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Cambridge City Council

ENVIRONMENT SCRUTINY COMMITTEE

To: **Scrutiny Committee Members:** Kightley (Chair), Saunders (Vice-Chair), Blencowe, Marchant-Daisley, Owers, O'Reilly, Reid and Tunnacliffe

Alternates: Councillors Brierley and Herbert

Executive Councillor for Planning and Climate Change: Councillor Ward

Executive Councillor for Environmental and Waste Services:
Councillor Swanson

Executive Councillor for Public Places: Councillor Reiner

Despatched: Thursday, 30 May 2013

Date: Tuesday, 11 June 2013

Time: 5.00 pm

Venue: Committee Room 1 & 2 - Guildhall

Contact: Toni Birkin

Direct Dial: 01223 457013

AGENDA

1 APOLOGIES

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

Members are asked to declare at this stage any interests that they may have in an item shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Head of Legal Services **before** the meeting.

3 MINUTES

To approve the minutes of the previous meeting as a correct record.

Attached separately

4 PUBLIC QUESTIONS

Please see information at the end of the agenda

Items for Decision by the Executive Councillor, Without Debate

These Items will already have received approval in principle from the Executive Councillor. The Executive Councillor will be asked to approve the recommendations as set out in the officer's report.

There will be no debate on these items, but members of the Scrutiny Committee and members of the public may ask questions or comment on the items if they comply with the Council's rules on Public Speaking set out below.

Items for Debate by the Committee and then Decision by the Executive Councillor

These items will require the Executive Councillor to make a decision after hearing the views of the Scrutiny Committee.

There will be a full debate on these items, and members of the public may ask questions or comment on the items if they comply with the Council's rules on Public Speaking set out below.

Decisions for the Executive Councillor for Environmental and Waste Services

Items for Decision by the Executive Councillor, Without Debate

- 5 PROJECT APPRAISAL: CONTRACT RENEWALS FOR FUEL, TYRES AND VEHICLE TELEMATICS. (Pages 9 - 16)**

Items for Debate by the Committee and then Decision by the Executive Councillor

- 6 2012/13 REVENUE AND CAPITAL OUTTURN, CARRY FORWARDS AND SIGNIFICANT VARIANCES - ENVIRONMENTAL AND WASTE SERVICES PORTFOLIO (Pages 17 - 26)**
- 7 PUBLIC TOILET REFURBISHMENT (LION YARD & SILVER STREET) (Pages 27 - 38)**

Decisions for the Executive Councillor for Public Places

Items for Decision by the Executive Councillor, Without Debate

- 8 UPGRADE AND HOSTING OF THE CEMETERY AND CREMATORIUM ADMINISTRATION SYSTEM (Pages 39 - 48)**

Items for Debate by the Committee and then Decision by the Executive Councillor

- 9 PROPOSED CHANGE OF WILDLIFE TRUST LEASE AT WEST PIT LOCAL NATURE RESERVE, CHERRY HINTON (Pages 49 - 64)**
- 10 DEVOLVED DECISION-MAKING AND DEVELOPER CONTRIBUTIONS: UPDATE**
- Attached separately
- 11 JESUS GREEN DRAINAGE (Pages 65 - 82)**

Decisions for the Executive Councillor for Planning and Climate Change

Items for Debate by the Committee and then Decision by the Executive Councillor

Item 12 will not be taken before 6.30pm

12 CAMBRIDGE LOCAL PLAN - TOWARDS 2031 - DRAFT LOCAL PLAN FOR CONSULTATION

To follow

13 2012/13 REVENUE AND CAPITAL OUTTURN, CARRY FORWARDS AND SIGNIFICANT VARIANCES - PLANNING AND SUSTAINABLE TRANSPORT PORTFOLIO *(Pages 83 - 94)*

14 ANNUAL CLIMATE CHANGE STRATEGY; CARBON MANAGEMENT PLAN AND CLIMATE CHANGE FUND STATUS REPORT
(Pages 95 - 116)

15 BRIEFING REPORT ON ARTICLE 4 DIRECTIONS AND CONSIDERATION OF THEIR USE IN CAMBRIDGE *(Pages 117 - 138)*

Items for Decision by the Executive Councillor, Without Debate

16 GRAFTON WEST CAR PARK REFURBISHMENT *(Pages 139 - 158)*

17 CONSERVATION AREA APPRAISALS FOR BROOKLANDS AVENUE, SOUTHACRE AND NEWNHAM CROFT CONSERVATION AREAS
(Pages 159 - 298)

Information for the Public

Location The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

Public Participation Some meetings may have parts that will be closed to the public, but the reasons for excluding the press and public will be given.

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- For questions and/or statements regarding items on the published agenda, the deadline is the start of the meeting.
- For questions and/or statements regarding items NOT on the published agenda, the deadline is 10 a.m. the day before the meeting.

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Queries on reports If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

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Cambridge City Council

To: Executive Councillor for Environmental and Waste Services.
Report by: David Cox
Scrutiny committee: ENVIRONMENT SCRUTINY
Wards affected: None

Project Name: Replace existing contracts for the supply of fuel, the supply of tyres, and the renewal of the vehicle tracking (telematics) contract.

Project Appraisal and Scrutiny Committee Recommendation

Project Name:

Recommendation/s

Financial recommendations –

Procurement recommendations:

- The Executive Councillor is asked to approve the carrying out and completion of the procurement of tyres, fuel and telematics
 - Fuel - £500k per annum
 - Tyres - £36k per annum
 - Telematics - £24k per annum

- Subject to:
 - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
 - The permission from the Executive Councillor being sought before proceeding if the value exceeds the estimated contract by more than 15%.

Project Name: Contract renewals for fuel, tyres, and vehicle telematics

1 Summary

1.1 The project

Renewal of contracts for the supply of fuel, tyres and vehicle telematics.	
Target Dates:	
Start of procurement	30/06/2013
Award of Contract	31/08/2013
Start of project delivery	30/09/2013
Completion of project	
Date that project output is expected to become operational (if not same as above)	01/10/2013

1.2 Anticipated Cost

Total Project Cost	£ £1,680,000 (3 Years)
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Cost Funded from:

Funding:	Amount per annum	Details:
Reserves	£	N/A
Repairs & Renewals	£	N/A
Developer Contributions	£	N/A
Climate Change Fund	£	N/A
Other	£560,000	From existing revenue budgets

1.3 Procurement process

New contracts will be procured using framework agreements possibly with ESPO (Eastern Shires Purchasing Organisation) and the GPS (Government Procurement Service).

Estimated annual spend on Fuel: £500k

Estimated annual spend on tyres: £36k

Estimated annual spend on vehicle telematics: £24k

We are looking into joint collaborative procurement opportunities with all Cambridgeshire local authorities. All contracts will be three years in duration with the option to extend for an additional two years.

2 Project Appraisal & Procurement Report

2.1 Project Background

Fleet Management took control of Cambridge City Council's fuel supplies in September 2008 and tendered for supply of the fuel through ESPO. This contract is due to expire in September 2013. It is more cost effective to manage the fuel in house due to the whole sale purchase cost compared to prices paid at local service stations.

