

BARTON CHARACTER APPRAISAL

JUNE 2017

VERSION 6

ADOPTED BY
BARTON PARISH COUNCIL
ON 5 DECEMBER 2017'

Created by Barton Residents Graham Black, Glen Richardson and Robin Dryer

1. Introduction and purpose
2. Planning policy
3. Methodology
4. Appraisal of landscape character by 9 areas
5. Historical growth of the village
6. Village character
7. Appraisal of the village by 7 areas
8. Character of buildings
9. Summary of the key qualities of the village and its setting
10. Reference documents

1.1 This report sets out the key characteristics of the village of Barton in South Cambridgeshire in relation to buildings and landscape. The document has been prepared for formal adoption by Barton Parish Council to assist them and others when considering proposals that could have an impact on the form and character of the village, including new housing developments.

1.2 Based on the character assessments set out in this report, in the context of local and national planning policies, it should be possible to consider more accurately how new development could impact on the character of the village, and to help determine issues of appropriate layout, design and boundary treatment.

1.3 When preparing a character assessment of a given town or village, “best practice” requires an assessment of both built and landscape character to undertake the following: identify the important character types and areas; describe and map their location and importance; summarise key qualities of character; and use both desk top and field-based evidence.

1.4 This assessment is not a detailed, exhaustive work but represents a summary of key findings. Part of the reason for preparing the assessment is that the parish is exploring the potential for additional housing in Barton to serve local need. This character assessment of the village seeks to provide a robust baseline of evidence for evaluation of the impact of any new development, whether within or outside the Development Framework Line in the approved Local Plan.

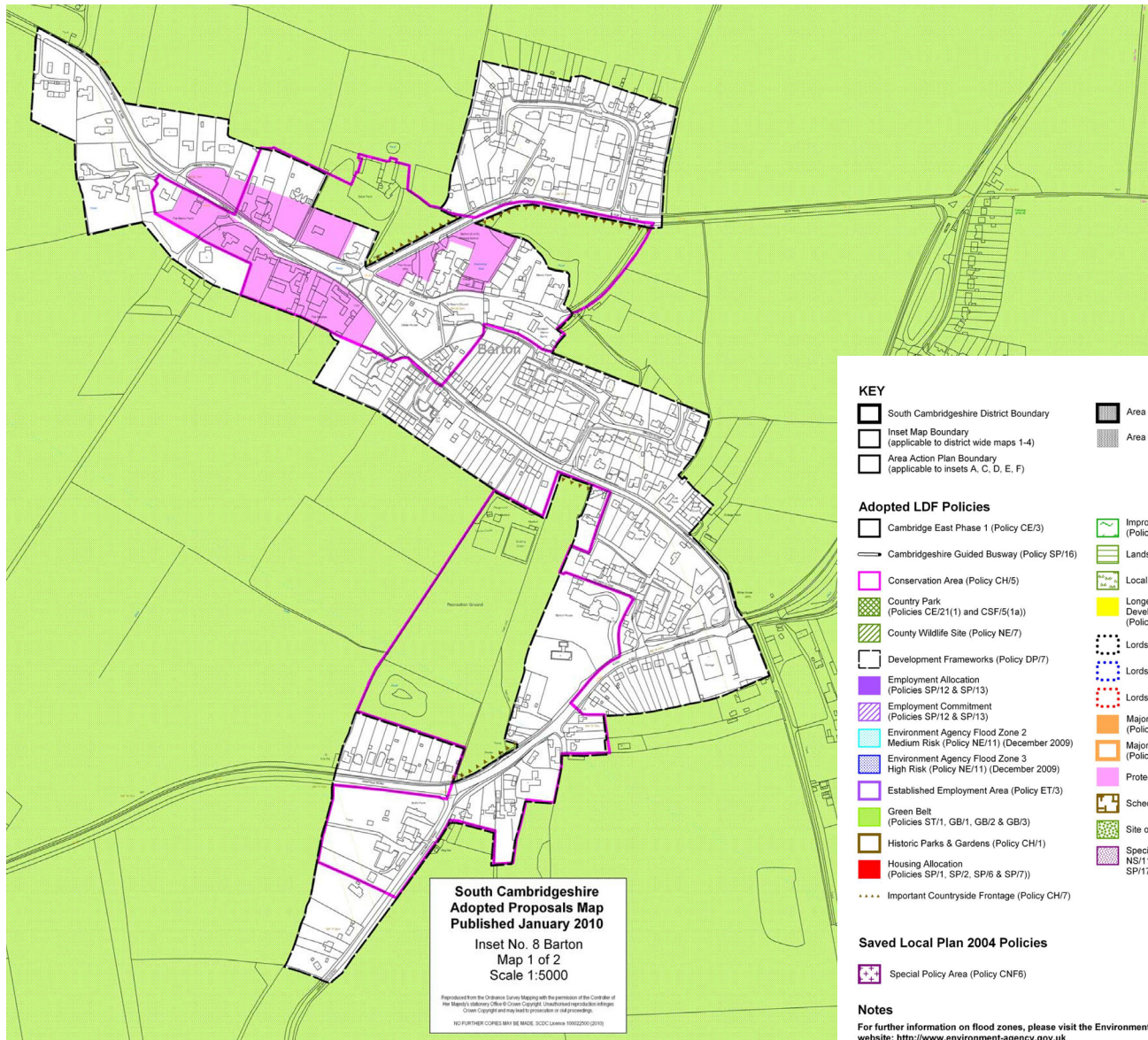
2.1 There are several significant planning policies that must be considered when assessing the impact of new development upon the character of Barton.

2.2 The National Planning Policy Framework (NPPF) sets out a number of overarching planning policies that apply when assessing the impact of new development on a given location, particularly in relation to the Green Belt which surrounds Barton. These can be found in NPPF paragraphs 54, 79, 80, 87, 88 and 89. The key emphasis of the NPPF is in relation to the purpose of the Green Belt is to “assist in safeguarding the countryside from encroachment” and states that “inappropriate development..... should not be approved except in very special circumstances”. However, in relation to affordable housing, the NPPF states that “local planning authorities should be responsive to local circumstances and plan housing to reflect local needs.....including through rural exception sites where appropriate”. (a rural exception site is one outside the village Development Framework Line).

2.3 The suite of Local Development Framework documents currently adopted by South Cambridgeshire District Council are dated January 2007 to January 2010. Within that suite, Development Plan Core Strategy Policy ST6 designates Barton as a Group Village, limiting housing development within the Development Framework Line to a maximum of 8 dwellings. Outside that line, Policy HG/5 - Exception Sites for Affordable Housing should also be referenced, which sets down 5 key criteria. Two of these require that new development must be “... well related to the built up area” and must “....not damage the character of the village or the rural landscape”.

2.4 The Proposals Map from the Adopted Development Plan for the district is shown on the next page.

2.5 The Proposals Map shows how extensive the Green Belt is in and around Barton. It also shows those areas of Green Belt that sit within the conservation area and which are also accorded “Important Countryside Frontage”. The “Development Framework” of the village is shown in a dashed black line.



