

DRAFT Cambridge Suburbs and Approaches

Huntingdon Road



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1. INTRODUCTION

1.1 Background

The Architectural History Practice Limited (AHP) was commissioned in January 2009 by Cambridge City (the Council) to prepare rapid assessments of Huntingdon Road (with Howes Place), Madingley Road (with Hedgerley Close) and Barton Road (with Barton Close). These appraisals are the first in, and will set the pattern for, a series of rapid and concise studies to provide assessments and understanding of 'local distinctiveness'. The programme reflects Council members' and residents' concerns in relation to major growth proposals and the individual and cumulative impact of the replacement of individual houses with flats.

1.2 The Brief

The brief for this project was issued by the Council in December 2008. The Brief explains the reasons for the assessment, the outputs, the local and national context, a summary of matters to be covered by the characterisation assessment, and resources available from the Council. The project has been undertaken with reference to current guidance from English Heritage on suburban characterisation. The approach adopted is a simplified version of that recommended by English Heritage for Rapid Area Assessments, with rather more emphasis on landscape features and character.

1.3 Authors

This characterisation assessment was prepared by Andrew Derrick, BA Hons, AA Dipl Cons IHBC, Director of AHP and Joanna Moore BA Hons, Associate, with support from Marion Barter, MA IHBC, Director of AHP.

1.4 Acknowledgements

AHP is grateful for assistance and advice offered by officers of the Council during this project, in particular from John Preston, Historic Environment Manager, Tamzin Sale, DTP and Graphic Designer and Matthew Merry, GIS and Graphics Officer.

1.5 The study area



Fig.1: Location of study area

The area covered by the assessment is shown in figure 1. It covers Huntingdon Road from the Cambridge City boundary (Whitehouse Lane and Trinity Farm) in the North West to the junction with Victoria Road in the south east. It includes the properties with frontages on each side of the road, and Howes Place, and the landscape relationships to major development sites at the rear of the properties. The study area has been divided into three broad Character Areas, which are shown in figure 2:

- **Character Area 1** (green) encompasses the north side of Huntingdon Road and consists of mainly 19th century residential development of a dense urban character;
- **Character Area 2** (blue) encompasses the late 19th century and 20th century northwestern development along both sides of Huntingdon Road, and is of a residential suburban character;
- **Character Area 3** (red) encompasses the south side of Huntingdon Road and consists mainly of 20th century university buildings and land.

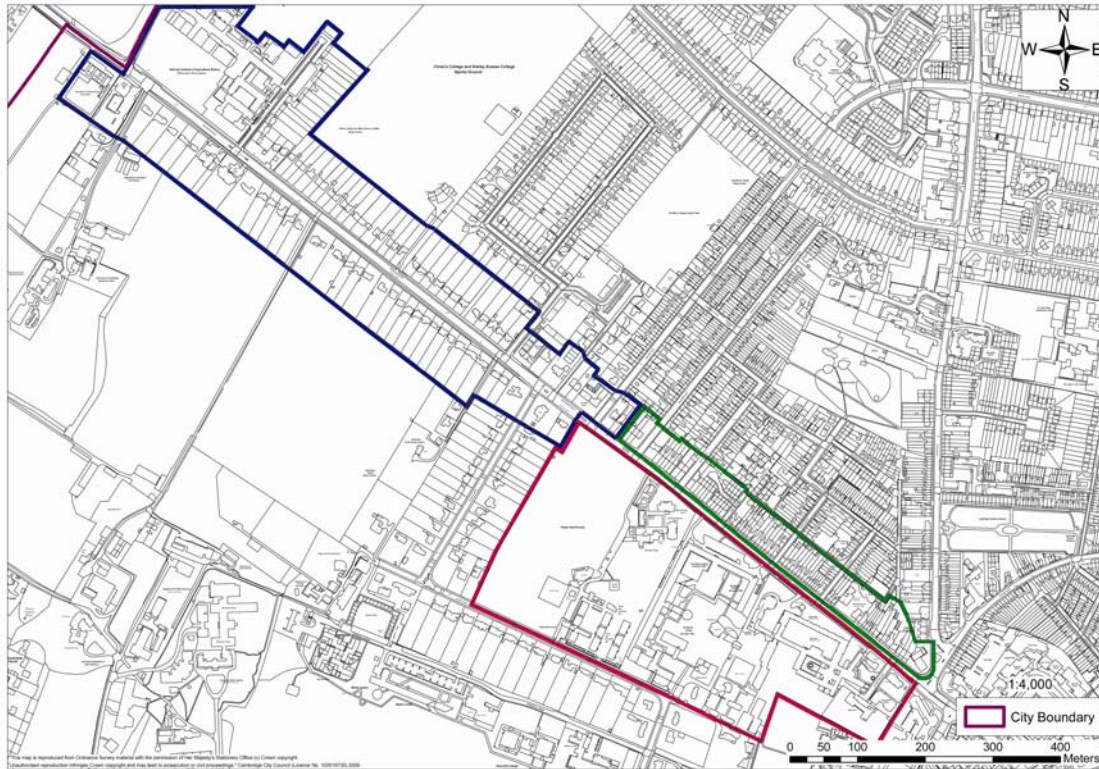


Figure 2: Study area, showing Character Areas

2. METHODOLOGY

2.1 Assessment

The assessment involved fieldwork, some desk research and analysis. It provides a summary of the architectural, historical and landscape character of the area, both inherent and in relation to the character of Cambridge as a whole.

