landscape to heathland and Cinques Common, once part of the larger heath, retains this character and is a Wildlife Trust site. The village edge identified as sensitive in Fig 5 is bounded by a brook and is a landscape of distinctive meadow character and rich ecology. It has been identified by residents as an important element in Gamlingays landscape setting.

Guidance

4.1 Maintain the integrity of the satellite hamlets and the distinctive dispersed landscape settlement pattern of farmsteads, hamlets and small detached houses as shown on Fig 6. In particular preserve the separation of the Cinques and Little Heath, by retaining the open landscape character between these and the village.

4.2 The visual setting of the Gamlingay Woods should be sustained and enhanced through ensuring a buffer of open landscape on all sides.

4.3 The area bounded by the brook and Great Heath and including the Lupin Field and Log Field to the south west edge of the village (see fig 5) has a sensitive and distinct meadow character which should be respected.

4.4 New development should preserve key views to and from the village. (Fig 5 and Fig 8)

4.5 Retain and manage existing hedgerows in the village core, and on roads leading to the village, especially from the hamlets. Of particular note are hedgerows and trees along Mill Hill/ Little Heath and Cow Lane/West Rd.

4.6 Boundaries to new development at the village edge should consist of characteristic hedgerows and trees. Oak, hawthorn, hazel, blackthorn, dog rose, crab apple and field maple would be appropriate species.

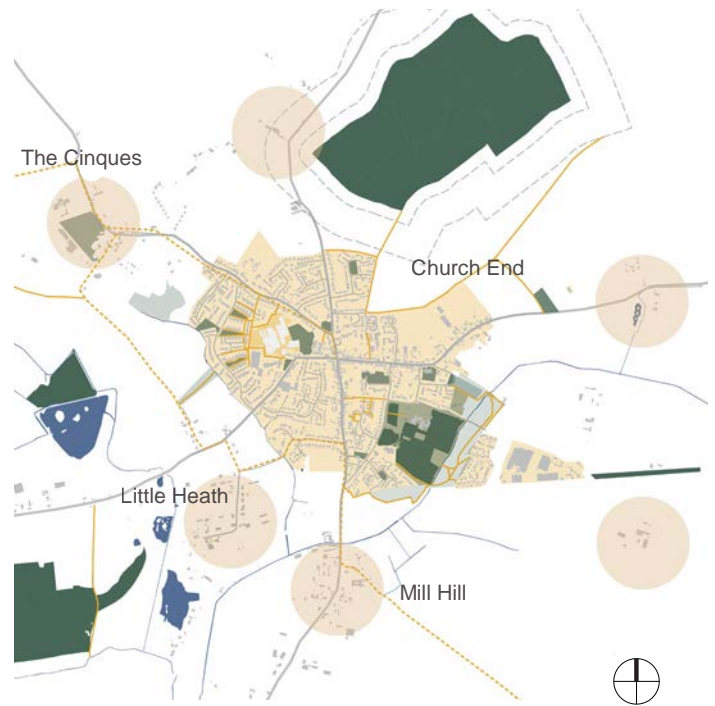


Fig 6 Satellite hamlets and farmsteads



Fig 7 The Cinques hamlet



Fig 8 Key view to Church End from the east with Gamlingay Wood to the right (View A)

5. Village character



Development Plan designations can be subject to change over time. Please refer to the Local Plan pages of SCDC's website for up to date information.

Fig 9 Gamlingay character areas

● Historic village centre

Intact historic centre, all within the Gamlingay Conservation Area, with strong linear street form radiating from the junction of Church Street and Mill Street.

- Mostly continuous frontages with building line on back edge of pavement
- Larger urban spaces at key junctions with buildings stepping back from pavement line
- Small vernacular cottages, medieval farmhouses, some agricultural buildings behind street frontage
- Many 19th century terraces
- Rendered walls, carstone, red and yellow brick
- Roofs of plain clay tiles, pantiles, thatch and slate
- Variation in eaves and ridge line along street
- One to two storey with occasional long views through gaps to plots behind
- Significant buildings include the almshouses, the Victorian school and the former Methodist Chapel



Fig 10 Church Street



Fig 11 Mill Street



Fig 12 Medieval house 'The Emplins'



Fig 13 Victorian school building on Heath Road

● Church End

Church Street opens up around the church and the frontage to the street becomes more broken. Vernacular cottages and farm buildings are dispersed along the street edge, situated on long plots leading to open countryside.