Vehicle telematics were installed in September 2008 replacing the AVTS system (Automated Vehicle Location System) and provided a number of key benefits: improved security of resources, health and safety of employees, significant reduction in fleet carbon emissions, reductions in vehicle motor claims to our insurers and savings in fuel.

The tyre contract is necessary for the supply of tyres required to run the Council's fleet of vehicles.

The tyre contract will require an outside service provider to regularly inspect and replace tyres. These preventative maintenance measures will provide a saving due to less wear and tear on vehicle parts.

2.2 Aims & objectives

These procurements will all contribute to the Council's vision:

"A city in the forefront of low carbon living and minimising its impact on the environment from waste and pollution".

Managing the fuel ourselves gives us the opportunity to closely monitor vehicle fuel usage and is an important tool in our endeavours to reduce fuel usage. The fuel management system we use monitors fuel use per vehicle and requires the driver to enter the correct odometer figure at the fuel pumps before it will dispense fuel. If an incorrect odometer is entered the vehicle is locked from the system and fuel cannot be dispensed until the system administrator unlocks the vehicle.

Tracking of vehicles has brought a significant reduction in fleet carbon emissions. Reports are sent to service managers and team leaders identifying excessive periods of vehicle idling, speeding and out hours journeys so that action can be taken.

Good quality tyres have less rolling road resistance thereby improving vehicle efficiency.

2.3 Major issues for stakeholders & other departments

- Vehicle tyres are necessary for all sections in the environment department.
- Vehicle telematics used extensively by all sections operating vehicles in the environment and building resources department.

Consultation undertaken:

- N/A

2.4 Summarise key risks associated with the project

Without procuring a new fuel contract by the end of the current arrangement, the Council will be operating outside of the EU procurement regulations. Fuel is essential for the running of the fleet and without it we would be unable to complete key services such as street cleaning and refuse collection.

The risk of not procuring a replacement telematics contract will impact on our continued commitment to minimize carbon emissions and pollution. The aforementioned benefits of the telematics system would be lost. The telematics system has also been vital in clarifying and disputing bogus insurance claims against the Council's fleet.

As with the fuel contract, the risk with not procuring a replacement tyre contract in time is the contravention of EU procurement regulations. The tyre contract reduces the risk to the Council by ensuring vehicles do not operate with unroadworthy tyres.

2.5 Financial implications

- a. Appraisal prepared on the following price base: 2013/14
- b. Specific grant funding conditions are:
 - N/A
- c. Other comments

Telematics costs are currently included in the revenue budgets for all sections using the system. Fuel and tyres are already budgeted within the vehicle running costs per section.

No additional funding is required for all three procurements.

2.6 Net revenue implications (costs or savings)

Revenue	£	Comments
Maintenance	0	
R&R Contribution	0	
Developer Contributions	0	See Appendix B
Energy savings	(0)	See below
Income / Savings	(0)	
Net Revenue effect	0	Cost/(Saving)

2.7 VAT implications

There are no significant VAT implications.

2.8 Energy and Fuel Savings

(a) Is this project listed in the Carbon Management Plan?	No
	If 'No', move to Section 2.9.

(b) Estimated Annual Energy Cost Savings

Year 1	£
Ongoing (£ per year)	£
Anticipated project lifetime (years)	<i>This is the number of years you expect the project to deliver the energy cost savings specified above for</i>
On what basis have you specified this project lifetime?	<i>EG: supplier guarantee</i>

(c) Which cost centre energy budget should these savings be retrieved from?

Cost Centre Name	Cost Centre Number	Account code	Cost Centre Manager

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(d) Monitoring of Savings

2.9 Climate Change Impact

Positive Impact		No effect	Negative Impact		
	+M				

The digital vehicle tracking system has been a vital tool for the management of the Council's fleet and the reduction of its fuel use. There was also a 10% reduction in motor claims going to the Council's insurers.

2.10 Other implications

Health and safety:

Tyres: - It ensures that the fleet operates with tyres that meet legal requirements and are inspected thoroughly by experts.

Vehicle telematics: - Provides the ability to locate an employee in instances of emergency.

An Equality Impact Assessment (EqIA) has not been prepared for this project

2.11 Staff required to deliver the project

Service	Skills	Total Hours
<i>Refuse and Environment</i>	<i>Procurement, developing specification and tender evaluation</i>	20

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2.12 Dependency on other work or projects

N/A

2.13 Background Papers

None

2.14 Inspection of papers

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Date prepared:	02/05/2013



To Executive Councillor for Environmental and Waste Services
Report Director of Environment
by Director of Resources
Relevant Scrutiny Environment
Committee 11 June 2013

2012/13 Revenue and Capital Outturn, Carry Forwards and Significant Variances

Not a Key Decision

1. Executive summary

- 1.1 This report presents a summary of the 2012/13 outturn position (actual income and expenditure) for services within the Environmental and Waste Services portfolio, compared to the final budget for the year. The position for revenue and capital is reported and variances from budgets are highlighted, together with explanations. Requests to carry forward funding arising from certain budget underspends into 2013/14 are identified.
- 1.2 It should be noted that outturn reports being presented in this Committee cycle reflect the reporting structures in place prior to the recent changes in Executive portfolios. In light of those changes (together with the requirement to report outturn on the basis of portfolios in place during 2012/13) members of this committee are asked to consider the proposals to carry forward budgets and make their views known to The Leader, for consideration at Strategy & Resources Scrutiny Committee prior to his recommendations to Council.

2. Recommendations

Members of the Scrutiny Committee are asked to consider and make known their views on the following proposals:

- a) To carry forward £74,550 of revenue budgets from 2012/13 to 2013/14, as detailed in Appendix C.
- b) To carry forward capital resources to fund rephased net capital spending of £216,000 from 2012/13 into 2013/14, as detailed in Appendix D.

3. Background

Revenue Outturn

- 3.1 The outturn position for the Environmental and Waste Services portfolio, compared to final revenue budget, is presented in detail in Appendix A.
- 3.2 There is a carry forward request from 2012/13 to 2013/14 for training budgets within the Streets and Opens Spaces service, but shown against the Grounds Maintenance cost centre. This cost centre is fully recharged and so the underspend on the training budget is shown on Appendix A within other cost centres of this and other portfolios.
- 3.3 Appendix B to this report provides explanations of the main variances.
- 3.4 Appendix C sets out the final list of items, for this service portfolio, for which approval is sought to carry forward unspent budget from 2012/13 to the next financial year, 2013/14.
- 3.5 The overall revenue budget outturn position for the Environmental and Waste Services portfolio is set out in the table below:

Environmental and Waste Services 2012/13 Revenue Summary	£
Final Budget	8,019,120
Outturn	7,736,029
Variation – (Under)/Overspend for the year	(283,091)
Carry Forward Requests:	74,550
Net Variance	(208,541)

The variance represents 2.6% of the overall portfolio budget for 2012/13

Capital Outturn

- 3.6 Appendix D shows the outturn position for schemes and programmes within the Environmental and Waste Services portfolio, with explanations of variances.
- 3.7 An overall underspend of £261,000 has arisen. £216,000 is due to slippage and rephasing of the capital programmes is required to transfer the budget into 2013/14. £45,000 is in respect of an underspend within the vehicle replacement programme.