The Cambridgeshire Aggregates (Minerals) Local Plan 1991 (Cambridgeshire County Council)

Policy CALP 3 - Preferred Areas for Future Workings

- Area of Search within which potential New Sites may be identified (Policy CALP 3C)
- Site Specific Extensions to Existing Sites where Planning Permission had not been granted as at 01.01.90 (Policy CALP 3B)

Cambridgeshire and Peterborough Waste Local Plan 2003 (Cambridgeshire County Council)

- Major Waste Management Facility (Policy WLP18)

NOTE: Also includes:

i. All new major developments including new settlements
n. Cambridge Area (Area of search) (NOTE: Covers whole of South Cambridgeshire excluding the Green Belt)

- Safeguarding Waste Management Site (Policy WLP19)
- Putrescible, Hazardous and Inert Landfill (Policy WLP28)

Note on Adopted LDF Documents & Adopted Policies

Core Strategy DPD contains policies prefixed "ST".
Northstowe AAP contains policies prefixed "NS".
Cambridge East AAP contains policies prefixed "CE".
Cambridge Southern Fringe AAP contains policies prefixed "CSF".
Site Specific Policies DPD contains policies prefixed "SP".
North West Cambridge AAP contains policies prefixed "NW".
Development Control Policies DPD contains policies prefixed "DP", "GB", "HGR", "ET", "SF", "NE", "CH", "TR" & "M".

3.1 This assessment examines both built and natural landscape character in and around the village. Different methodologies are used for built and natural landscape. In the cases of landscape, the assessment that follows is based on the methodology set out in Natural England's document "An Approach to Landscape Character Assessment" (2014) which is generally considered the accepted approach to assessing landscape character in and around settlements in England. In the case of the built character of the village, reference is made to Historic England's "Advice Note 1: Conservation Area Designation, Appraisal and Management" (2016).

3.2 The setting out of a character assessment allows those interested to better understand the nature of the village landscape both within and around it, and also assists in informing judgements and considerations of managing change.

3.3 The key steps in developing a character assessment are as follows:

- i. Defining the scope of the assessment
- ii. Desk top study and information gathering
- iii. Draft character types and areas along with an outline description
- iv. Field study and survey
- v. Classification and description of types and areas including mapping

3.4 The scope of the assessment includes an examination and assessment of areas of land both inside and outside the Barton village framework (as defined in the South Cambridgeshire District Council Adopted Proposals Map, January 2010) which form part of the council's Adopted Development Plan. While it is never simple to define an exact area in size, scale or distance due to the variable nature of field boundaries and topography, the landscape assessment examines an envelope around Barton starting from the built up areas to approximately one kilometre around the village.

4.0 APPRAISAL OF LANDSCAPE CHARACTER BY 9 AREAS

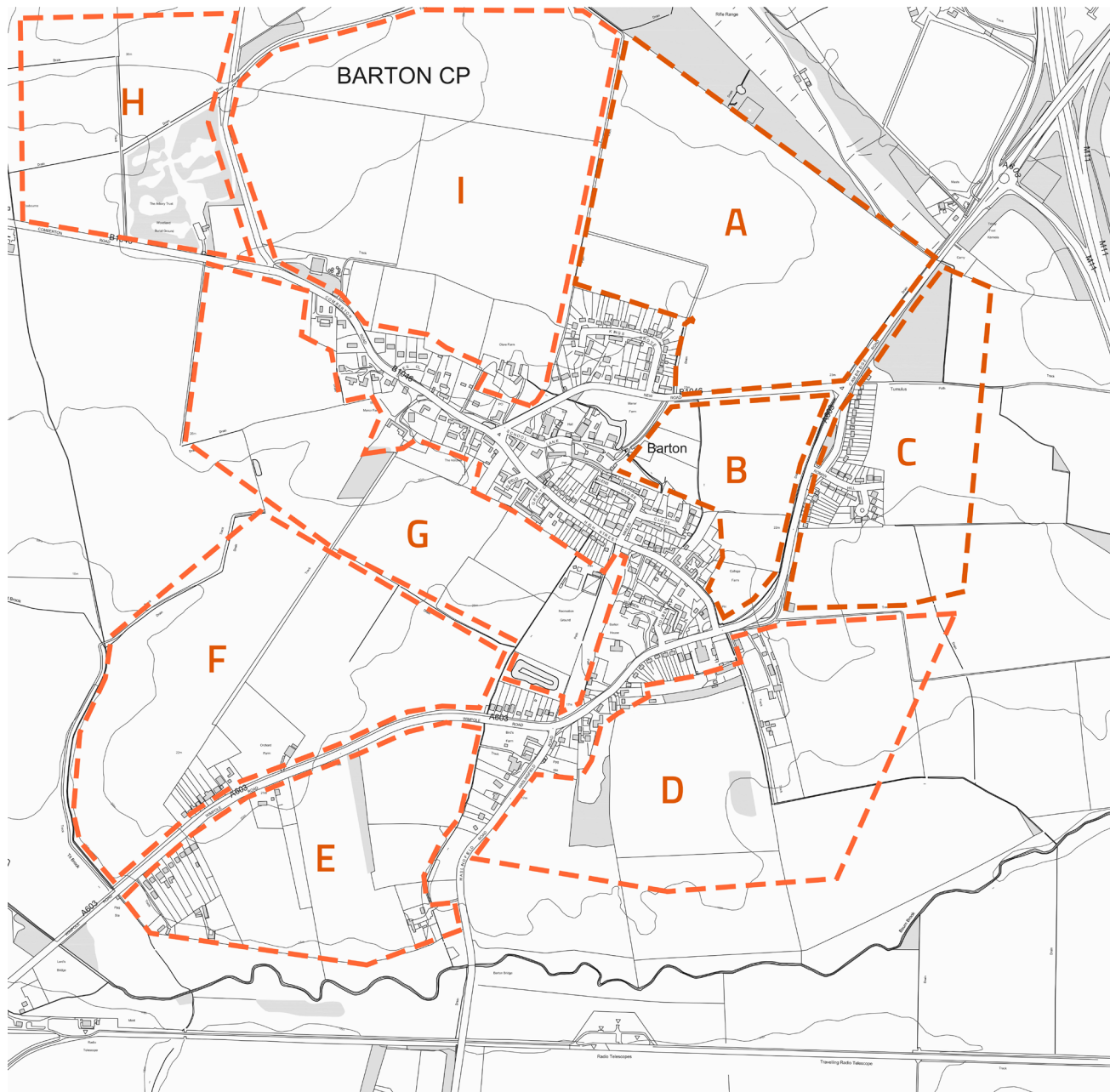
4.1 The following character assessment is based on information gathered from a number of sources, including:

- Observation and photographs from within and around the entire village
- Local knowledge
- Reference to the South Cambridgeshire District Council Proposals Map
- Reference to historic maps

4.2 These are the key types of landscape prevalent in and around Barton:

1. Flat or slightly sloping, open agricultural land of large scale, with boundaries defined by hedgerows
2. Flat or slightly sloping, enclosed agricultural land of medium scale, with boundaries defined by hedgerows
3. Elevated areas of landscape
4. Woodland, copses or orchard, both long established and recent
5. Open paddock or recreational land within the built up

4.0 APPRAISAL OF LANDSCAPE CHARACTER BY 9 AREAS



area of the village, some bordered by very mature trees

A. Immediately north of the village, located north and east of Kings Grove housing: types 1 and 2 land, type 4 (woodland) to the north

B. South of New Road (the B1046), east of Burwash Manor Farm and west of the A603: types 2 and 5 land, with tree line on its east boundary

C. East of the A603, around Roman Hill housing: type 1 land, type 4 (orchard) and cemetery to the north

D. South and south-east of the Wallis and Son garage: type 1 land (part under conservation management), and type 4 (woodland towards west, copse and orchard to north, copse along Bourn Brook to south)