2.1.1 Research

Research was carried out at the County Record Office and in the building control records of the City Council. It consisted of a review of historic maps, and a more general review of works on the history of Cambridge, its architecture and development. See the Bibliography for full details.

2.1.2 Fieldwork

Huntingdon Road was physically assessed on foot in January 2009. The assessment is based on what could be seen from the public highway.

2.1.3 Knowledge Gaps

There are a number of additional lines of research which might produce additional historical information on the history and development of Huntingdon Road such as rate books, insurance and building control records. While further research may provide greater detail and depth to an understanding of how the area developed, it is not anticipated that this will significantly alter the overall findings of this assessment.

2.2 Limitations

AHP were commissioned to assess the architectural and historic character of Huntingdon Road as part of a characterisation assessment, including the heritage significance of the area. The assessment is not in sufficient depth to support potential conservation area designation, although it may provide a useful basis for consideration for designation.

Although there are general comments about the state of repair and maintenance of the buildings in the study area, the assessment does not address their physical condition in detail. Neither does it address their thermal performance, repair costs and viability, market value, potential for adaptation, quality in relation to current standards or any other factors that are not directly related to their heritage value.

3. HISTORICAL DEVELOPMENT

3.1. Brief overview of the development of Cambridge

The city of Cambridge lies at the intersection of four Roman roads, and the Roman settlement developed on the west side of the river Cam in the present Castle Hill area. In Saxon times there was further settlement south of the river. After the Norman Conquest a Castle was built north of the river and several churches and monastic foundations were in existence by the mid-13th century. The major growth of the town dates from the establishment of the University from the 13th century, and at the time of the Reformation there were 15 colleges.

Cambridge did not develop beyond its medieval bounds until the early 1800s, following the Acts of Enclosure. New housing began to appear on the roads leading out of town, including Huntingdon Road. With the arrival of the railway in the 1840s the town expanded as a market town and agricultural centre. Large new areas of housing were built throughout the second half of the 19th century, building off and connecting the historic routes radiating out from the centre. In the first half of the 20th century the town's population grew from 40,000 to 90,000; outlying villages were connected and absorbed as ribbon development spread out from the centre.

Early resistance to this growth and the loss of village character in outlying areas was manifested in the establishment of the Cambridge Preservation Trust in 1928, and the protection given to the Gogs, Grantchester, Coton and Madingley. After the Second World War Sir William (later Lord) Holford and H. Myles Wright's *Cambridge Survey and Plan* of 1950 formed the basis of the 1952 County Development Plan, defining the Green Belt and proposing new housing growth on the northern and south-eastern fringes of the town (which became a city in 1951). Population was to be capped at 100,000.

Holford's policy of containment proved unsustainable, and the post-war period has seen continuing pressure for and accommodation of development in and around the city. The Cambridge Local Plan of 2006 identifies Huntingdon Road as an Area of Major Change, which will see significant development in the coming years, providing

new housing, associated community facilities, as well as land for employment, medical and higher education expansion. Major development on the open land behind Huntingdon Road would have a particular impact on the setting and character of Character Area 2. The Council wishes to ensure that Areas of Major Change are developed in the most appropriate way, taking account of the sustainability, mixed use and design objectives set out elsewhere in the Plan. The current assessment will inform the preparation of more detailed policies and guidance.

3.2 The early development of Huntingdon Road



Figure 3: Enclosure map, 1805

Huntingdon Road dates back to Roman times, and was part of the network that led from Colchester in Essex to Chester in the Northwest. The road was named the *Via Devana* (Deva being the Roman name for Chester) in about 1750 by Charles Mason, a Cambridge Professor of Geology. Until the time of the Enclosure Act of 1802, the area was largely arable farmland. The Enclosure Award of 1805 (see map at figure 3) allotted a plot of about 17 hectares to the Trustees of Storey's Charity (equivalent to

manufacturer of scientific instruments. Emma bought and extended The Grove, a 'dignified, elegant and generously proportioned house' (recalled in *Gwen Raverat*, Francis Spalding, 2001) which sat between George's Wychfield and Horace's The Orchard, built for the brothers in the 1880s (and are shown on the 1st edition Ordnance Survey map for 1888, figure 4).