4. Implications

- 4.1 The net variance from final budget, after approvals to carry forward £74,550 budget from 2012/13 to the next financial year, 2013/14, would result in a reduced use of General Fund reserves of £208,541.
- 4.2 In relation to anticipated requests to carry forward revenue budgets into 2013/14 the decisions made may have a number of implications. A decision not to approve a carry forward request will impact on officers' ability to deliver the service or scheme in question and this could have staffing, equal opportunities, environmental and/or community safety implications.

5. Background papers

These background papers were used in the preparation of this report:

- Closedown Working Files 2012/13
- Directors Variance Explanations – March 2013
- Capital Monitoring Reports – March 2013
- Budgetary Control Reports to 31 March 2013

6. Appendices

- Appendix A - Revenue Budget 2012/13 - Outturn
- Appendix B - Revenue Budget 2012/13 - Major Variances from Final Revenue Budgets
- Appendix C - Revenue Budget 2012/13 - Carry Forward Requests
- Appendix D - Capital Budget 2012/13 - Outturn

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

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jackie.collinwood@cambridge.gov.uk

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Environmental & Waste Services Portfolio / Environment Scrutiny Committee

Revenue Budget - 2012/13 Outturn

Service Grouping	Original Budget £	Final Budget £	Outturn £	Variation - Final Budget & Outturn Increase / (Decrease) £	Carry Forward Requests - see Appendix C £	Net Variance £
Environment - Environmental Services						
Control of Disease	77,000	81,460	88,076	6,616		6,616
Out of Hours	110,380	102,190	98,751	(3,439)		(3,439)
Small Projects	4,200	4,200	2,910	(1,290)		(1,290)
Scientific Team	192,810	240,210	226,760	(13,450)		(13,450)
Food and Occupational Safety	321,050	350,730	342,601	(8,129)		(8,129)
Environmental Protection Enforcement	305,550	123,760	122,866	(894)		(894)
		72,080	67,841	(4,239)		(4,239)
	1,010,990	974,630	949,805	(24,825)	0	(24,825)
Environment - Licensing						
Liquor Licensing	(73,850)	(45,980)	(63,807)	(17,827)		(17,827)
Gambling Act	(13,280)	(9,510)	(6,797)	2,713		2,713
Miscellaneous Licensing	2,870	6,280	9,864	3,584		3,584
Private Hire Vehicles	2,800	0	0	0		0
Taxis	4,440	0	0	0		0
	(77,020)	(49,210)	(60,740)	(11,530)	0	(11,530)
Environment - Streets and Open Spaces						
Rangers	365,810	341,340	343,169	1,829		1,829
Abandoned Vehicles	30,540	24,950	25,166	216		216
Public Realm Enforcement	179,790	177,900	172,939	(4,961)		(4,961)
Control of Dogs	61,540	71,880	66,109	(5,771)		(5,771)
Conveniences	665,320	615,810	608,790	(7,020)		(7,020)
Street Cleansing	1,901,480	1,803,360	1,803,563	203		203
Grounds Maintenance				0	68,000	68,000
	3,204,480	3,035,240	3,019,736	(15,504)	68,000	52,496
Environment - Waste & Recycling						
Green Waste Recycling	583,130	452,190	442,488	(9,702)		(9,702)
Domestic Refuse	852,870	926,080	945,751	19,671		19,671
Trade Refuse	(340,770)	(436,410)	(660,007)	(223,597)		(223,597)
Dry Recycling	468,780	560,600	556,411	(4,189)		(4,189)
College/Bring Bank Recycling	215,020	206,290	204,102	(2,188)		(2,188)
Bin Deliveries	45,610	33,070	44,998	11,928		11,928
Fleet Direct	0	(69,460)	(69,460)	0		0
Recycling Strategy	69,240	(72,980)	(78,686)	(5,706)	6,550	844
Waste Development	167,690	167,540	163,877	(3,663)		(3,663)
	2,061,570	1,766,920	1,549,474	(217,446)	6,550	(210,896)
Environment - Central Support & Recharges - Refuse & Environment						
Recharges - Refuse & Environment	1,353,120	1,322,180	1,319,014	(3,166)		(3,166)
Recharges - Streets & Open Spaces	297,330	347,820	347,820	0		0
	1,650,450	1,670,000	1,666,834	(3,166)	0	(3,166)
Environment - Service & Dept						
Refuse & Environment Administration	239,090	0	0	0		0
Refuse & Environment Operational Support	223,650	621,540	610,920	(10,620)		(10,620)
	462,740	621,540	610,920	(10,620)	0	(10,620)
Total Net Budget	8,313,210	8,019,120	7,736,029	(283,091)	74,550	(208,541)

Changes between original and final budgets may be made to reflect:

- portfolio and departmental restructuring
- approved budget carry forwards from the previous financial year
- technical adjustments, including changes to the capital accounting regime
- virements approved under the Council's constitution
- additional external revenue funding not originally budgeted for

and are detailed and approved:

- in the June committee cycle (outturn reporting and carry forward requests)
- in September (as part of the Medium Term Strategy (MTS))
- in the January committee cycle (as part of the budget setting report)
- and via technical adjustments/virements throughout the year

Environmental & Waste Services Portfolio / Environment Scrutiny Committee

Revenue Budget 2012/13 - Major Variances from Final Revenue Budgets

Cost Centre	Reason for Variance	Amount £	Contact
Trade Refuse	<p style="text-align: center;">Environment - Waste & Recycling</p> <p>Underspends in relation to waste disposal costs of £50k due to a reduction in waste to landfill, underspend on employee related budgets of £21k and vehicle maintenance and materials budgets of £48k. Overachievement of within income budgets mainly from commingled recycling services at colleges and unpredictable income relating to the sale of bins of £105k.</p>	(223,597)	C Hipwood

Environmental & Waste Services Portfolio / Environment Scrutiny Committee

Revenue Budget 2012/13 - Carry Forward Requests

Request to Carry Forward Budgets from 2012/13 into 2013/14

Item		Final Request £	Contact
	Director of Environment		
1	Recycling Strategy - There was a delay in the appointment of the two year fixed post of recycling champion coordinator. Therefore a carry forward of the balance of the budget to 2013/14 is requested.	6,550	J Robertson
2	Grounds Maintenance - Planned training across the Streets and Open Spaces service did not take place in 2012/13. Training will take place in 2013/14 and therefore a carry forward of this budget is requested.	68,000	T Ainley
	Total Carry Forward Requests for Environmental & Waste Services Portfolio / Environment Scrutiny Committee	74,550	