E. West of Haslingfield Road and north of the Bourn Brook: type 2 land

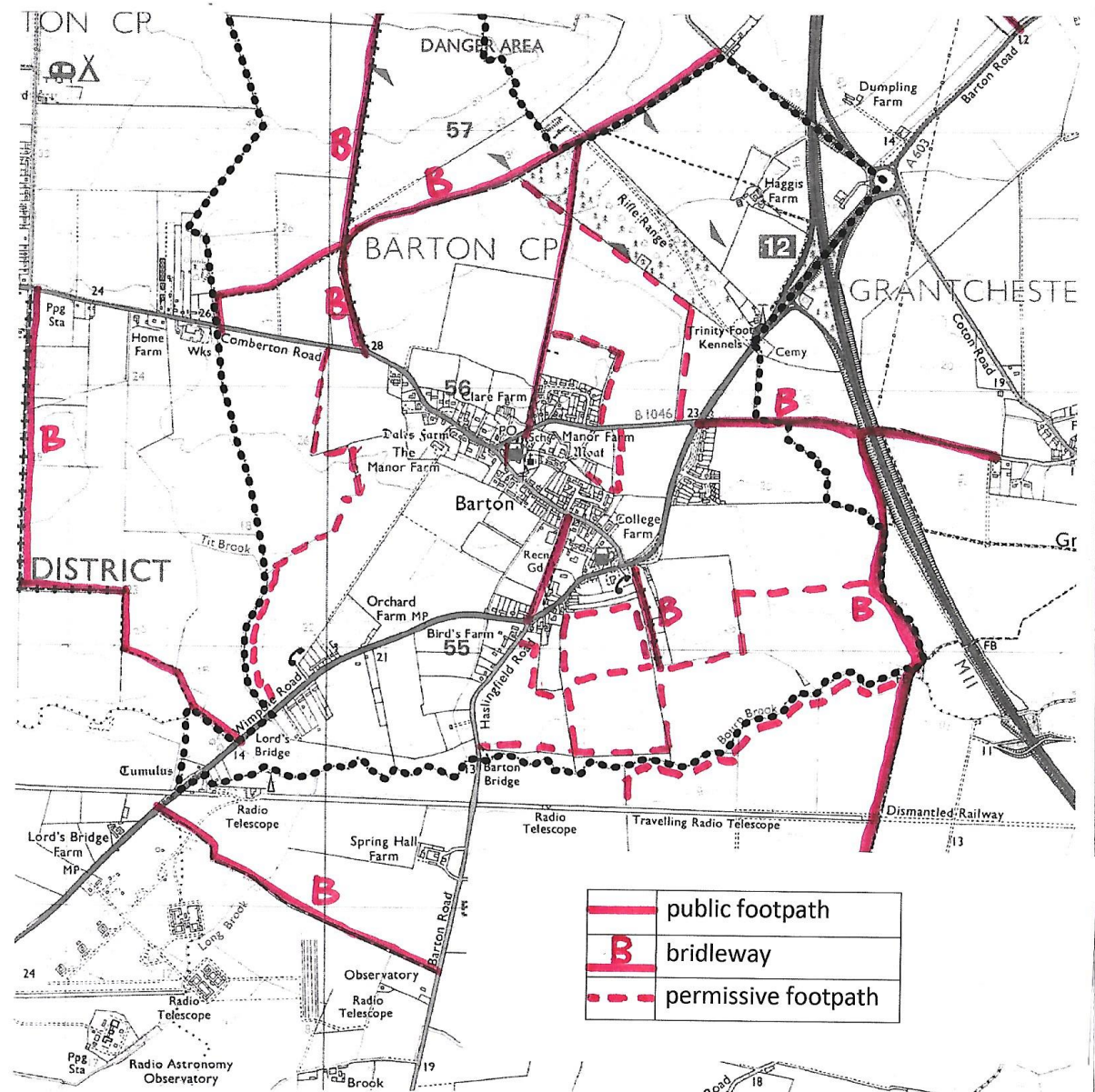
F. West of the village and north of the A603 (Wimpole Road): gently rising type 1 land

G. South of the High Street and west of the Barton Recreation Ground: types 1 and 2 land

H. North-west of the village, north of Comberton Road: type 1 land and type 4 (woodland burial ground)

1. North-west and north of the village; type 1 land rising to type 3 in the north.

4.3 These areas will vary in respect of their “capacity” to accept change through either development or uses other than their current use. What is common to most of these areas is that a) they include fields/agricultural lands varying in size and usually bordered by hedgerows or tree rows, b) they can be experienced readily across open views from a network of statutory and permissive footpaths, or (subject to field hedge trim height) from roads, and c) there has been a degree of





Area A: New Road and Kings Grove from the north



Area A: Kings Grove from the north

encroachment by development within the last 80 years.

4.4 Area A is bounded by hedgerows and has been impacted by the development of Kings Grove (circa 1960), an approximately square block of development of semi-detached and detached houses, both single and two-storey in form. What remains around the housing development however are relatively clear, straight property boundaries comprising

hedgerows and trees that signal the north-easterly edge of the village and give way to long, open views to the north and west. Adjacent to the housing fronting New Road is a stockpile of logs and shredded material, visible above the hedgerow. The Barton Road Rifle Range, together with the very mature tree edge along is south boundary, comprises the northerly extent of Area A. Following the recent laying of the hedge to a lower level along the A603, the area is generally experienced as a large and open arable farm edge to the village.



Area B: Burwash Manor from the east, with the church tower beyond



Area B: Looking south across High Street to Wallis & Son, with College Farm Court on the right

4.5 Area B north section has a managed hedge on its north side, and a semi-mature tree line on its east side; the south section has mature hedges on its east and south-west sides.

The area can be viewed partially from the Burwash Manor car park situated in paddocks on the west side. This paddock area extends around the north-east side of the manor house moat.



Area C: looking north towards Roman Hill, with A603 on the left



Area C: east part, looking south towards Rayners Leisure Buildings, with A603 lay-by on the right

4.6 While not within, and somewhat distant from the formal village framework of Barton as identified by the district Development Plan, Area C includes approximately 34 houses comprising Roman Hill and the frontage to Cambridge Road (A603). The fields around Roman Hill (north-east, east and south) are generally comprised of large, enclosed fields bounded by relatively mature hedgerows, and an orchard lies to the north. The landscape is similar to that surrounding the village, though its easterly edge comprises the M11 in a cutting.



Area D: centre part, looking north to the hedgerow which screens the rear of Wallis & Son and properties in Wimpole Road



Area D: centre part, looking north-west: the strip of woodland extends towards the left, and Wimpole Road properties are on the right



Area D: west part, looking north towards Wimpole Road properties

4.7 Area D includes very large, open agricultural fields north of the Bourn Brook, mostly under the management of the Countryside Restoration Trust. The differences compared to other areas are the presence of a relatively mature woodland in its westerly part, and tree lines along its west, north and south boundaries. One exception to this overall description is Rayners Leisure Buildings whose outdoor storage areas are exposed to view from land on its eastern side, thereby adding a more commercial nature into the surrounding landscape.



Area D: west part, looking north-west towards Haslingfield Road



Area E: looking north, with Haslingfield Road on the right



Area E: looking north-east towards the rear of properties in Haslingfield Road

4.8 Area E comprises smaller, more discreet fields and paddocks enclosed by mature hedgerows and falling gently towards the south.