- One and two storey
- On or just set back from road with agricultural buildings behind.
- Long views to countryside beyond
- Timber framed, long, low thatched cottages with pitch painted brick plinths
- Local brick barns and outbuildings



Fig 14 Church End looking north east



Fig 15 Vernacular thatched cottage



Fig 16 View past agricultural buildings on long plot



Fig 17 Rendered Church End cottage with black pitch plinth and catslide pantile roof

● Mixed two-storey housing

Predominantly post-war housing with some small estates, council housing stock and private developments as well as one-off dwellings.

- Generally low density with large gardens, leafy incidental green space and verges to roads.
- Planned around cul-de-sacs with few through roads.
- Parking on plot in either garages or driveways
- Predominantly two storey, single homes and short terraces.



Fig 18 Terraces on Cinques Road



Fig 19 Back gardens onto key junction of Church Street and Mill Street

● Green Acres

Large post war housing development to western edge of village bounded by brook and open countryside.

- Green 'fingers' of grass and mature trees between blocks, pedestrian routes through.
- Rear garages and garden fences give alternate roads an inhospitable air.
- Connection to open country via the Lee Field



Figs 20 and 21 Green Acres - 'backs' and 'fronts'

● One-storey and sheltered housing

A number of small developments scattered through the village. Some are sheltered housing with support infrastructure integrated.

- One storey with gardens
- Level access
- Brick or render with low-pitched roofs
- Parking courts or on-plot parking



Fig 22 Bungalows, Avenells Way

● Historic terraced housing

Some 19th and early 20th century cottages and terraces have been subsumed by the post-war growth of Gamlingay.

- Semis and longer terraces
- Local red and ochre bricks
- Slate and clay tile roofs
- Tight to back of pavement or with small frontages
- Smaller properties than surrounding housing



Fig 23 Terraces tight to back of pavement line

● Elizabeth Way

Village edge housing consisting of tight terraces.

- Many of the densely packed properties are without parking - identified as problematic by the Gamlingay community.



Fig 24 Tight terraces with small front gardens

● Poppyfields and Chapelfield

Large housing developments at the village edge .

- Pedestrian through routes - direct access to surrounding countryside from multiple points, positively commented on by community
- Curved cul-de-sac vehicular planning
- Brick construction, pitched roofs, with some vernacular inspired features
- Detached terraces and semi-detached properties with some garage buildings.



Fig 25 Poppyfields seen from Millbridge Brook Meadows

● Small infill development

These developments have been positively identified as examples of good quality recent development. They are further explored on pages 20 and 21.



Figs 26 and 27 Robinson Court and The Maltings

● Industry

Gamlingay is a working village and there are industrial buildings at the centre of the village as well as to its periphery and scattered across the surrounding landscape.

- Low sheds with large footprints mostly of brick or corrugated material
- High walls and fences around industrial yards with smaller sheds and stored materials
- Generates significant vehicular traffic and noise
- A large area of the Green End site is derelict and awaiting redevelopment



Fig 28 Large industrial sheds at Green End (village centre)

● Little Heath and other dispersed development - agriculture, light industry and residential

The landscape around the village of Gamlingay has historically been characterised by lanes leading to cottages, farmsteads and small hamlets. Currently, areas including Little Heath, the site of the former brickworks and clay pits; Mill Hill to the south; Drove Road to the north and areas of Great Heath, especially the western edge; are all characterised by an eclectic mix of low density housing, market gardens, small farmsteads and light industry.