**Environmental and Waste Services Portfolio / Environment Scrutiny Committee
Capital Budget 2012/13 - Outturn**

Capital Ref	Description	Lead Officer	Original Budget £000	Final Budget £000	Outturn £000	Variance - Outturn compared to Final Budget £000	Re-phase Spend £000	Over / (Under) Spend £000	Variance Explanation / Comments
SC423	Recycling Bins for Flats	J Robertson	0	90	65	(25)	25	0	Further commingled recycling bins to be provided to certain flats next year, although the majority of this work has been completed in 2012-13. This work is included in the Operational Plan for the coming year.
SC511	Route Optimisation Software	C Hipwood	0	2	2	0	0	0	Project Complete
Sc530	Street Cleaning Planning Software	B Carter	15	15	0	(15)	15	0	The section is currently completing a review of Street Cleansing and the outcomes of a review by Improvement East. It is possible that the Contender system will be able to do some of the work that this budget was requested for and it is asked that this budget is carried over to 2013-14 when the review is completed.
SC531	In Cab Technology for Trade Waste Service	M Patsons	16	16	5	(11)	11	0	The pilot project has been extended until 31/5/2013 due to hardware reliability issues. The retention balance is payable on completion. Phase 2 will follow once the pilot project has been signed off.
	Total Projects		31	123	72	(51)	51	0	
PR016	Public Conveniences	B Carter	450	21	21	0	0	0	
PR017	Vehicle Replacement Programme	D Cox	540	672	461	(211)	166	(45)	The variance is due to two vehicles being placed on hold waiting for the decision whether or not to replace. The vehicles are on back order with the factory. This amounts to £166K. The balance of £50k is not required.
PR028	Litter Bin Replacement Programme	B Carter	125	125	112	(13)	13	0	Phase 1 was completed at 31st March 2013.
PR035	Waste & Recycling Bins - New Developments (S106)	J Robertson	0	3	17	14	(14)	0	The spend in the current year was greater than expected. Profiling dependent on new properties being occupied.
	Total Programmes		1,115	821	611	(210)	165	(45)	

Environmental and Waste Services Portfolio / Environment Scrutiny Committee

Capital Budget 2012/13 - Outturn

Capital Ref	Description	Lead Officer	Original Budget £000	Final Budget £000	Outturn £000	Variance - Outturn compared to Final Budget £000	Re-phase Spend £000	Over / (Under) Spend £000	Variance Explanation / Comments
Total for Environmental and Waste Services Portfolio			1,146	944	683	(261)	216	(45)	

Changes between original and final budgets may be made to reflect:

- rephased capital spend from the previous financial year
- rephased capital spend into future financial periods
- approval of new capital programmes and projects

and are detailed and approved:

- in the June committee cycle (outturn reporting and carry forward requests)
- in September (as part of the Medium Term Strategy (MTS))
- in the January committee cycle (as part of the budget setting report)

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To: Executive Councillor for Environmental and Waste Services – Cllr Jean Swanson
Report by: Toni Ainley – Head of Streets & Open Spaces
Relevant scrutiny committee: Environment 11/06/2013
Scrutiny Committee
Wards affected: Market Ward

Lion Yard Toilet Refurbishment Project – Procurement Approval Key Decision

1. Executive summary

This report seeks the authority to utilise the Scape National Minor Framework for the design and construction of the Lion Yard and Silver Street Toilet Refurbishment Projects.

Utilisation of this framework will speed up the delivery of the projects, realise best value resulting from a national competitive tendering exercise and allow for early contractor involvement throughout the design to ensure cost, time, buildability and maintenance are considered throughout all project stages.

2. Recommendations

The Executive Councillor is recommended:

- 2.1 To authorise the procurement of Faithful and Gould (F+G) and Kier for design and construction services for the redevelopment of the Lion Yard and Silver Street Public Toilets, using the Scape National Minor Framework.
- 2.2 To agree to take the decision to approve the project appraisal and implementation of the Lion Yard Refurbishment works out of the committee cycle, in consultation with the Chair and Spokes, subject to the final proposed construction costs not exceeding £400k.

3. Background

- 3.1 Two projects to refurbish both Silver Street and Lion Yard Public Toilets, as part of the capital plan, are currently being delivered by the City Council, both of which are at their earliest stages in design. An extensive amount of research, project planning and investigation has already been completed. However, for the proposals to be developed, design services are required from an external consultant. At this time, early indications are the Lion Yard toilets will be refurbished, whilst the Silver Street toilets fully reconstructed above ground.
- 3.2 The services required from the external consultant are design, cost control, structural engineering, contract monitoring, CDM services and site supervision.
- 3.3 It has been identified that these services can be utilised from the Scape National Framework. F+G can be used for their design and specialist services, whilst Kier can complete the construction and provide early contractor involvement in partnership with F+G. Developing early working relationships and communication systems is vital in the delivery of these projects. An example is developing design within the constraints of the recently Grade II listed Bridge in Silver Street.
- 3.4 The benefits of using the Scape Framework are the focus on partnership working, compliance with OJEU regulations, speed of project start up, price and local spend. For a full description of what Scape is and the benefits, please see **Appendix A and B**.
- 3.5 The coordination between F+G, Kier and the City Council will be managed by the project delivery team. A project board has been set up to direct on the project brief and to enable the Executive Councillor to make decisions in a time effective manner. If resulting from the project board, further decisions are required; they will be brought to a future Environment Scrutiny Committee (ESC).
- 3.6 Authority is being requested to appoint F+G to provide design and specialist services for the Lion Yard and Silver Street toilet refurbishments. Using F+G and Kier for this project will offer cost saving in economies and utilise the existing design team

and communications. The maximum cost estimate for F+G's services for both projects is £140k.

- 3.7 Kier ensure value for money is realised for the client by:
- i. Letting all trade packages using at least three competitively priced tenders
 - ii. All prices are open book
 - iii. Preliminaries and overheads have been tested and won in competition
 - iv. NEC Option C contract is an option, which incentivises accuracy of pricing through a "pain/gain share" mechanism, which favours the client
 - v. The Client's procurement costs (and time) are kept to the absolute minimum possible.

For further information, please see **Appendix C**.

- 3.8 Scape National Minor Works Framework uses Kier's distributed office network to deliver projects and programmes. Kier manage the construction process, and have KPI's to ensure that small, local trade package contractors get the bulk of the works – 66% within 30 miles of the site. For a percentage breakdown of local spend on previous projects, see **Appendix A**.
- 3.9 Agreement to take the decision to approve the project appraisal and implementation of the Lion Yard Refurbishment works out of the committee cycle, in consultation with the Chair and Spokes, subject to the final proposed construction costs not exceeding £400k is being requested to ensure delays do not occur in project delivery between ESC cycles.

4. **Implications**

(a) **Time Implications**

The implications of not authorising the recommendations will result in delay to project design, consultation and delivery. This is due to an OJEU tendering exercise typically taking 200 days, which will be required if the Scape Framework is not used. This will lead to the project construction not commencing until summer 2014.