Area F: looking at the west boundary of no. 94



Area F: looking north-east towards the rear of High Street; the recreation ground is on the right behind the treeline

4.9 Area F is the largest area of open, sweeping landscape around the village, and the scale of the fields creates the impression of a general lack of enclosure. Approaching Barton along the A603 from the west, or leaving the village heading from east to west, the landscape appears as gently rolling (lower to the west, higher to the east) but is dotted by two small groupings of houses lining the A603 (one on its north side, one on its south). Once having reached Barton, there is a clear edge of residential/other property boundaries (comprising the west flank of No. 94 Wimpole Road/A603).



Area G: looking north-east to the hedgerow behind properties in Comberton Road (east section) and Ivy Field



Area G: looking north-east towards the rear of Comberton Road (west section)

4.10 Area G comprises several large areas of open arable land, including the village recreation ground in its easterly part. It is bounded on the north by residential properties along Comberton Road and High Street, and includes open fields which are bordered by mature tree rows and hedgerows running north to south. This area is crossed by a permissive footpath offering visibility from the south and west.



Area H: looking east: the rise in the road and the height of the managed hedge on the right withhold the view of the village, and an industrial style building on the left attracts the eye



Area H: looking east: the trees in the Woodland Burial Ground are becoming increasingly apparent



Area H: on the north side of the road there is a varied succession of features after the Woodland Burial Ground - paddock behind mature hedgerow, followed by farmyard, retail yard, then paddock

4.11 Area H when approaching from Comberton, comprises large and open, arable fields with a prominent agricultural building on the north side of Comberton Road. The extensive tree planting in the Woodland Burial Ground is an increasing presence, whilst on the right the village edge is more defined in the form of the beech-hedged boundary of the 1939 development (The Six Houses). The westerly introduction to the village proper is first experienced along a sweeping part of Comberton Road with new and existing agricultural buildings at Foxcotte Farm and the Foxcotte Fencing retail development, followed by a small paddock.



Area H: on the south side of Comberton Road the trimmed hedge of The Six Houses comprises an abrupt transition from open land to residential



Area I: Foxcotte farmyard viewed from the bridleway



Area I: Looking south towards the rear of Hines Close



Area I: looking south from high point on footpath: right of centre is Clare Farm and its very tall treeline behind (which screens church tower from sight); left of centre is Kings Grove

4.12 Area I contains both level and elevated agricultural land rising from south to north towards Coton, and stretches eastwards to the Kings Grove development. There are both large, enclosed fields as well as smaller, connected fields closer to the village edge. The area is clearly seen from an established bridleway which runs along its west edge past a copse planted in the 1980s, round to the rifle range woodland strip at the north edge.



Area I: looking south from high point on footpath: Clare Farm is extreme left, Foxcotte farmyard is right of centre

5.1 Barton's Church of St. Peter has 11th century details but dates mostly from the 14th century. It is clear from historic maps that, by comparison with modern times, the pace of change was very slow - five centuries later, the 1886 OS map shows the built form of Barton to be still quite sparse and loose in character, primarily due to the dominance of at least six farms close to the heart of the village and the existence of relatively few other recordable buildings. Whilst those farm groups are for the most part still extant, many have been fragmented by residential conversions of outbuildings.



Map OS1886
(Cambridgeshire Archives Cambs sheet XLV1.12)

5.0 HISTORICAL GROWTH OF THE VILLAGE

5.2 The earlier Inclosure Map of 1839 shows how the lands around the village were allocated mainly to the Cambridge colleges, the University of Cambridge, the Mercers Company of London, and a few individuals. The field boundaries on that map are very much in existence today, excepting for the incursion of village expansion. As for the built form of the village at that date, it was very much centred around the church and extended only along Comberton Road, and loosely towards a cluster of buildings at the south-east end of Village Street (now High Street). A detached cluster also existed around the south end of the recreation ground/junction of Arrington Turnpike Road (now Wimpole Road) and Haslingfield Road. At that time New Road was named Cambridge Road.

5.3 The OS map of 1886 shows little consolidation during the intervening half century. It does however provide a striking comparison with the footprint of Barton as we know it today, as depicted on the map below which highlights 20th century development.



Inclosure Map 1839
(Cambridgeshire Archives 152/P3)

5.0 HISTORICAL GROWTH OF THE VILLAGE

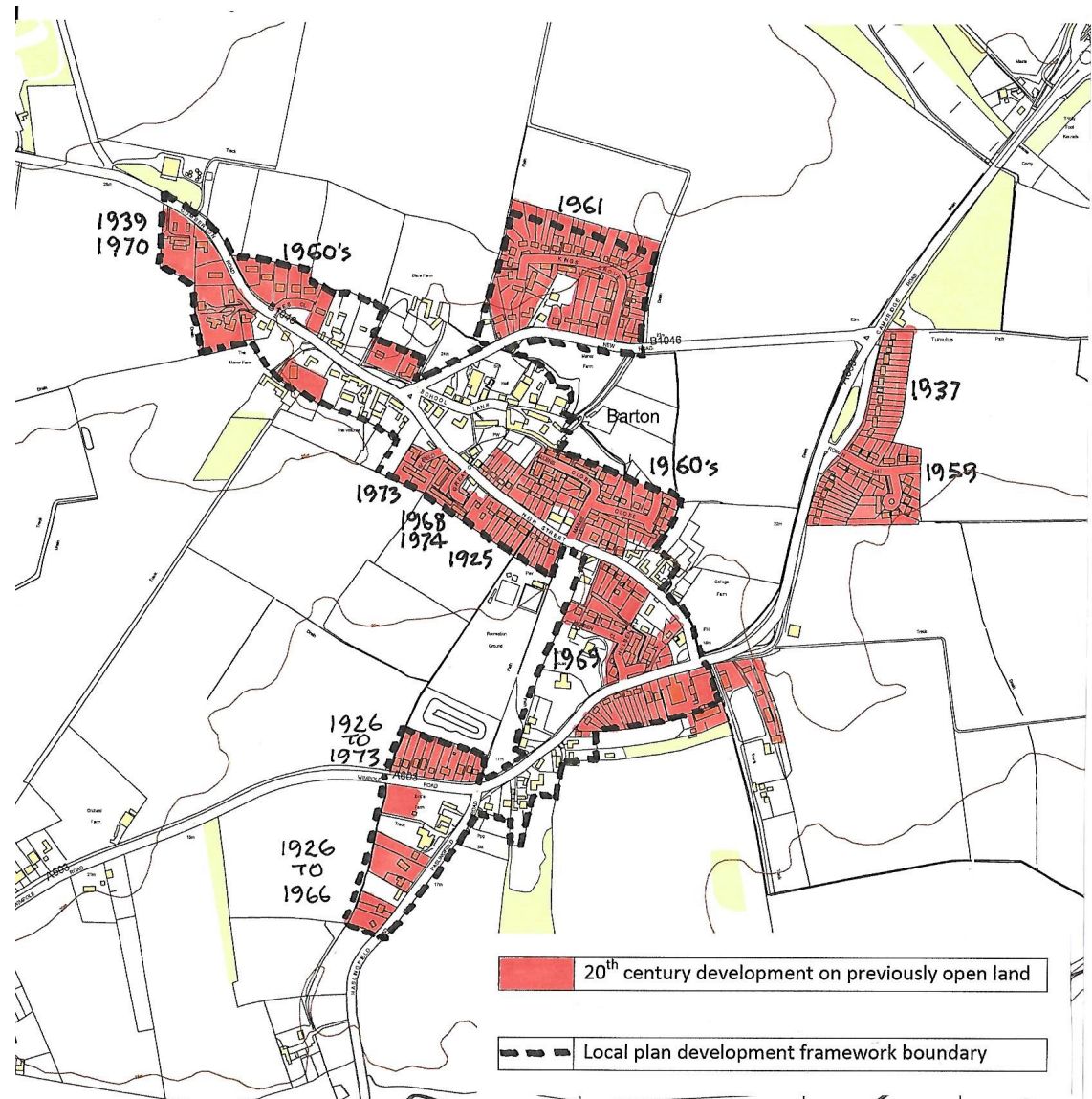
5.4 This intensification within the village footprint commenced gradually in the 1920s/30s with the construction of some council houses along both sides of High Street, three houses in New Road, frontage development along Cambridge Road and in 1939 with 'Five Houses' (now the 'Six Houses') at the western extremity of the village.