- New development of low density individual or groups of houses
- Low brick and corrugated sheds and outbuildings
- Some historic farms and cottages
- Open arable and wooded landscapes
- Access roads often unmade and un-adopted



Fig 29 New house nearing completion, Little Heath



Fig 30 Bungalow and agricultural outbuildings, Little Heath

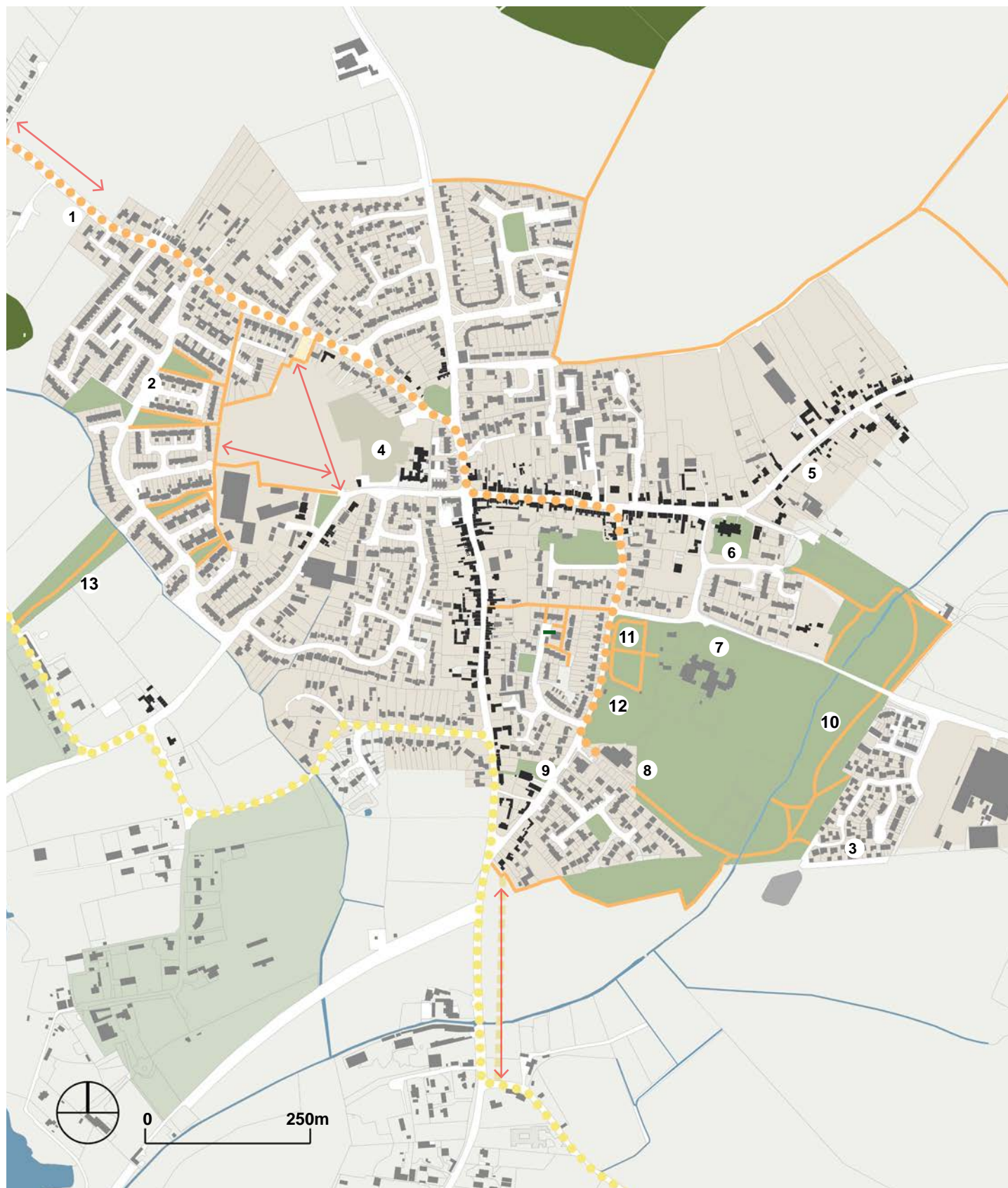
Guidance

5.1 Small scale development is preferred and all development should be of characterful design that draws upon the vernacular quality of the historic village and the positive elements of later housing stock.

5.2 Careful solutions for car parking should be integrated into every new development.

5.3 Avoid tall garden fences and walls to public realm creating dead facades. Careful use of landscape elements, and orientation of properties towards the street, is necessary.