In addition to the Darwin properties, the 1888 Ordnance Survey map shows the development on the north side of Huntingdon Road, which proceeded from the mid-19th century onwards. This includes St Albans, a detached house set within a large L-shaped plot (now redeveloped with modern housing giving off Westfield Road). It also shows, further west, the mid-19th century terrace at nos. 118-124, denoted as Devana Terrace. Closer to the town (opposite The Orchard) is Westfield House, built in 1863 as a large detached house but since 1962 converted to use as a theological college. These properties are all set well back from the road, hinting at the suburban character of later development. However, the more prevailing character on the north side, intensifying nearer the town centre, is of a more dense urban fabric, with terraced houses whose frontages give directly onto the street or are set within small front gardens. Further North West, the character is still largely rural; the only developments shown on the 1888 map are St Giles and St Peter's cemetery and the Travellers Rest Inn. The cemetery was established in 1857 and the first burial took place in 1869; the chapel came later in about 1875. It is a non-denominational burial ground and the final resting place of many Cambridge notables, including the philosophers Ludwig Wittgenstein (1889-1951) and George Moore (1873-1958).

3.3 Late-19th to mid-20th century suburban expansion

By the time of the 1903 Ordnance Survey map (figure 5) Oxford Road had been laid out and partly developed, and two large detached houses built on large plots facing Huntingdon Road (one of these has now been replaced by Australia Court, a modern block of flats, while the other, the present 136 and 136A, has been converted to two residences).

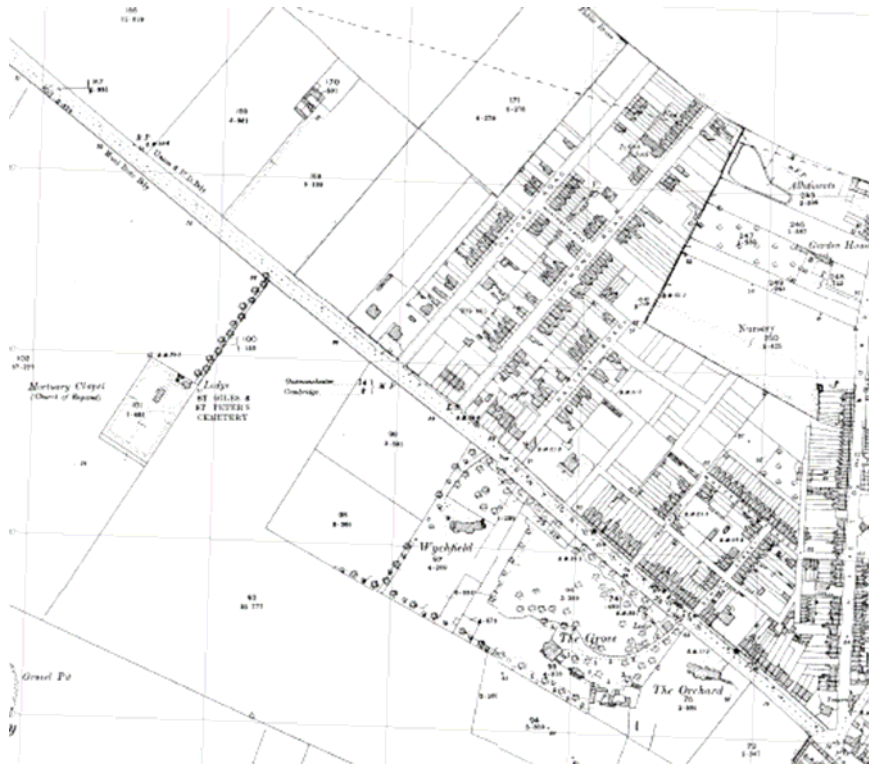


Figure 5: 1903 Ordnance Survey map (detail)

In the 1890s the Trustees of Storey's Charity commissioned Carter Jonas to draw up plans for a Building Estate covering about 35 acres, the principal roadway of which, Storey's Way, was constructed in 1911. 74 freehold plots were offered for sale, those on the north side facing onto Huntingdon Road.¹ The land to the east of The Orchard was also developed, with nos. 1 (Rolleston House) and 3 (The Vicarage) flanking the newly-laid out Buckingham Road (after 1903).

The development of Storey's Way from 1911 was a spur to further development along Huntingdon Road, starting with nos. 126 and 128 in 1913. Building was interrupted by the Great War and did not pick up again until the 1920s, with the building of nos. 159-161, 166-168 and 170-172 in 1924. The 1926 Ordnance Survey map (figure 6) shows the development of Storey's Way and the state of progress of development along Huntingdon Road, including on the south side the present no.147 (in a very large plot) and then a group of five on narrower plots (the present nos. 153-161). On the north side, the plot of the present nos. 138 has been developed and the beginnings of Sherlock Road are shown. Further west, the plots of the present nos.

¹ The Storey's Way area is now a designated conservation area and is described in more detail in the Storey's Way Conservation Area Appraisal, Cambridge City Council, April 2008.