Major expansion of the village then took place in the late 1950s and during the 1960s by significant incursion into farmland (Roman Hill, Kings Grove, Hines Close, Mailes Close), and the perimeter of the village as now recognised by the Local Plan Development Framework Line is very much defined by these 20th century developments (although, notably, Roman Hill is outside that designation line). The Holben Close development added several houses from 1969 onwards.

This mid 20th century period of Barton expansion is represented in the table below by a 75% increase in population between 1951 and 1971.

year	number of houses	population
1872	72	324
1921	61	243
1931	95	327
1951	176	528
1961	263	788
1971		923
1981		909
1991		803
2001		799
2011		846
2016	370	

For a detailed history of Barton see <http://www.british-history>.



ac.uk/vch/cambs/vol5/pp160-174

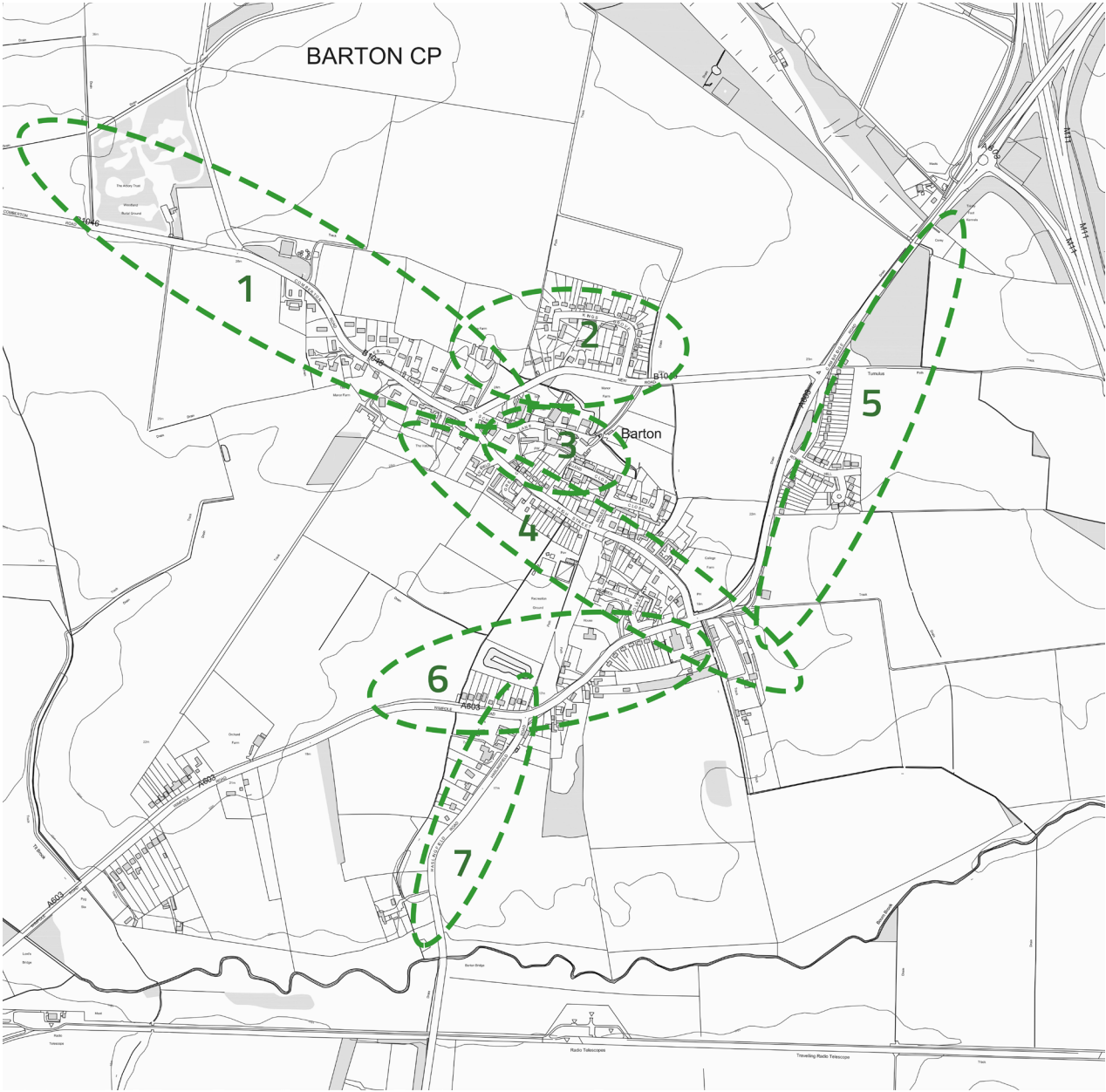
6.1

The following character assessment is based on information gathered from a number of sources, including:

- Observation around the village and photographs
- Local knowledge
- Reference to the South Cambridgeshire District Council Proposals Map
- Reference to historic maps