6. Landscape, routes and connections



Woods		Publicly accessible green space		Heath	Water	Buildings forming historic village core	
Clopton Way Walk		Greensand Ridge Walk		Existing pedestrian routes		Desired footpaths and bridleways	
1 Stubbs Oak	4 Former First School grounds	7 Primary School	10 Millbridge Brook Meadows				
2 Green Acres estate	5 Church End	8 Eco Hub	11 Cemetery				
3 Poppyfields development	6 Parish Church of St Mary	9 Baptist Church	12 Public playspace				
13 Log Field - temporary public access							

Fig 31 Gamlingay routes and connections

Guidance

6.1 Safe pedestrian and cycle routes should run through all developments, expanding characteristic green landscape ‘fingers’.

6.2 Pedestrian, equestrian and cycle routes to satellite hamlets should be incorporated into any new development in particular to the Cinques and to Mill Hill.

6.3 Green space should be consolidated within new development to deliver larger areas of amenity space rather than multiple ‘pocket parks’.

Gamlingay is distinctive as a radial village, one that has developed outwards along the five key roads that lead from the junction of Mill Street and Church Street. These radial roads provide pedestrian, cycle and vehicular circulation but they are congested, often become blocked and can be dangerous. The historic, narrow streets struggle to accommodate car parking and passing and frequently have no pavements. Traffic driving through the village can be dangerously fast. New development adds to this pressure and can cut-off what were originally parallel alternative routes to roads.

The majority of amenity space, playgrounds, sports facilities, open green space; is situated to the south east of Gamlingay. The school, the ecohub, the church, shops and cafés of Church Street are also to the east of the village. Millbridge Brook Meadows also provide opportunities for leisure and connect directly to the surrounding landscape.

‘Green fingers’ of landscape run from the rural footpaths to the west of the village through the Green Acres estate but only penetrate through to the centre as small alleys. Landscape routes and spaces in developments should contribute to safe routes across the village and give opportunities for all types of formal and informal sport and physical activity. An interconnected community and village is desirable.



Fig 32 Poppyfields has publicly accessible routes directly to Millbridge Brook Meadows amenity space



Figs 33 and 34 Green routes Log Field and Green Acres



Fig 35 Green routes extended through from surrounding countryside to the village centre.

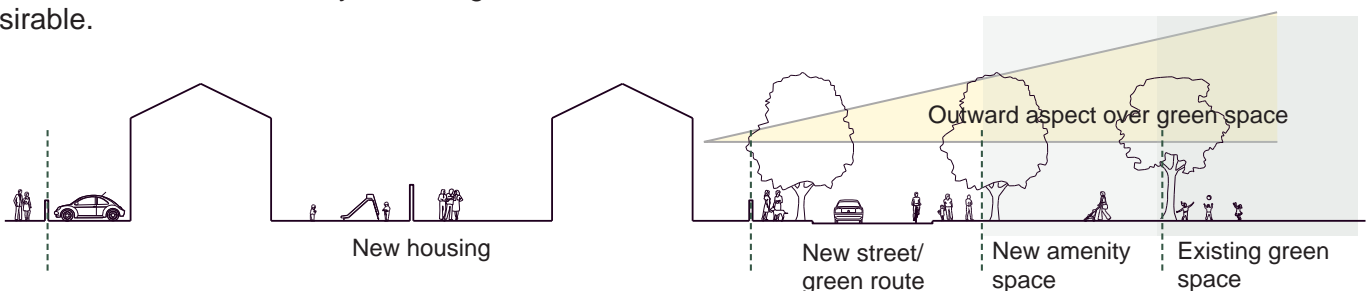


Fig 36 Section through indicative development illustrating green space consolidated into larger amenity space. This gives housing an outlook across the green, providing pleasant aspect and surveillance.

7. Frontages, streets and spaces

Gamlingay developed around two streets; Church Street (east, west) and Mill Street (north, south). Both of these retain their historic urban form with the majority of buildings tight against the pavement edge, forming long terraces. At key junctions, the space of the street opens up and a number of buildings sit back either in their plots or to the edge of an enlarged public space. Corners in these spaces are a juxtaposition of gables and frontages. This pattern, of the tightly framed street then the framing of important corners or junctions is characteristic of the village.

The junction between Church Street and Mill Street exemplifies this characteristic stepping back of the building line where streets meet, historically this was a market place.