The Scape National Minor Framework was competitively tendered on quality (50%) and a detailed, priced management fee (50%) between five contractors. F+G and Kier are nationally recognised service providers who have strong credentials for delivering on public service projects. Utilising the services of a national company will increase the provider's depth of resource and economies of scale. The Scape National framework has been used by the City Council's Asset Management Team for improvements to the City's car parks.

(b) Staffing Implications

The Project Delivery Team, within the Streets and Open Spaces Service, are undertaking this project. However, other resources may be required for specialist services and advice, such as the council web team and architects.

The utilisation of the Scape Framework will reduce and make better use of officer's time required on the project.

(c) Equal Opportunities Implications

This decision will have no impact on Equal Opportunities.

(d) Environmental Implications

Kier works to support public sector clients address the green, carbon and energy agenda. Recognising that revenue costs are often as big an issue as capital costs, Kier have in-house expertise in photo-voltaic systems, wind power and solar thermal energy solutions.

(e) Procurement

The recommendations to approve an out of cycle project appraisal and the use of the Scape National Minor Works Framework will reduce the delivery time of the two projects.

(f) Consultation and communication

F+G are committed to help Cambridge City Council deliver on their vision; to ensure Cambridge citizens feel they can influence public decision making.

(g) **Community Improvement**

Every scheme completed by Kier, allows for engagement with the local community and, through joint ventures with the client, delivers community liaison and projects at no extra cost, see **Appendix A**.

Scape National Minor Works Framework uses Kier's distributed office network to deliver projects and programmes. Kier manage the construction process, and have KPI's to ensure that small, local trade package contractors get the bulk of the works – 66% within 30 miles of the site, see **Appendix C**.

5. Background papers

No background papers were used in the preparation of this report.

6. Appendices

- Appendix A:** Benefits of the Scape Framework
- Appendix B:** Background to Scape
- Appendix C:** National Minor Works Framework: Client Benefits

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Adam Cobb
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Appendix A:
Benefits of the Scape Framework

BENEFITS OF THE SCAPE FRAMEWORK

A key benefit of the Scape framework over any other is its simplicity, flexibility and the fact that it is open to all Public Sector bodies¹, i.e. where public funding accounts for more than 50% of the funding for a project and where, therefore, OJEU rules would apply.

The Scape Benefits				
Streamlined				
Contractors will bring all of their expertise and resources to deliver any project ² . The focus is upon true 'partnership' working.				
Legality				
The Scape procurement frameworks have been fully accepted as fully compliant with OJEU principles as demonstrated by existing clients.				
Speed				
Having been fully tendered and agreed in compliance with OJEU rules, typically 200-days in project delivery time is saved over standard and Design & Build contracts. This is particularly beneficial when investment may be time restricted.				
Local spend				
All projects will employ local businesses and people, keeping the money being spent upon a project in the local community and the benefit to the local economy.				
Distance from site	2010	2011	2012	2013
60 – miles	75%	79%	83%	87%
40 – miles	50%	54%	58%	62%
20 – miles	25%	28%	31%	34%
Price				
All elements of the project are tendered with overhead and profit, site set up, site staff and pre - construction staff already tendered and agreed. Pricing is open book and transparent. Each client is recognised as a 'key' customer and the framework delivers effective partnership working. The client, through QS and/or PM, retains overall control. ³				
Delivery				
The framework can demonstrate proven success – "it does what it says on the tin".				
Community projects				
Every scheme allows for engagement with the local community and, through joint ventures with the client, delivers community liaison and projects at no extra cost.				

¹ The Scape National Framework has been OJEU tendered and designed to be available for all public sector bodies throughout the UK. Specifically the OJEU notice makes the framework available to: • Local Authorities – city, county, unitary, district, borough, metropolitan borough, metropolitan district, parish and other local councils • Schools, Universities, Colleges and other education providers • Primary Care Trusts and other Health care providers including NHS Trusts • Police, Fire and Rescue Authorities • Any other public bodies.

²

Scape Framework	Scheme size	Provider
National Major Works	£2M +	Willmott Dixon
National Minor Works	£25k – £2M	Kier
Project Management/QS		Pick Everard
Asset Management		Faithful + Gould
Scape Regional Framework – East Midlands		
empa Large Projects	£7.5M +	Various Regionally appointed suppliers.
empa Intermediate Projects	£2M – 7.5M	
empa Minor Works	£500K - £2M	
empa Minor Works	£10K - £500K	
empa Repairs and Maintenance		
empa Design and Technical Services		

³ Scape have tendered certain rates within the framework agreement which cover their OH&P, pre-construction costs and site prelims costs (both the last two are schedules based on standard model projects). Scape is very happy to share all documentation including this commercial information, with their clients but would not normally do so until the Scape Access Agreement is signed. The framework tackles all types of projects from schools to wind farms to cattle-markets, so the cost/m2 methodology is not something Scape dictate. It is also largely an individual client led issue; but these rates are difficult to benchmark because what is included in the rate varies dramatically between clients. It is usual on projects for value management and value engineering to take place between contractor and client. It is useful to point out that the process is open and transparent, so clients are fully aware of the project (including cost) as it develops. 100% of the costs are market tested on each project with approx. 10% of the costs being the main contractor's costs and 90% of the costs being the work delivered through the local supply chain.

Appendix B:
Background to Scape

What is Scape?

Scape System Build Limited is:

- A Local Authority controlled company whose shareholders are; Derby City, Derbyshire County, Gateshead, Nottingham City, Nottinghamshire County and Warwickshire County Councils. The shareholders nominate directors to the Board and have reserved rights under the Shareholders' Agreement.
- A Central Purchasing Body for the purposes of the Public Contracts Regulations 2006.
- A trading company for the CLASP Consortium
- Managing agent for the East Midlands Property Alliance (empa)

The company is a *for profit* company with profits being reinvested in the business or paid to its Local Authority shareholders in the form of dividends.

The business of the Consortium transferred to Scape on 1 April 2006. Scape employs a multidisciplinary team of construction professionals who are employees of the Company.

The CLASP Consortium is still in existence, but with a background role. CLASP retains ownership of the intellectual property and licences its use to Scape.

What does Scape have the powers to do?

Scape was formed by its shareholders under the powers contained in the 2003 Local Government Act section 95. It has the responsibilities of a company, but acts as a local authority with the associated restrictions and privileges. Scape has a legal personality and as such can trade with any organisation. However as a company owned by public sector organisations it sees its primary field of activity as being projects which are ultimately for the public sector.

The work of Scape is covered by PI insurance to carry out its core business.

What is the essence of Scape's business?

The essence of Scape's business is as a vehicle for improvement in:

- **Design** quality
- **Technology** which is sustainable and uses modern methods of construction
- Documentation to capture **knowledge**
- Processes which enable **people** to collaborate
- The whole **supply chain** from frameworks contractors to product manufacturers

Scape's Objectives

The company's objectives are to bring economy and efficiency to the whole building process, both in new build and refurbishment projects. It does this through the development of standard designs and strategic procurement arrangements.