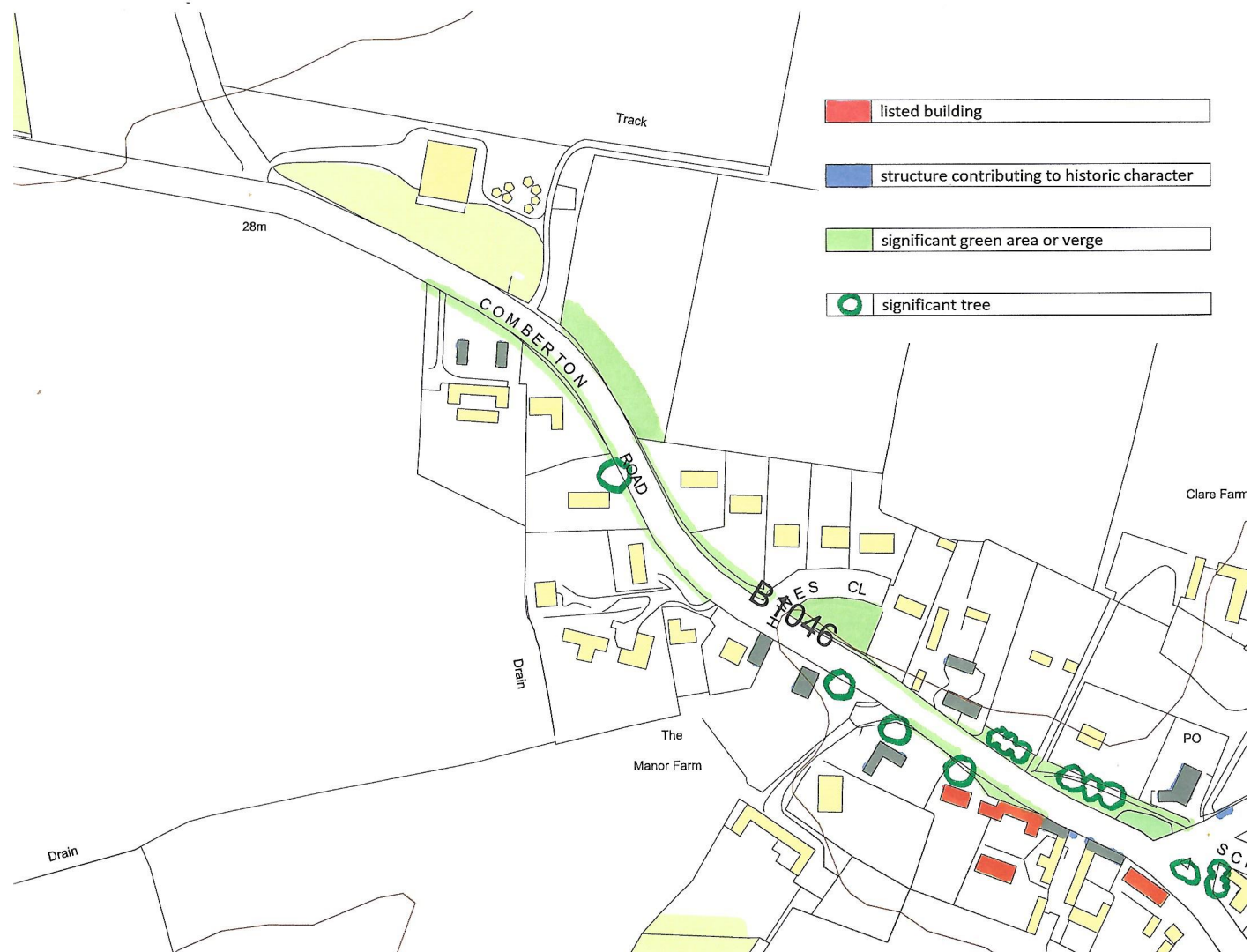
6.2 By the 1920s the expectation of the house purchaser was that a newly built property in a village or suburbia would have a front garden, and maybe space to park a vehicle of some kind off the street. Consequently, given that Barton experienced hardly any residential construction prior to that time, the village has little of the 'back of footpath' enclosure of streets by historic buildings which typifies the majority of village centres in eastern England

6.3 It is notable that, in the heart of the village, two of the old farm groups (Burwash Manor and Clare Farm) have remained relatively unchanged, and as a result the surviving, small scale fields immediately surrounding them are now recognised by special designations in the Local Plan (see Proposals Map in para. 2.4 above).



SUMMARY AREA 1

Generally retains the pre-1900 low density character of individual buildings with space around them, although 20th century infills and conversions of farm buildings have increased the number of dwellings (this lower density character is recognised by the Protected Village Amenity Area indicated on the Local Plan Inset Map and accorded the additional safeguarding of Policy CH/6); trees and mature hedges are very much in evidence in the streetscape; punctuations are provided by small 'greens', which are visually linked to varying degrees by grass verges; a cluster of community uses are disposed around the north and east sides of the pond, combining to make this





1. Entering the village from the west, the screen of hedgerow and trees on the left gives way to a view of Foxcotte Farm and Fencing; on the right there is a defined change from open farmland to village in the form of a residential boundary.



3. The historic group of buildings (originally Town's End farm) provides visual incident by tight enclosure of the street; an attractive small 'green' with mature trees in front of Hines Close is about to be revealed on the left.



2. A succession of curves withholds any distant view into the village; a combined cycleway/footpath exists on one side only, thereby scaling back any impression of 'urban' environment; properties are set back and attractive enclosure is achieved by trees and mature shrubs; a contrasting feature is the unforgiving, angled fence line which permits highway visibility.



4. On approaching the pond and Conkers shop, the aspect opens out to another 'green', linear in form but again with mature trees and minimal visual impact of footpaths; emerging view of church tower provides focal point and suggests a key social location is being reached



5. The traditional forms and materials of nos. 1 to 7 Comberton Road make an important contribution to the character of the conservation area; also, this linear group of listed buildings and walls have a presence (somewhat atypically for Barton) on or close to the back of the footpath and define the south side of the space containing the 'green'; the proliferation of poles and road signs in this area is visually intrusive

area an activity hub.

7.2 AREA 2: NEW ROAD/KINGS GROVE

SUMMARY AREA 2

With the exception of the two historic farms and a few properties accessed from New Road, most dwellings in area 2 are situated in a sub-urban layout designed in the late 1950s, with the maturity of the planting contributing to the overall ambience; the structure of the streetscape of New Road is very much defined by mature trees and shrubs, which act as a foil to the wide variety of house designs erected over four decades; the open paddocks adjacent to Burwash Manor and Clare Farm, together with their massive tree lines, are important visual incidents as well as reminders of the pre-1900 nature





1. At the entry point to the village, the road is lined by semi-mature trees above managed hedgerows; a combined cycleway/footpath exists on one side only, thereby scaling back any impression of 'urban' environment



2. Signage announces the entry point to Burwash Manor (a thriving retail destination); on the right, houses are set behind front gardens and the entrance to Kings Grove comes into view; a second curve again withholds any distant view into the village



3. An important line of mature trees and a managed hedgerow fronts a paddock across which the historic Burwash Manor can be glimpsed



4. On the right the sub-urban scale continues in attractive form with houses of varying styles set back behind gardens; the presence of more large trees is revealed



5. Opposite the school's hedgerow there is a counterpart to the setting of Burwash Manor (photo 3): the historic Clare Farm can be glimpsed across a paddock through a line of very mature trees



7. Kings Grove comprises a large yet tranquil close of one and two storey houses, presumably of one build, with similar pitched roofs and white painted render achieving a cohesive character