142 and 144 are shown developed, then a gap, then no.152, then a larger gap, then the first five pairs of semi-detached properties in front of Christ's College and Sidney Sussex Sports Field (the present nos. 166-184). Beyond this is shown the development of The National Institute of Agricultural Botany and Howes Place, architect P. R. Morley Horder, 1921. The NIAB was founded by Lawrence Weaver, Secretary to the Ministry of Agriculture, and was dedicated to improving seed quality and therefore food production after the Great War. Weaver was also an architectural writer who did much to promote the reputation of Sir Edwin Lutyens and other figures of the Arts and Crafts movement. With Gertrude Jekyll he was the author of *Gardens for Small Country Houses*. The NIAB leased part of its Howes Close Farm to the Housing Association for Officers' Families, which built a series of neo-Georgian houses to Morley Horder's design, offering affordable accommodation on a long lease to disabled officers and officers' widows. The NIAB was opened by King George V and Queen Mary on 18 October 1921.



Figure 6: 1926 Ordnance Survey map (detail)

The majority of the houses of the interwar years had four bedrooms and from an early date included purpose-built garages. Some were architect designed, but most were developed by speculators, in some cases with firms such as Coulson & Son

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undertaking both design and construction. Building Control records suggest that most of the architects employed were local, who often enjoyed repeat business as the road developed. These included Sidney French (1864-1933), who designed nos. 126-128 as well as the set of four neo-Tudor houses at 166 to 172 (which included his own house). George P. Baynard designed nos. 159-161, which included garages, for H. B. Buttress. A. H. Chapman designed no. 185 (1924 for the Messrs Allpress) and no. 179 (for Sidney Heffer, 1924). A. C. Hughes produced a number of original designs, including no. 179 for Sidney Heffer and no.173 (Kapitza House), for Dr Peter Kapitza.

3.4 Mid-20th century onwards

The most significant development along Huntingdon Road since the Second World War has been the university development on the site of the Darwin properties in Character Area 1. New Hall (now Murray Edwards College) was founded in 1954 as Cambridge's third college for female undergraduates. In 1962 the college was given the site of The Orchard, which was demolished to make way for Chamberlin, Powell & Bon's first phase of hall and library, connected by a sunken court, dating from 1962-66. Its domed dining hall faces Buckingham Road, and is now entered through a forebuilding added by Austin-Smith:Lord in 1995 (architects also for the Kaetsu Educational and Cultural Centre, built to the west at about the same time). On the opposite side of Buckingham Road, behind the Edwardian house at no.1 Huntingdon Road (now a surgery) is the R H Partnership's Buckingham House of 2000-01, providing additional accommodation for Murray Edwards College. Closing the view at the bottom is David Roberts' building of 1961-62 for the Dominicans (Blackfriars). In front of the long northern range of Murray Edwards College facing Huntingdon Road, the late 19th century Lodge to The Grove remains, as does the Grove itself, the latter now enveloped by the buildings of Fitzwilliam College. The University acquired The Grove and Wychfield and eight acres of land to the south of Huntingdon Road in the late 1950s. In November 1968 Denys Lasdun (later Sir) was appointed to plan the site and design the new buildings. The first stage of the work made up the 'back' of the college (comprising the library, dining room, junior common room and bar) and were completed for the new intake in 1963. As further funds became available New Court (1985), the Chapel (1991, to the designs of MacCormac Jamieson and Prichard)

Wilson Court (1994) and Gate House Court (2003) were constructed, as were new buildings in Storey's Way by Allies and Morrison. A new library extension designed by Edward Cullinan is due to be completed at the end of 2009.

Wychfield House survives incorporated into new accommodation built for Trinity College from 1968, including Bolton House, by Philip Dowson of Arup Associates. Later developments for Trinity include two buildings by MacCormac Jamieson and Prichard, Launcelot Fleming House (1993) and Walter Christie House (date?)

Elsewhere in Huntingdon Road, the post-war period has seen the redevelopment of several large plots formerly containing detached houses with new blocks of flats and apartments. This trend started with the five blocks of Sherlock Close, just off Huntingdon Road in Sherlock Road (James & Bywaters, 1960). Other developments include:

- the replacement of St Albans with modern housing giving off Westfield Road;
- Australia Court, built in the 1970s on the plots of two large detached houses on the corner of Oxford Road;
- More recently, William Morris House, on the site of no.193.

4. HUNTINGDON ROAD: CHARACTERISATION

4.1 Character and appearance

Spatial character

Huntingdon Road is a wide road with a linear character, reflecting its Roman origins. 20th century ribbon development along the road frontage, with much of the rural character and green space surviving in the backland, has accentuated this linear character. The topography is flat, offering no vantage points. Character Area 1 has a fairly dense urban character, while in Character Area 2 the spatial character opens up as the suburban character increases; buildings occupy large plots and are increasingly set apart from each other and set back from the road. Here the footpaths widen, and are provided with wide grass verges. Character Area 3 also has an open

landscaped character, the modern university buildings having been developed within the mature garden landscapes of large 19th century villas.