Appendix C:
National Minor Works Framework: Client Benefits

Our vision is to make Scape the procurement route of choice for public sector clients.

Details of the framework

The Scape National Minor Works framework runs to Sept 2015 and is designed to deliver all public sector projects up to £2m. The framework is ideally suited to rapid delivery of programmes of small works, where there is a known need for building work. An example would be an LA with an urgent need to provide more primary school places. By:

- a) considering projects as a programme,
- b) standardising designs and
- c) taking the financial benefit of buying larger volumes of materials as commodities,
- d) giving local SMEs forward visibility of their workload,
- e) planning and evening out the workflow to avoid spikes and slowdowns,

Scape offers high quality, best value for money infrastructure solutions to the public sector.

Public sector client benefits

1. **High Value for Money** - The Scape National Minor Works framework was tendered on quality (50%) and a detailed, priced management fee (50%) in a highly competitive tender process. Kier won, bidding against five other contractors, scoring 99.81% overall.
 - o All trade packages are let using three competitively priced tenders.
 - o All prices are open book.
 - o Preliminaries and OH&P have been tested and won in competition.
 - o The NEC3 Option C contract incentivises accuracy of pricing through a "pain/gain share" mechanism which favours the client.
 - o Client's procurement costs (and time) are kept to the absolute minimum possible.
2. **Speed of procurement** - unlike other frameworks a public sector client can start work on their projects immediately, without having to go through the delays and procurement costs of a mini-competition re-tendering process.
3. **A Local Authority controlled framework** - Scape is controlled by six Local Authorities. Their role is to ensure that public sector values combine with private sector skills, energy and experience to deliver best value for all users of the National Minor Works framework.
4. **Fully OJEU compliant** - the Scape National Minor Works framework has been procured under OJEU. Public sector bodies audit requirements are fully met.
5. **Ease of procurement** - Scape enables all public sector bodies to access the National Minor Works framework with one signature.
6. **Project funding is spent within the community** - Scape National Minor Works uses Kier's distributed office network to deliver projects and programmes. Kier manage the construction process, and have KPIs to ensure that small, local trade package contractors get the bulk of the works - 66% within 30 miles of the site.
7. **Advantages of working with a major contractor** - in addition to Kier's stability, experience, appetite for risk, and financial robustness, we have a buying power that local SMEs cannot match. This means that clients can take advantage of the fact that we buy components (such as doors) in volumes that enable us to get commodity level pricing, and we can offer that saving back to the client.
8. **Sustainable** - Kier work to support public sector clients address the green, carbon and energy agenda. Recognising that revenue costs are often as big an issue as capital costs, Kier have in-house expertise in photo-voltaic systems, wind power, and solar thermal energy solutions.
9. **Measured performance** - The framework is arranged so that benefits are measurable, and need to improve. Kier are committed to improving their performance year-on-year in areas such as Customer Satisfaction, waste reduction, utility consumption, staff training, health and safety, in addition to time, cost and quality.
10. **Meets the Government Construction Strategy** - the Scape National Minor Works framework is designed to meet, and addresses the issues raised in the Cabinet Office's May 2011 Government Construction Strategy.

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Cambridge City Council

To: Executive Councillor for Environmental and Waste Services
Report by: Tracy Lawrence, Bereavement Services Manager
Scrutiny committee: Environment 11 June 2013
Wards affected: All

Project Appraisal and Scrutiny Committee Recommendation

Project Name: Upgrade and hosting of the Cemetery and Crematorium Administration System

Recommendations

Financial recommendations –

- The Executive Councillor is asked to recommend this scheme (which is not included in the Council's Capital & Revenue Project Plan) for approval by Council, subject to resources being available to fund the capital and revenue costs.
- The total cost of the project over 4 years is £23,400, funded from Bereavement Services IT Renewal & Replacement Fund
- The ongoing revenue costs of the project are £6,505 (excl inflation), funded from existing revenue accounts

Procurement recommendations:

- The Executive Councillor is asked to approve the carrying out and completion of the procurement of:
- The transfer of the Epilog Burials and Cremation and Administration System to a hosted service with Gower Consultants.
- The upgrade of the current system to the latest stable release as part of that process.

Subject to:

- The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
- The permission from the Executive Councillor being sought before proceeding if the value exceeds the estimated contract by more than 15%.

Project Name: Upgrade and hosting of the Cemetery and Crematorium Administration System

1 Summary

1.1 The project

Upgrade the existing Cemetery and Crematorium Administration System and transfer that system to a hosted arrangement with Gower Consultants.	
--	--

Target Dates:	
---------------	--

Start of procurement	Not applicable (exempted)
----------------------	---------------------------

Award of Contract	Not applicable (exempted)
-------------------	---------------------------

Start of project delivery	November 2013
---------------------------	---------------

Completion of project	March 2014
-----------------------	------------

Date that project output is expected to become operational (if not same as above)	
---	--

1.2 Anticipated Cost

Total Project Cost	£ 23,400
--------------------	----------

Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	
Repairs & Renewals	£23,400	Bereavement Services IT R & R Fund
Climate Change Fund	£	
Other	£	

1.3 Procurement process

Gower Consultants are the leading supplier from only two in this specialist market. A waiver will be sought to exclude the competitive tendering process in these circumstances.

Detailed costing have been obtained for the work required.

2 Project Appraisal & Procurement Report

2.1 Project Background

The Epilog Burials and Cremation Administration System has been in use with the Council since 1997. Other than minor patches the current version is the original installation and is about to become unsupported. It is stored on a server running an unsupported operating system. The latest version supports a number of new features that will benefit the Council and its customers, including online and teletone bookings as well as automatic invoice generation through Oracle.

It is possible to upgrade and retain the system in-house. However, it would be necessary to not only replace the existing server but also purchase additional equipment to run the database and web-facing services, increasing both the capital and revenue costs of the system.

An alternative solution, is for Gower Consultants to host the system on our behalf. This has a number of merits:

- Capital Costs are reduced as the Council does not need to buy new and replacement servers and may actually be in a position to dispose of some obsolete ones. Current hardware replacement costs are estimated at £56,363 (lowest cost virtual server approach).
- Under this arrangement the overall revenue costs payable to Gower increase as there is a hosting “charge”. However the revenue costs attributable to server support internally (based on the required servers) are consequently reduced.
- The system will benefit from 24/7 support directly by those who supply the system, particularly where the online booking option is in use.
- There is more flexibility in use as the system can be accessed from multiple sites without any infrastructure upgrades.
- A hosted solution will make it easier to carry out software upgrades and patching in the future. Patching and minor upgrades are included in the charges.

2.2 Aims & objectives

The project aims to move the entire Epilog Burials and Cremations Administration System to a hosted environment provided by Gower Consultants and in the process upgrade to the latest ‘release’.

The outcomes for Cambridge City Council and the provider will be:

- To contribute to the Council’s requirements for the management of the cremation and burials service at an affordable cost.
- To realise efficiency gains wherever possible.
- To provide a robust and resilient service to the customer.