Where the 17th century almshouses and chapel sit at the heart of Church Street, at the junction with Stocks Lane, the urban arrangement opens up to create a larger 'breathing' space. The house opposite stepping back and the junction softened with large trees to its frontage.

Around the church the street opens up before tightening again at Church End. Buildings sit back from the street to make a larger 'clearing' in the village. This also contributes to the characteristic long views of the church.



Fig 37 Aerial view of Church Street from the west (1960)



Fig 38 Historic photograph of Church Street looking west towards school tower (now demolished)



Fig 39 Detail from 18th century map illustrating key junctions along Church Street still intact today



Fig 40 and 41 Key buildings whose setting should be enhanced
The Methodist Chapel (now Montessori) and the former school



Fig 42 The Alms-house Chapel sits at the junction with Stocks Lane

Guidance

7.1 Key street junctions created or altered by new development should be articulated by buildings stepping back to create a more generous public realm, rather than corner buildings tight to the street edge.

7.2 A characteristic juxtaposition of gable ends and frontages should inform development. With new dwellings arranged at 90 degrees to each other at junctions and corners.
(Fig 45 below)

7.3 Potential for generous public space and landscape at junctions within new development should be explored.

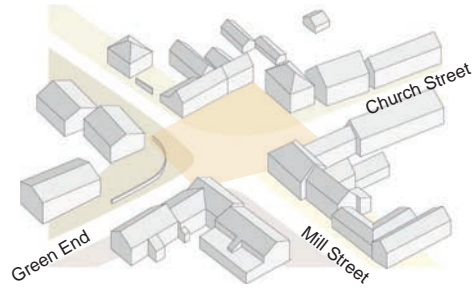


Fig 43 Village space where Church and Mill Street meet

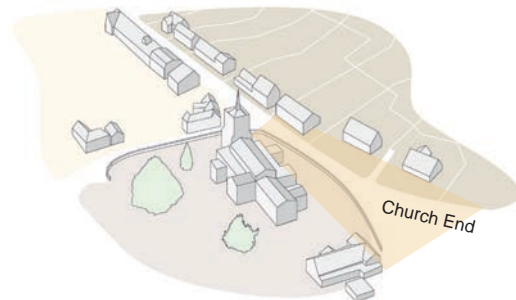


Fig 44 Funnel shaped space at the east end of Church Street where the buildings begin to step back from the street edge.

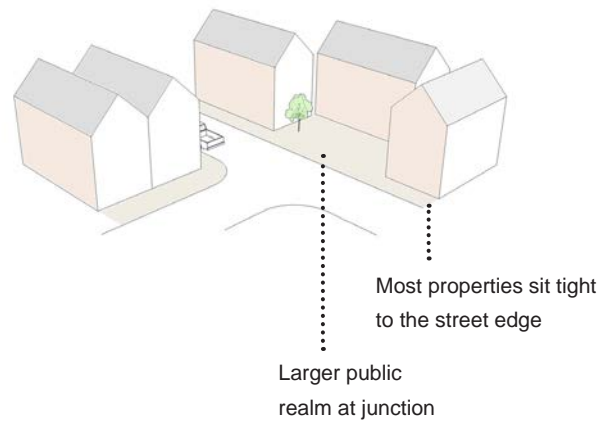
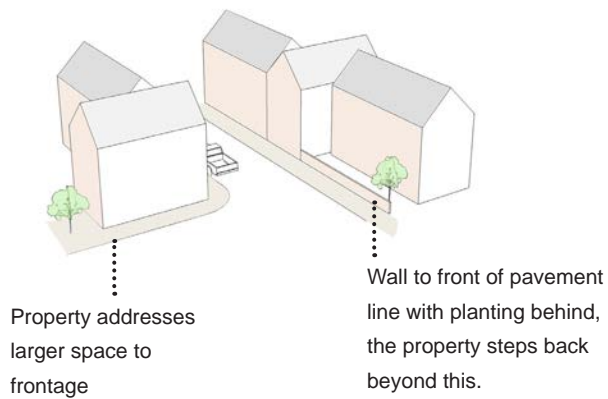


Fig 45 Guidance for new development
Examples of characteristic arrangements of properties around junctions and corners with gables and frontages stepping back and allowing for enhanced public realm.