Giving off the road at various intervals are a number of tracks and paths, some of them old farm tracks denoting field boundaries, and still semi-rural in character (such as track from Huntingdon Road to Gravel Hill Farm, which is lined with mature chestnut trees, photo). Another (All Souls Lane) leads to the Ascension Burial Ground while others (such as that between nos. 104-106 on the north side) are simply narrow access paths serving the rear of properties. The formality of these is sometimes accentuated by the planting; the most notable example being the early 20th century development of Howes Close. All of these linear roads, paths and tracks help to define the topography of Huntingdon Road.

Open spaces

There are no public open spaces in the assessment area, yet it has an open character which increases towards the City boundary to the northwest. The main open spaces are the large playing fields belonging to various colleges. Those for Trinity Hall and Churchill College on the south side come up to the road frontage and are included within the Storey's Way Conservation Area. Those for Christ's College and Sidney Sussex College on the north side are located behind the properties on deep plots facing the road, and are important in setting the open character which forms the backdrop to the linear development of Character Area 2. The other chief open space is the land belonging to NIAB, although this is not strictly open space, since it contains a large number of lightweight and ephemeral structures.

4.2 Character Area 1

Historic and current uses

Character Area 1 was developed from the mid-19th century as a fairly dense, urban residential westward extension of the city. Most of the properties remain in single residential use, while some are used as flats, bed and breakfast and university accommodation. The major non-residential site is Westfield House, built in 1863 as a large detached house but since 1962 converted to use as a theological college.

Architectural and landscape character

The properties along the north side of Huntingdon Road in Character Area 1 mainly date from the second half of the 19th century, and most are built of Cambridgeshire gault brick, with slate roofs. Towards the city centre they are generally located close to the footpath behind small front gardens, or face directly onto the footpath. Front gardens get increasingly larger as the suburban character begins to assert itself to the northwest. There is no uniformity of scale or design; the scale varies from two storeys to four storeys, and many of the facades are enlivened by bay windows, gables and have painted brickwork. Many of the properties have basements and basement areas.

After the former garage site on the corner with Histon Road, nos.2-6 is a group of four storeys (including basements), urban in character and scale, with three storey bays and front gardens colonised as car parking spaces. Nos 8 and 9 are a 19th century pair, no 8 with polychrome brickwork and a modern yet well-detailed extension at the side, no. 9 with a full-height bay and painted brickwork. Nos. 10-14 (photo) is a three storey (two storeys over a basement) mid-19th century group with painted brickwork, the entrances approached by flights of steps. No. 14 is double fronted, with bay windows on either side of the central entrance. This is followed by a lower two storey group of former artisans' cottages (photo), some with painted brickwork and bay windows. After a modern residential building forming part of the theological college, Westfield House itself (photo) is a handsome detached house of 1863 with red brick trim and Neo-Gothic detail to the ground floor windows and doors. There is a modern chapel in the garden, towards the rear of the site. After this there is a further group of attractive two storey houses with painted brickwork, slate roofs and ground floor bays, set back from the footpath in small front gardens.

Between Benson Street and Priory Street, nos.40-66 comprises an intact piece of late 19th century development, of varying design and scale but forming a harmonious group on account of their shared palette of materials and details. They are mostly of gault brick (some painted), several with bay windows and some with prominent roof slopes with dormers. Between Priory and Westfield Road, nos. 68-94 forms another harmonious group of similar variety, scale and character.

The modern development of NAME at the corner of Westfield Road and Huntingdon Road, extends well back into Westfield Road where it is entered from St Christopher's Avenue. While appropriate in terms of height and building line on the Huntingdon Road frontage, this is a large and monolithic development which runs counter to the grain of the streets behind Huntingdon Road, which are generally lined with 19th century two storey terraces and mews houses giving directly onto the street. By contrast, no.100, on the corner with Oxford Road, is a two storey cottage set within a long narrow plot, with a formally landscaped front garden. From here, the front gardens of properties increase. No.102 and 104 on the other side of Halifax Road are a substantial late 19th century pair with a shared hipped roof, three storeys raised over a basement, and double height bays to the ground and first floors. They are followed by nos. 106-114 (even), a picturesque group enlivened by prominent roof forms with gables, double-height bays, and good and complete detail. The scale then drops again for no.116, an attractive yet architecturally modest cottage set within a large plot on the corner with Richmond Road. On the other side of Richmond Road, nos. 118-124 (even) is a mid-19th century group of three storeys with ground floor bays, formerly known as Devana Terrace. This group forms the westernmost termination of the early development of Huntingdon Road.