- To make more efficient/effective use of information technology.
- To provide a more accessible system allowing for a choice of operating locations

This contributes to the Council's Vision Statement:

"A city in the forefront of low carbon living and minimising its impact on the environment from waste and pollution" by ultimately reducing both electricity consumption and emissions using more efficient use of information technology.

2.3 Major issues for stakeholders & other departments

- The service has minimal impact on other services as it is unique and self-contained.

2.4 Summarise key risks associated with the project

Proposals suggest higher costs than current

- The provider has put forward proposals that will supply and manage the system in conjunction with the Council at a lower cost than in-house arrangements. The Council will ensure that the proposal is adhered to through close management and legal agreement.

Inability to provide full range of services required

- Should the provider not be in a position to provide the full range of services requested then the matter will be referred back to the Project Team to discuss and agree the next steps. Market testing has identified this as a low risk.

2.5 Financial implications

- a. Appraisal prepared on the following price base: 2013/14
- b. Specific grant funding conditions are:
 - No special funding conditions are associated with the project.
- c. Other comments - no other comments

2.6 Net revenue implications (costs or savings)

Revenue	£	Comments
Maintenance	27012	4 year estimated total based on 2.5% inflation
R&R Contribution	0	
Developer Contributions	0	
Energy savings	(0)	
Income / Savings	(0)	
Net Revenue effect	27,012	Cost/(Saving)

2.7 VAT implications

There are no significant adverse VAT implications to this project.

2.8 Energy and Fuel Savings

(a) Is this project listed in the Carbon Management Plan?	No
---	----

2.9 Climate Change Impact

Positive Impact			No effect	Negative Impact		
			Nil			

2.10 Other implications

None to report

An Equality Impact Assessment (EqIA) has not been prepared for this project.

2.11 Staff required to deliver the project

Service	Skills	Total Hours
Legal	Contract advice	21

Bereavement Services	Service / System Knowledge and use	74
ICT Client	IT Advice	37

2.12 Dependency on other work or projects

At the time of this proposal there are no know dependencies on other work or projects.

2.13 Background Papers

- Bereavement Services Business Plan (2011-2016)
- Gower Consultants Company Products Specification
- Forward plan document

2.14 Inspection of papers

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Author's phone No.	01223 - 458021
Author's e-mail:	tracy.lawrence@cambridge.gov.uk
Date prepared:	09 May 2013

Capital Project Appraisal - Capital costs & funding - Profiling

Appendix A

	2013/14	2014/15	2015/16	2016/17	2017/18	Comments
	£	£	£	£	£	
Capital Costs						
Building contractor / works						
Purchase of vehicles, plant & equipment						
Professional / Consultants fees	8,700					
Other capital expenditure:	1,250					
IT Software	13,450					
Total Capital cost	23,400	0	0	0	0	
Capital Income / Funding						
Government Grant						
Developer Contributions						
R&R funding	23,400					Bereavement Services IT R&R Fund
Earmarked Funds						
Existing capital programme funding						
Revenue contributions						
Total Income	23,400	0	0	0	0	
Net Capital Bid	0	0	0	0	0	

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To: Executive Councillor for Public Places:
Councillor Andrea Reiner

Report by: Head of Streets & Open Spaces: Toni Ainley

Relevant scrutiny committee: Environment 11th June 2013

Wards affected: Cherry Hinton

Amendment of demised area of the existing Bedfordshire, Cambridgeshire & Northamptonshire Wildlife Trust lease at West Pit Local Nature Reserve and Limekiln Close Local Nature Reserve, Cherry Hinton

Non Key Decision

1. Executive summary

The Bedfordshire, Cambridgeshire & Northamptonshire (BCN) Wildlife Trust have an existing single lease hold of two adjacent City Council owned Local Nature Reserves (LNRs) in Cherry Hinton, known as Limekiln Close LNR and West Pit LNR. The BCN Wildlife Trust have requested release from the leased area covering West Pit LNR due to perceived risks associated with the chalk face of the pit edge and the Caravan Club Site, also leased from the Council, at the base of the pit. There is a one month termination period on the existing lease. Officers propose a change of demised area and a new twenty five year lease to the BCN Wildlife Trust covering Limekiln Close LNR only.

The management of the West Pit LNR will revert back to the City Council under the Streets & Open Spaces Asset Management team who manage the other City Local Nature Reserves. Officers propose to initially close an informal footpath at West Pit along the edge of the chalk face whilst safety assessments and remedial works are undertaken. Public access to the LNR will remain from the layby at the top of Limekiln Hill.

2. Recommendations

The Executive Councillor is recommended:

To approve the change of demise area and new twenty five year lease of Limekiln Local Nature Reserve to the BCN Wildlife Trust.

To instruct officers to undertake risk assessments for continued public access to the chalk slopes at West Pit and propose suitable future management and access to the Local Nature Reserve.

3. **Background**

The BCN Wildlife Trust have leased and managed these two adjacent City Council owned Local Nature Reserves (LNRs) in Cherry Hinton since the 1950's. In addition they have recently purchased the adjacent, larger East Pit which has also been designated an LNR. East Pit and West Pit are also designated as nationally important Sites of Special Scientific Interest (SSSIs) for the rare chalk habitats and species they hold.

The Caravan Club have a thirty year lease for the base of West Pit for primarily caravans and motorhomes, generating a significant annual income to the authority.

The BCN Wildlife Trust management of the bare chalk slopes at their recently acquired East Pit has highlighted the potential risks associated with similar faces of the West Pit and the Caravan Club site below. Due to this perceived risk and the fact that the habitats are of lower value in this heavily wooded area the BCN Wildlife Trust have requested a change in their demised area to cover continued management of Limekiln Close LNR only.

Officers propose to initially close an informal, non-statutory footpath at West Pit LNR, which tracks along the edge of the chalk face whilst safety assessments and remedial works are undertaken. The temporary closure of the footpath will be from the date of the lease termination (June 2013) until a tree survey of the route, geological assessment and access audit has been completed and any necessary works undertaken.

The path proposed for temporary closure, shown in appendices two takes a winding route along the base and up the slope of the chalk face of West Pit. The face is heavily wooded and there are steep sections and exposed chalk faces. The route has a number of steps that are in need of upgrading. There are three points of public access, two are via the entrance to the caravan club site in the base of the pit, and here it is not sign posted from the road. The other is the main sign posted entrance to the West Pit LNR at the top of the hill. This entrance will remain open for people to enjoy the view of the City and the rare fragment of chalk grassland found at this point.

4. Implications

(a) Financial Implications

The BCN Wildlife Trust has agreed to cover the nominal costs associated with revision of the existing lease.

There is nil rent on the existing BCN Wildlife Trust lease and therefore no income loss associated with the recommendation.

An assessment of the chalk face stability and condition of tree stock will be required to determine current and future risks to site users and the Caravan Club site below. This is likely to result in a phased programme of tree works over several winter seasons. Officers will make appropriate future budget bids for these programmed works.