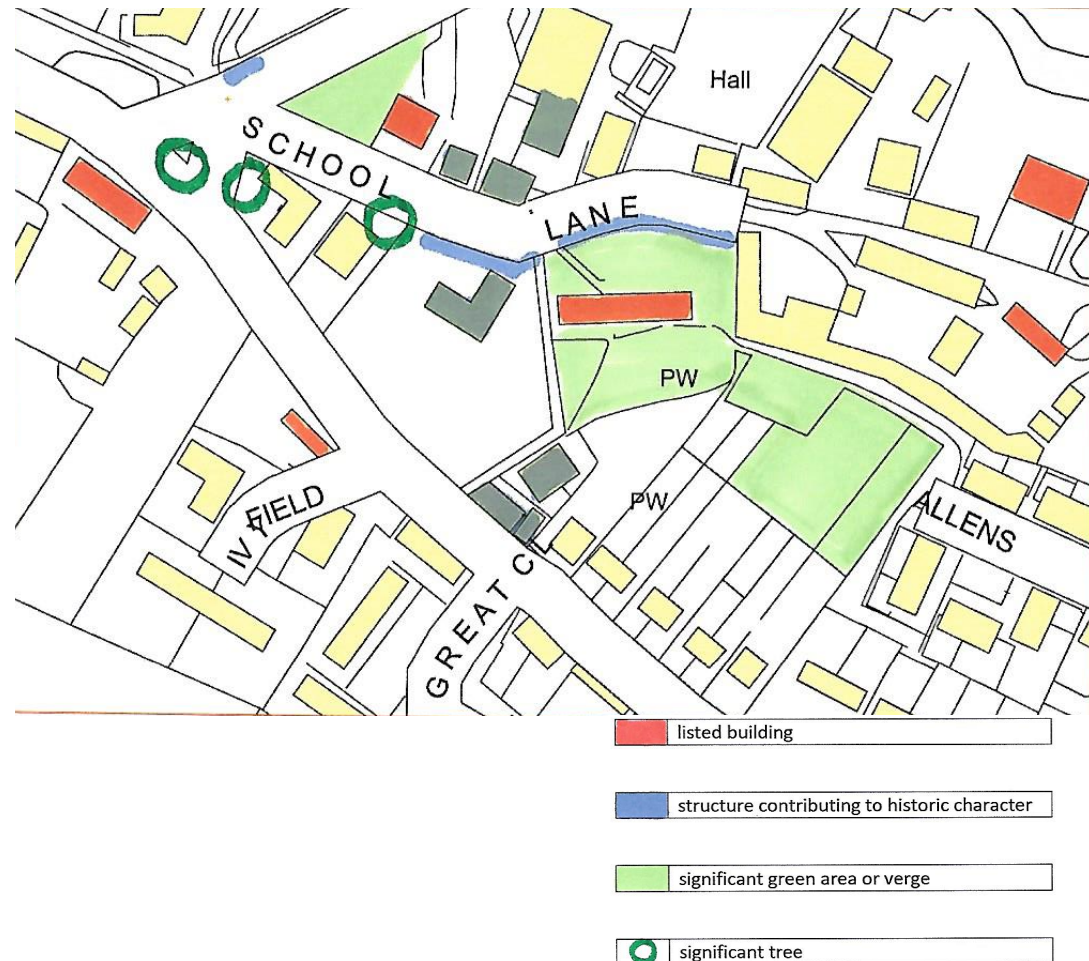


6. As the streetscape opens out at the pond and 'green' a cluster of community facilities and the four-way junction confirm arrival at a focal point in the village

of a village dominated by farms.

SUMMARY AREA 3

Despite the impression given by its enclosing hedges and the single footpath, this narrow lane provides vehicular access to several premises (albeit that for some it is an alternative route): the Hoops public house, private houses, church, school, village hall, playgroup mobile and the farmyard of Burwash Manor; there is a tranquil setting immediately around the church, and the adjacent footpaths extend this to Allens Close and High Street; the materials of the village hall and mobile are a stark contrast to the



7.3 AREA 3: SCHOOL LANE/CHURCH LANE



1. School Lane offers a glimpse of the church tower through a winter tree, and also the roofscape of the impressive former vicarage, a building which is otherwise screened by walls and mature planting



3. The Church of St. Peter is a focal point, and an intriguing narrow walk (Church Lane) runs between the churchyard and the garden wall to the former vicarage



2. After passing the cohesive Victorian/Edwardian group of similarly detailed former vicarage, Old School House and the school, the village hall and the playgroup mobile present a utilitarian prospect opposite the churchyard



4. A sharp turn in Church Lane takes it past a weatherboarded cottage down to High Street



5.The churchyard has a footpath through to Allens Close.....



6.leading past Church Close where mown paths and benches offer a peaceful stop

7.4 AREA 4: HIGH STREET AND ADJOINING CLOSES

adjacent school/vicarage group.



SUMMARY AREA 4

Wide variety is exhibited throughout High Street and its tangential Closes, not only in road/footpath hierarchy but also in the form and materials of the area's buildings, which generally span the 1920s to the 1970's but has individual examples from the 17th and 19th centuries.

7.4 AREA 4: HIGH STREET AND ADJOINING CLOSES



1. Turning in from Wimpole Road, High Street displays two characteristics found elsewhere in Barton: footpath only on one side and a road curve secretly withholding the distant view



2. Tight enclosure of the street by hedges rather than buildings continues past the residential conversions at College Farm Court



3. For much of High Street the aspect opens out because ad hoc house builds during the first half of the 20th century are set back behind gardens



4. On the left, a long tract of land known as 'The Leys' (annotated 'Recreation Ground' on the 1839 Inclosure Map) reveals a view right through to Wimpole Road



5. Mailes Close is a 1960s development of around 25 dwellings, laid out around two cul-de-sacs



6. Allens Close is an extension of Mailes Close, but the dual footpaths and minimal areas of grass create a functional 'highways' dominated ambience