Fig 46 The Old Bakery, Mill Street, sits tight to the pavement just before the Church Street junction



Fig 47 Church Street and Mill Street meet and a generous square is formed

8. Church End long plots

Before the Victorian enclosures Gamlingay was an ancient open field parish; a patchwork of irregular furlongs. Behind the domestic and commercial buildings lining the edges of Church and Mill Streets are the remaining long plots of this early field system. Many of these plots still retain their early character today, used as smallholdings and with retained agricultural buildings. Historically Gamlingay has had a large number of barn structures, some right in the heart of the village. Views through the long plots are still in some cases right through to open countryside or to characteristic arrangements of roofs and local brick buildings beyond. Some parts of the long plots lie outside the village framework but this does not exclude all forms of development. It is important that the sensitive and distinct character of this area is sustained.



Fig 51 Church End long plots

**Conservation Area
Development Framework**



Fig 48 Historic view of Gamlingay agricultural building

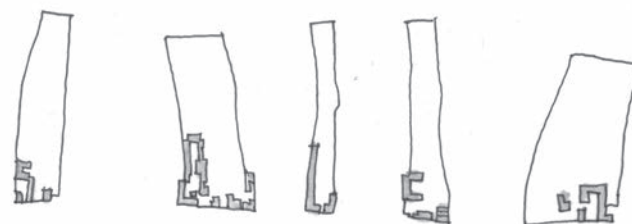


Fig 52 Historic massing of plots along Church Street



Fig 49 Barns, Gamlingay in the 1930's



Fig 53 View through Church End long plot



Fig 50 Farm on Drove Road to the west of the parish of Gamlingay. Characteristic arrangement with domestic dwelling to the street edge (one gable is facing street in this instance) Farm buildings behind forming yard.



Fig 54 Characteristic long, low, thatched dwelling

Guidance

8.1 Development should maintain visual connection to landscape and rear of plots from the street frontage. This is especially key for the north side of Church Street, all of Church End, Honey Hill and the southern end of Mill Street.

8.2 Agricultural buildings create the distinctive character of this area and, where possible, should be sensitively repurposed when they become redundant for their original use.

8.3 Development should maintain characteristic massing and form when building along the edge of, and on plots behind, key streets. (Fig 58 below)

8.4 Massing of new development should be informed by the long low agricultural building forms and arrangements that are distinctive to Gamlingay.

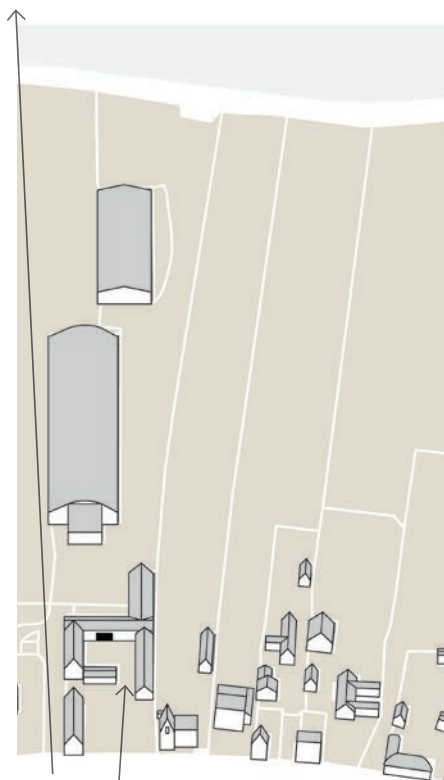
8.5 Development should maintain the distinctive landscape of trees and hedges to the Church End edge of the village.



