

# **DRAFT Cambridge Suburbs and Approaches**

## **Madingley 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

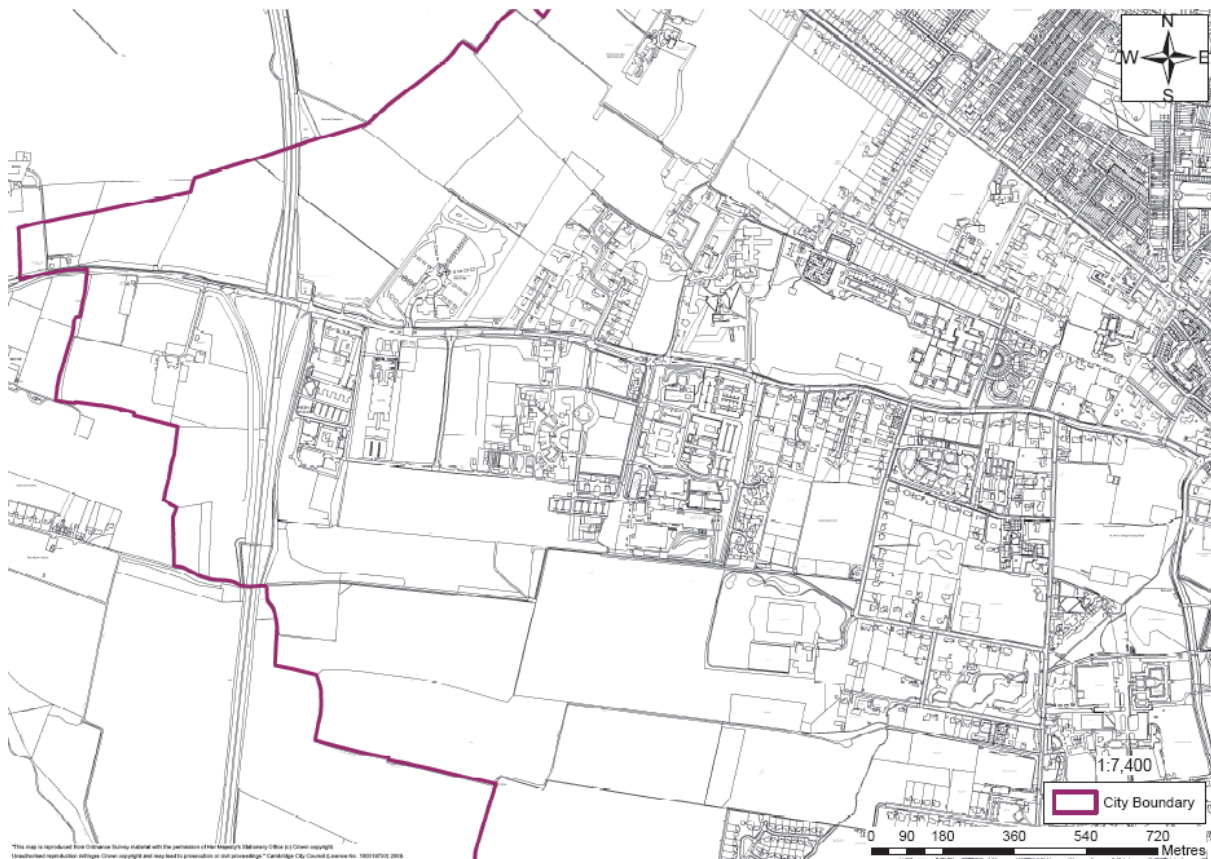


Fig.1: Location of study area

The area covered by the assessment (see map at figure 1) runs from the Cambridge City boundary (Moor Barns Farm, east of the Maddingley turning) to the Maddingley Road junction with Mount Pleasant, including the properties fronting each side of Maddingley Road and landscape relationships to the rear of the properties. It includes Bulstrode Gardens, Hedgerley Close, and the east side of Clerk Maxwell Road.

The study area has been divided into three broad Character Areas, which are shown in figure 2:

- **Character Area 1** (green) Residential area immediately south east of the road, including Hedgerley Close and Bulstrode Gardens.
- **Character Area 2** (red) Primarily University buildings with some houses to the north; includes Lucy Cavendish College, Churchill College, the Observatory and the south, the north entry into the School of Veterinary Medicine and science sites.

- **Character Area 3** (blue) Outside the main residential area and up to the west city boundary, including part of the research buildings and the Park and Ride complex.

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**

Madingley Road was physically assessed on foot in February 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 Madingley 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 Madingley 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-13<sup>th</sup> century. The major growth of the town dates from the establishment of the University from the 13<sup>th</sup> 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 Madingley 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 19<sup>th</sup> century, building off and connecting the historic routes radiating out from the centre. In the first half of the 20<sup>th</sup> 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 proposals ??? The current assessment will inform the preparation of more detailed policies and guidance.

### 3.2 The development of Madingley Road

At the turn of the nineteenth century Madingley Road was predominately fields owned by St John's College (the north and south of the far east end, stretching south to Barton Road), Royal Navy officer Sir Charles Cotton (the northwest end) a Jacob Smith (who also owned land on Huntingdon Road), the diocese of Ely (south west, rented to Thomas Whitread), the Story's Charity (adjacent to the latter), William Farish, Clerk, and Merton College (Oxford).