Doors, windows and decorative ironwork

In the main, original doors, windows and decorative details have survived remarkably well, testimony to the sympathy and care displayed by owners over the years. The level of replacement of windows in PVCu is relatively low, given the lack of controls, and there are relatively few examples of off-the-peg front doors. Original windows consist mainly of plate glass sash windows. The area was developed after plate glass technology became affordable, and there is no evidence of the earlier fashion for multi-pane sashes, although simple vertical glazing bar subdivisions appear in places (e.g. at nos. 102-104). Bay windows are a feature of the area, sometimes running to the full height of the building, and sometimes incorporating elaborate detail in the parapets. Front doors tend to be of four or six panels, often with plain rectangular or semicircular fanlights. Original decorative ironwork is rare, either on buildings or boundaries, but there is an attractive iron covered way and

porch on the approach to no.120 (photo) and the front boundary of no.54 appears to incorporate historic ironwork.

Road signs and details

There are two historic road signs: the inlaid black and white ceramic lettering for Priory Street set into the flank wall of 68 Huntingdon Road (photo) and a cast iron sign for Benson Street on the flank wall of 40 Huntingdon Road (photo).

Boundaries

The properties in Character Area 1 generally have modern low boundary walls, often supplemented with hedges. Some have high wooden fences (photo), which may be understandable in terms of noise reduction and security, but do not add to the amenity of the area.

Roads and footways

Roads and footways are generally finished in tarmac with concrete kerbs and pavements. There are no grass verges or historic paving finishes in Character Area 1.

Degree of completeness

As stated above, the degree of completeness is high in Character Area 1, given the lack of conservation area or listed building controls. Replacement of slate roofs with modern clay or concrete tiles is rare, as are modern overscaled dormers and rooflights.

Archaeological potential

Huntingdon Road is the Roman road out of Cambridge and any major development needs therefore to be informed by a preliminary archaeological appraisal.

4.3 Character Area 2

Historic and current uses

Character Area 2 was developed from the early 20th century as an attractive suburban residential area, with large detached and semi-detached houses with garages set

within large plots set well back from the footpath. The only non-residential elements are at the northwestern end, with the Travellers' Rest Inn (predating the development of the area) and the research buildings of the NIAB. Post-war development has maintained the residential theme, with some subdivision of existing properties and infilling of plots, and some redevelopment of plots with larger blocks of flats and apartments.

Architectural and landscape character

Early 20th century development took the form of ribbon development following the line of the road, while the backland retained and to a large extent retains its open and rural character. The houses are set within large and now mature gardens, many with high hedges along the boundary, where there are grass verges on the wide footpath.

The prevailing architectural character lies in variations of the late 19th and early 20th century domestic or vernacular revival, the English picturesque tradition going back to Nash as revived and developed by Pugin, Butterfield, Shaw and others in the mid-late 19th century. This tradition is characterised by asymmetrical elevations, prominent gables, roofs and stacks, casement windows and solid oak doors. Standing out in contrast to all this is Morley Horder's development of NIAB and Howes Place, dating from 1921. In architectural style and layout this is in the tradition of Edwardian *beaux arts* Classicism, with a Continental-inspired formality of layout and planting quite different from the informal, picturesque character that otherwise prevails in Character Area 2.

It is not possible here to describe every house in Character Area 2, but a few of the more notable buildings (and some issues arising from adaptation) are the following:

- No.130, a good and complete interwar house (DATE? ARCHITECT?) of Arts and Crafts character, with roughcast exterior with brick trim and shallow two storey bays at the front with casement windows.
- No. 136 and 136A, a large detached house in the Norman Shaw Old English style, now made into two semi-detached properties, with a well-detailed side extension to no.136A.

- No.138, Neale House, (DATE? ARCHITECT?) a large gabled brick house with a timber framed gable over the entrance.
- No.139, originally 'Northumbria', *circa* 1915 (now the Cambridge Lodge Hotel) is a very substantial house in the Old English Tudor Revival style .
- No. 141, 'Wayside' (W.D. Collins, 1912) shows the influence of C. F. A. Voysey in the use of roughcast and tapering forms.
- No.162 (DATE? ARCHITECT?), L-shaped on plan, the porch in the angle with a steep swept copper roof, and with an adjoining tall corbelled and canted oriel window. The main roofs are clad with glazed pantiles, a detail extended to the attached contemporary garage.
- Nos. 166, 168, 170, 172. Two pairs of semi-detached houses designed by and built for the architect Sidney French and completed by 1926. Four bedroom houses with applied timber framing to the first floor and recessed front doors. All are relatively unaltered.
- No. 171, built in 1931 by H. C. Hughes for Dr Alden Wright, with an original built-in garage. This, combined with the building's simple form and clean lines, and distinctive tall corner window, gave it a modern, functional, aesthetic. Unfortunately the original windows have been replaced with UPVC and the garage incorporated into the ground floor accommodation, changing its character.
- No. 173, Kapitza House, *circa* 1930, by H. C. Hughes for Dr Peter Kapitza and showing the influence of *avant garde* continental developments (windows replaced?).
- No.179, by A. C. Hughes for Sidney Heffer, an attractive gabled-entrance house of five bedrooms with a sweeping tiled roof and separate garage, little altered.
- No.183 (DATE?ARCHITECT?), a design of North European character, with a prominent pantiled mansard roof, contemporary attached garage at the front, and entrance placed on the diagonal between house and garage.
- Nos. 192-194, a symmetrical pair of four-bedroom houses of 1934 by Coulson & Sons, a Cambridge firm of builders still in existence. Each house has a single-storey garage with a tiled pitched roof, set back to the rear of the house but still visible from the road. Both properties appear to be little altered.