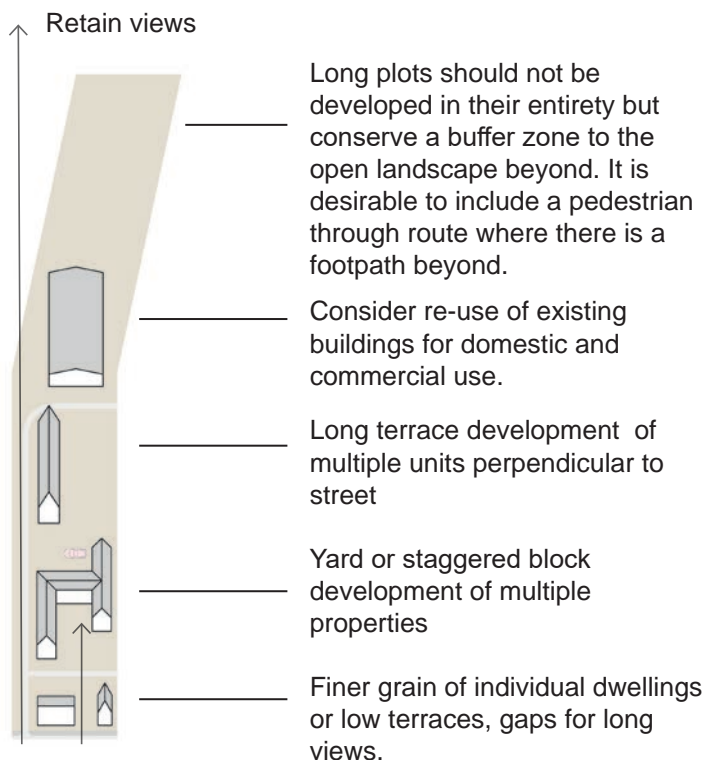
Fig 55 Approach to Church End from the east illustrating woodland and hedge planting to long plots forming a distinctive landscape edge



Fig 56 Low cottage and wall at point where Church End meets open countryside



Existing



Development Guidance

Fig 57 Existing massing of northern plots on Church End

Fig 58 Indicative plot guidance illustrating suggested approaches to development.

9. Building scale, materials and details

Gamlingay has a mix of building types including barns, terraces, semi-detached properties and individual cottages. Agricultural groupings of buildings have a distinctive massing around yards, sitting behind the street frontage or stretching along plots.

Storey heights in new development should be in keeping with the predominantly two storey village, three storey buildings are not considered appropriate. The height of buildings is considered vital to the rural nature of the village, also enabling the characteristic long views. Small scale interspersed developments, part of the existing urban grain, not 'estates' are preferred.

Gamlingay has a well documented Conservation Area with distinctive local materials and characteristics in both form and construction. It also has a broad representation of 20th Century housing. Generally plot sizes are modest but there are few larger houses with extensive grounds.

The vernacular material palette includes red and buff brick; timber cladding as well as timber framed construction; and render (creams/whites/yellow and pale pinks). Black pitch painted or brick plinths are common. Roofs are high pitched and variously thatched, clay tile, pantile and welsh slate. Many buildings both domestic and agricultural are long and low in proportion. Many with windows sitting tight against the eaves and flush to the external face of walls.

Through consultation the village community have identified the developments which they believe are successful and have proved popular, as well as those that are less so. These are illustrated and described on the facing page.



Fig 59 Church Street cottages



Fig 60 Former Tythe barn near the church, demolished



Fig 61 Church Street, Variation in form of clay and slate roofs including dormers and hips.



Fig 62 Brick and slate agricultural building

Guidance

9.1 Development should draw upon the scale, form, materiality and massing of the existing vernacular buildings, both domestic and agricultural. Developments should pick up on the traditional building styles, materials, colours and textures of the locality.

9.2 The vernacular use of walls and hedges should inform any boundary treatment to the street as well as enclosure for servicing (bins/bikes/recycling etc.).

New developments identified as noteworthy examples (good and problematic) through public consultation, and illustrated on this page, include:

- **The Maltings** a development sitting behind Church Street and set around an open space with retained mature trees. Detached and semi-detached properties with many vernacular motifs. Associated barn development with brick plinth and black weatherboarding set around courtyard.
- **Cowslip Lane** although an equivalent scale to The Maltings the architectural detail and massing of this scheme is not considered to be in character with Gamlingay.
- **Robinson Court** consists of 14 new council-built affordable homes of straightforward vernacular detail lining a street to the north of Church Street.
- **Stubbs Oak** family houses have a barn-like material language and are arranged around an internal courtyard with parking and refuse facilities integrated to prevent pressure on street parking and visual clutter in the urban realm. This development forms a successful village edge on Cinques Road.



Fig 63, 64, 65 The Maltings



Fig 66 Cowslip Lane - design not considered to be in character with the village



Fig 67 Robinson Court



Fig 68 Stubbs Oak

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