Figure 3: Enclosure map, 1805

The Observatory (see p. XXX), built in 1822, was the first major encroachment westwards by the University. By the mid nineteenth century the city map produced by Baker (Figure 4) shows that smaller buildings had appeared including Gravel Hill farm to the west and Church farm to the south (on Farish's land), whilst some of the S. John's land had been planted with orchards. The area to the west of Gravel Hill Farm appears to have been marshy around Conduit head, as shown on the 1888 1<sup>st</sup> edition OS map, there was also at least one brick kiln established, making the most of Cambridgeshire's rich soil.



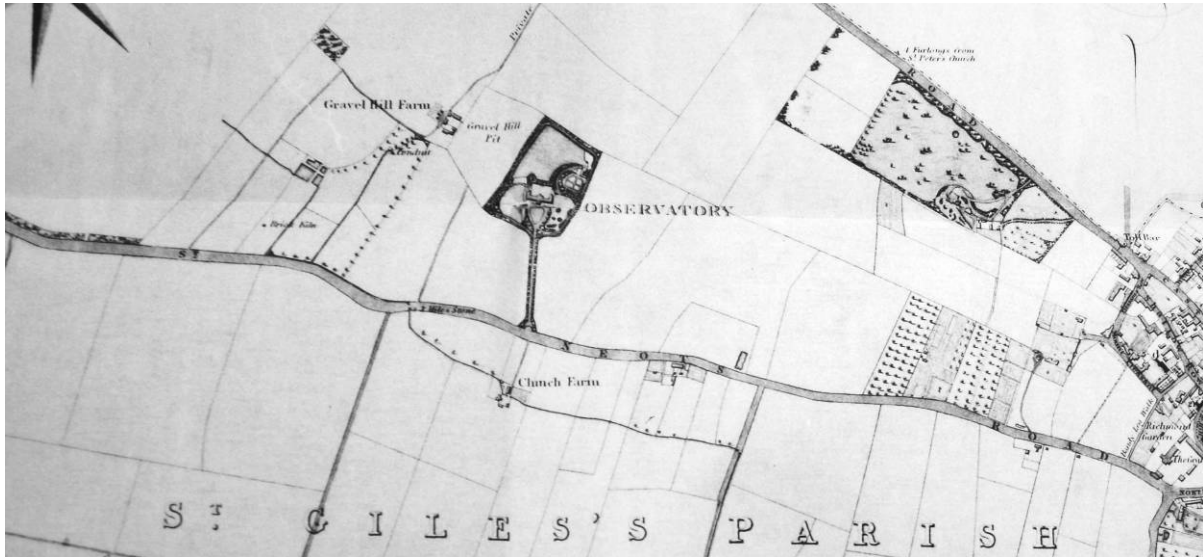


Figure 4: Baker's Map, 1840

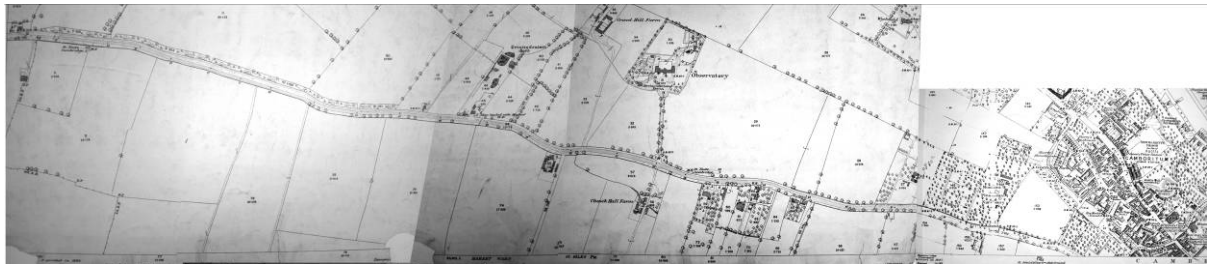


Figure 5: 1888 1st edition Ordnance Survey map (detail)

#### 4. MADINGLEY ROAD: CHARACTERISATION

- **Character Area 1** (green) Residential area immediately south east of the road, including Hedgerley Close and Bulstrode Gardens.
- **Character Area 2** (red) Primarily University buildings with some houses to the north; includes Lucy Cavendish College, Churchill College, the Observatory and the south, the north entry into the School of Veterinary Medicine and science sites.
- **Character Area 3** (blue) Outside the main residential area and up to the west city boundary, including part of the research buildings and the Park and Ride complex.

## **4.1 Character and appearance**

*Spatial character*

*Open spaces*

## **4.2 Character Area 1**

Not all the following categories will be relevant – just useful as an aide memoire:

*Historic and current uses*

*Architectural and landscape character*

*Doors, windows and decorative ironwork*

*Road signs and details*

*Boundaries*

*Roads and footways*

*Degree of completeness*

*Archaeological potential*

## **4.2 Character Area 2**

## **4.3 Character Area 3**

## **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 XX listed buildings, NAME, and a large number of TPOs. Cons area? 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: NAME. 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: NAME
- **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**

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

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

Pevsner, N.: *The Buildings of England: Cambridgeshire*, 2<sup>nd</sup> edition, 1970



**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**