- No. 215, a Neo-Tudor design by George E. Clare & Son of Harrow for Mrs Harold Frost in 1938. Clare senior (1868-1953) specialised in domestic architecture and was the author of *Ideal Homes in Rural Areas: Illustrated Description of the cellular brick construction* (1952). The house originally had four bedrooms, set above a hall, reception, dining room and kitchens, with a single story double width garage to the west side. The house has applied timber framing around a central brick porch, with a playful attic window that peeks out of the tiled roof. The house was extended westwards in the late 20th century, building over the garage with a full-height extension to increase the building size by at least a third.
- NIAB and Howes Place (P.R. Morley Horder, 1921). Neo-Georgian detail on a *beaux arts* plan. The main block is a substantial two storey building with a mansard roof, built around a courtyard. The houses in Howes Place are simpler in style, two storeys with hipped roofs, sash windows and timber doorcases. The landscaping is an important and integral part of the scheme, with lawns, hedges and formal avenues.
- Travellers Rest Inn. This is the oldest building in Character Area 2, a roadside inn on an ancient site. The present building is of early 19th century character; built of Cambridgeshire gault brick, it is of three bays, with glazing bar sashes on the upper floor and a hipped tile roof.

Degree of completeness

Broadly, the properties in Character Area 2 retain a relatively high degree of external completeness, although window and door replacement is widespread. This is regrettable, since the quality of original detailing (typically small-paned casement windows and solid hardwood doors) is integral to the character of the properties. The uniformity of some pairs has been undermined by porch additions or infilling (nos. 178 and 180, photo?). However, the main threat to the character and integrity of the whole is from the indiscriminate infilling of the generous spaces and landscaped setting that surround most of the properties. In a few cases buildings have been extended at the side over original garages or, in one case (no. 174, photo?) with a particularly large side extension with a contrasting lead roof. Other side extensions have been more well-detailed and sympathetic (no.136A). There are also examples of

substantial additions being made in front of properties, over the front garden (no.185, photo?). New development has taken the form of smaller houses infilling existing large plots (nos. 183A, 198, 200) or of blocks of flats and apartments replacing earlier houses (most recently William Morris House).

The appearance of the NIAB building has been marred by inappropriate window replacement and by a large rear extension of 1955 (by J. B. F. Cowper and Poole), although Pevsner comments favourably on the red brick stores and boiler house of 1963. The houses in Howes Place are relatively unaltered, although there has been some window replacement. Solar panels, satellite dishes and rooflights present further management issues.

The Travellers Rest Inn has been much altered, with modern ground floor bays, a plethora of external signage, and major extensions at the rear.

Boundaries

The boundaries of most of the properties are marked by mature and well-tended hedges and in some cases boarded timber fences. There are occasional details of character, such as the gatepiers at no. 181, 'Farm Corner' (photo). The boundaries generally have a fairly open character, offering glimpses of deep side and some rear gardens.

Roads and footways

The footways in Character Area are broad, with wide grass verges. The finish to the footpath is tarmacadam.

Archaeological potential

Character Area 2 is on the Roman road out of Cambridge and any major development needs therefore to be informed by a preliminary archaeological appraisal.

4.4 Character Area 3

Historic and current uses

Character Area 3 consists largely of post-war university buildings. Earlier residential buildings within the area are now generally converted to university use, although no.1 is now a surgery.

Architectural and landscape character

Today, the south east side of Huntingdon Road is dominated by the sweeping modern facades of New Hall and Fitzwilliam colleges, set back from the busy road by an open landscaped setting with lawns and mature trees that soften the somewhat hard-edged architectural character.

As developed in the 19th century, this part of Huntingdon Road was dominated by the three large Darwin houses, each set within spacious grounds. Of these, The Grove and Wychfield survive, while The Orchard has been demolished. Dated 1814 on the rainwater heads, The Grove was altered and enlarged in the late 19th century. It is a two storey building faced in grey gault brick with stone dressings. The original Northeast and Northwest fronts are symmetrical, with a central recessed entrance on the Northeast side with plain Doric columns. Wychfield House is a large, spreading late-19th century property, red brick and asymmetrical, with prominent roofs and stacks. These houses are not prominent in the Huntingdon Road townscape, being concealed by modern university buildings. The late 19th century red brick Neo-Tudor lodges to The Grove and Wychfield are more prominent, especially that to The Grove, which is part of the open landscaped setting of Murray Edwards College. The lodge and stables to Wychfield, dating from 1904, are less prominent, being placed amidst mature trees behind a boundary fence.