7.4 AREA 4: HIGH STREET AND ADJOINING CLOSES



9. Approaching 'pond green' the role of enclosing the street is performed by trees, shrubs and walls



10. High Street opens out at the junction at 'pond green'; again, poles are in prominent positions



7. High Street tightens up with a more historic feel towards its west end

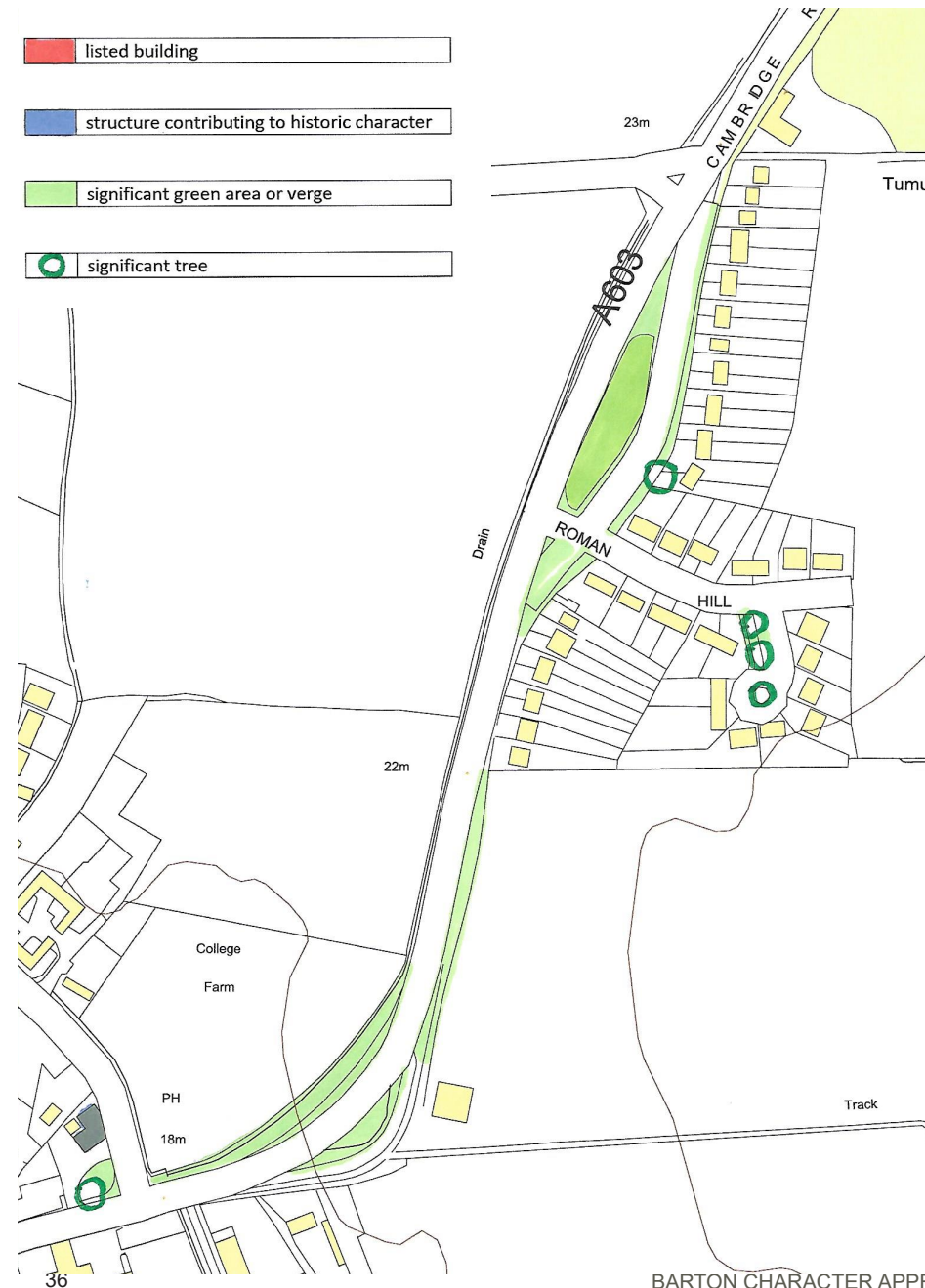


8. However, a glance to the left reveals that the 1960s and 70s Great Close has a very different character: prominent tarmac, long ridge lines without chimneys and maintenance-friendly expanses of grass

7.5 AREA 5: CAMBRIDGE ROAD AND ROMAN HILL

SUMMARY AREA 5

The character of this area is dominated visually by the A603 through route and the commercial premises, albeit softened by mature planting. The Roman Hill estate, whilst physically separated from the village, has a cohesive character and benefits from a large, crescent shaped verge left over from a realignment of the A603. A second realignment further south created a lay-by on the east, and on the west another crescent of verge backed by a substantial tree line.



7.5 AREA 5: CAMBRIDGE ROAD AND ROMAN HILL



1. Moving south-west along Cambridge Road (A603), on the left side after the orchard, realignment of the road has allowed a shallow curve of the earlier road line to become a service road for the ribbon of houses built circa 1937; on the right, after the junction of New Road, is the belt of trees which border the arable field which separates Roman Hill area from the rest of Barton



2. Behind the 1937 frontage development on Cambridge Road, the detached and semi-detached houses of Roman Hill were laid out in the late 1950s



3. A second easing of the road line has left another remnant which functions as a lay-by for commercial vehicles and an access to Lance Rayner Leisure Buildings



4. The forward visibility line on the curve has left a large swathe of verge, beneficial for the recently improved cycleway and some tree planting



5. Rayner's site is followed by a modern retail shed (just outside left of the picture) and the 1986 Cavendish House (offices and Wallis & Son garage); on the right is the entry to High Street

SUMMARY AREA 6

Although it is dominated by the A603 through route, this area offers an attractive variety of residential properties: they range from the 17th century through to the 1970s, are of one or two storeys, detached or semi-detached and occupy settings widely varying in scale and layout; the character of the commercial functions in the area of Wallis & Son is a stark contrast.



7.6 AREA 6: WIMPOLE ROAD AND HOLBEN CLOSE



1.The A603 curves into the village from the west with a wide verge and narrow footpath on one side; ribbon development of varying 20th century date commences on the left, whilst on the right there are properties set in large gardens



2.Opposite the junction of Haslingfield Road the long tract of The Leys suddenly opens up a view right through to High Street; the 17th century Leys Cottages can be seen on its east side; a bend curves around the mature trees which screen no.30 and Barton House



3.A second bend comes into view, with two-storey houses on the right



4.At the junction with High Street (on the left) the aspect opens up to Wallis & Son's garage, the industrial style of Cavendish House offices, the White Horse public house set back behind its carpark, and a bus shelter; at this focal point vehicles are inevitably much in evidence



5.Holben Close was built in 1969 in the 'Radburn' format of separating vehicular and pedestrian access



6.Holben Close vehicular access



SUMMARY AREA 7

The edge of the settlement is muted by the maturity of vegetation, until the sheds south of Birds Farm. The Birds farm thatched farmhouse is a grade 2 listed building from the 15th Century.



1. Hedgerows and curves are very much in evidence as the road enters the village; at the first property a footpath commences on one side



2. Houses on the left are substantially screened by mature hedges, whilst on the right the hedgerow and trees continue along the edge of the arable land behind; in the distance The Leys can be seen across the A603

8.1 Analysis within the seven areas described above indicates that the majority of buildings can be described as traditional in character, with similarities being more in the nature of their scale and form rather than a limited range of external materials.

Throughout the village, residential properties are either one or two storeys above ground (although some have dormers or rooflights for attic accommodation). The vast majority have pitched roofs, covered with either plain tiles, pantiles, slate or thatch.; 'natural' clay or slate materials generally have more texture, profile or subtle colour variations than their modern concrete counterparts and make a greater contribution to historic character. There are a range of walling materials in evidence.

It can be seen that there is no predominance of particular external materials village-wide, but what can be observed is that there is consistency in forms and materials within particular areas and those areas thereby possess a character of their

own.

Based on the preceding descriptions, it is possible to draw conclusions as to the key qualities in describing the character of Barton:

1. From outside the village there are, subject to management height of some hedgerows, open views from the majority of locations.
2. There is an elevated, panoramic view from the north-west of the village, and gently rising view from the south-west.
3. Successive incursions of development into surrounding farmland have clear separation between village and countryside along most edges, mostly 'softened' by establishment of hedgerows or tree rows along their boundaries (exceptions being the non-residential uses at Rayner's and Foxcotte).
4. There are clear points of arrival from the east along New Road (B1046) and from the south-west along the A603 (Wimpole Road). From the west (arriving along Comberton Road), from Cambridge (arriving along Cambridge Road), and from Haslingfield (arriving along Haslingfield Road), the point of change from open land to built-up or wooded land is staggered on opposing sides of entry roads.
5. Within the village, the density of development varies. Larger pre-1900 buildings (mostly principal farmhouses, but also a few private residences) have tended to retain a spacious garden setting around them. Where development in the 20th century has taken place, this has generally followed the 'ribbon' or 'sub-urban' contemporary format for detached or semi-detached housing of the era.
6. Important areas of open space exist within the heart of the village: the recreation ground, the paddock south of Clare Farm, the Comberton Road pond and its surrounding 'green', and the paddock north of the Burwash Manor farmhouse. Elsewhere in the village it is notable that isolated and linked green verges contribute to the overall Arcadian character
7. Excepting the A603 main roads through the village have an attractive 'scaled down' appearance resulting from having a footpath only on one side.
8. Visual enclosure of roadways is provided in most areas by trees and hedges rather than buildings 'on the back of footpath'; notable exceptions are the east end of Comberton Road and the west end of High Street.
9. Overall the character of the built settlement is embodied more in the nature of the settings within particular areas, rather than deriving from a pervasive, limited range of building styles and materials. In consequence, the design and layout of new buildings should primarily be cognisant of their surroundings, but nevertheless recognise that the vast majority of Barton's buildings do not exceed the height of an eaves line at two storeys, have pitched roofs, and offer skyline interest by virtue

of ridge height variation and/or features such as chimneys.

The National Planning Policy Framework (2012)

The Adopted Development Plan for South Cambridgeshire District Council (various documents including the Proposals Map, the Development Control Policies DPD)

An Approach to Landscape Character Assessment, Natural England (2014)

Historic maps of Barton

Historic England: Conservation Area Designation, Appraisal and Management (advice note 2016)

Discover Barton – its houses and other structures (Barton WI revised 2012)