Of the earlier properties facing Huntingdon Road nos 1 and 3 flank Buckingham Road, which was laid out in the early 20th century (not shown on the 1903 map). No. 1, originally called Rolleston, is a handsome red brick Neo-Georgian house of about 1910, of six bays with the centre two bays recessed. It has a central doorcase with

segmental arched hood, glazing bar timber sash windows, timber cornice and hipped tile roofs with a hipped central dormer and prominent brick stacks. The house has been converted into a doctor's surgery, with asymmetrical modern additions to right and left. No. 3 dates from 1908 and is identified on the 1926 as The Vicarage. It is a substantial Edwardian house, rendered with brick detail, timber framing in the gables and a prominent tiled roof. Notable buildings in Buckingham Road include those built for the Blackfriars and more recent additions for Murray Edwards College.

The form of the development of New Hall (Murray Edwards College) was informed by the existing mature landscaping, particularly the trees lining Huntingdon Road, and to the south of The Orchard and The Grove. Many that survive today feature on an original site plan held by the college. The college follows a traditional courtyard plan, the main block of accommodation stretching west-east across Huntingdon Road. The south buildings are composed of the large domed dining room, common rooms and library, built of concrete and white brick and set around a rectangular reflecting pool. The chapel and formal entrance were intended for the western side of the site but were not built until the late 20th century.

Like those for Murray Edwards College, Sir Denys Lasdun's buildings for Fitzwilliam College are fitted into a mature landscape, set well back from the road at an angle. This helps to offset the austerity of the architectural design. To the west of Murray Edwards and Fitzwilliam, the buildings for Trinity College are camouflaged by dense planting and timber boarded fencing on the Huntingdon Road frontage. Beyond this the character opens up, with the Trinity sports field a significant open space. There is tree planting around the perimeter and a distinctive 1920s cricket pavilion on the southeast side.

Archaeological potential

Huntingdon Road is the Roman route out of the northwest of the City. Much of Character Area 1 consists of open space which has never been built upon, and these are likely to be areas of archaeological sensitivity.

6. SIGNIFICANCE

The relative significance of buildings and landscape features in the study area has been assessed according to the following five categories (to be read in conjunction with the coloured maps at appendix 1, 2 and 3):

- **Protected:** buildings, features, trees or spaces that are protected by way of listing, Tree Preservation Orders (TPOs) or being within a conservation area. There are two listed buildings, Murray Edwards College and Fitzwilliam College, both grade II*, and a large number of TPOs. In addition to this, the five properties at nos. 137-145 (inclusive) Huntingdon Road and the playing fields of Trinity Hall and Churchill College are included in the Storey's Way Conservation Area, as extended by Cambridge City Council in 2008. Buildings protected by listing or conservation area status are indicated in COLOUR (HATCHED FOR CON AREA) on the plans at appendix 1, 2 and 3, while TPOs are shown on the plan attached at appendix 4.
- **Local List:** buildings, landscape features or spaces of clear local interest. Although not afforded statutory protection, these make a positive contribution to the street scene and should be retained unless it can be demonstrated that removal or development would be of greater benefit to the character of setting of adjoining buildings and spaces or that there are overriding social or economic factors. The following buildings are already locally listed, and are identified in COLOUR on the plan at appendix 1, 2 and 3: Nos. 3, 130, 136, 138, 141, 143-145 (odd), 162, 171, 173, 183, Blackfriars, Mortuary Chapel of All Souls, Wychfield, NIAB (including Howes Place?). Other buildings that might be considered worthy of including in the local list are identified in THE SAME COLOUR/HATCHED on appendix 1, 2 and 3: no.1 (despite alterations), 139, 166-172 (even), 179 and the Travellers Rest Inn.
- **Positive value:** buildings, features or spaces of clear local interest, but of lesser quality than local list buildings, or altered superficially. They are identified in COLOUR on the plans at appendix 1, 2 and 3.

- **Neutral:** buildings, features or spaces which although of little individual merit, combine with other buildings and spaces to create a townscape of value. These are identified in COLOUR on the plan at appendix 1, 2 and 3.
- **Negative value:** buildings, features or spaces which have an adverse impact, and where redevelopment or removal is positively encouraged. These are identified in COLOUR on the plan at appendix 1, 2 and 3.

Bibliography

Cambridge City Council: *Storey's Way Conservation Area Appraisal*, 2008

English Heritage: *The Heritage of Historic Suburbs*, 2007

English Heritage: *Suburbs and the Historic Environment*, 2007

Pevsner, N.: *The Buildings of England: Cambridgeshire*, 2nd edition, 1970

Unpublished material

Jonathan Conder, notes on NIAB and Howes Place

APPENDIX 1: Character Area 1 Significance Assessment

APPENDIX 2: Character Area 2 Significance Assessment

APPENDIX 3: Character Area 3 Significance Assessment

APPENDIX 4: Tree Preservation Orders