(b) Staffing Implications

The management of West Pit LNR will incur increased officer time within the Streets & Open Spaces Asset Management Team. The BCN Wildlife Trust will continue to assist with the management of the rare chalk grassland at the top of the West Pit LNR for which the site is designated as a SSSI. This will initially be via their City Greenways project which has secured Sustainable City Funding for 2013 – 14.

(c) Equal Opportunities Implications

Public access will remain to the species rich grassland at the top of the site. The path closure and redial works, whilst not making the slope accessible to all, will ultimately increase safety and ease of passage for site users.

(d) Environmental Implications

The site will remain managed as a Local Nature Reserve in line with the existing BCN Wildlife Trust management plan. The aim being to retain the important habitats and species on the site, prioritising species for which the site was designated a SSSI.

(e) Procurement

Not applicable

(f) **Consultation and communication**

Officers have consulted the BCN Wildlife Trust and the operators of the Caravan Club site to date. The informal public path proposed for temporary closure at West Pit is used primarily by Caravan Club site users and is in poor condition. If a permanent closure is proposed following safety assessments then ward councillors will be consulted and site notices displayed.

Should major works to the chalk slopes be proposed then approval from Natural England will be required for works within a SSSI.

5. Background papers

These background papers were used in the preparation of this report:

Existing BCN Lease for West Pit and Limekiln Close 1992 (Ref: CLOLO15)

6. Appendices

**Map of Cherry Hinton Chalk Pits LNRs,
including East Pit LNR, West Pit LNR and Limekiln Close LNR**

**Sketch map of West Pit LNR showing route of non-statutory footpath,
proposed for temporary closure and upgrade.**

Equality Impact Assessment

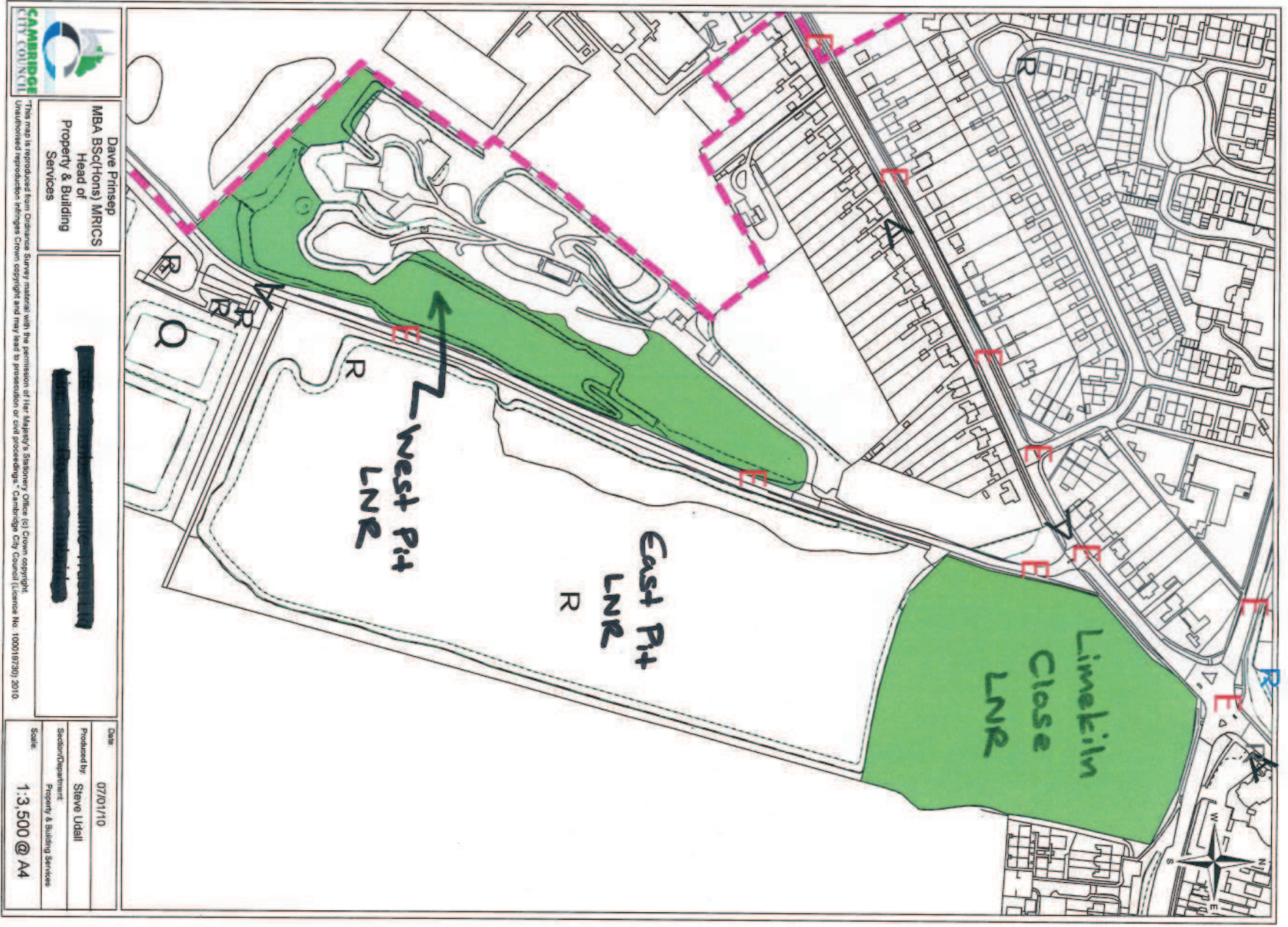
7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Guy Belcher
Author's Phone Number: 01223 458532
Author's Email: Guy.belcher@cambridge.gov.uk

Cherry Hinton Chalk Pits

May '13



Dave Pinseep
MBA BSc(Hons) MRICS
Head of
Property & Building
Services

[Redacted text]

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Date	07/01/10
Produced by	Steve Udall
Section/Department	Property & Building Services
Scale	1:3,500 @ A4

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Plan ref: N:\PROPERTY\GIS\GENERAL\PDF's bc_wll

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West pit Local Nature Reserve

May '13

Cherry Hinton



<p>CAMBRIDGE CITY COUNCIL</p>	<p>Dave Prinsep MBA BSc(ons) MRICS Head of Property & Building Services</p>	<p>Limekiln Road Caravan Site (pink) and Nature Reserve (green)</p>	<p>Date: 28/04/10 Produced by: Steve Udall Section/Department: Property & Building Services</p>
	<p>Layer: J:\WORKING\Property Services\Data\WORKING Plan ref: N:\PROPERTY\GIS\GENERAL\LPDFs\F_cs_nr_a3</p>	<p>This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Cambridge City Council (Licence No. 100019730) 2010</p>	<p>Scale: 1:1,500 @ A3</p>

- Devised area to return to Camb CC
- Chalk gasland on Page 55. Retain access
- Woodland path for temporary closure (Indicative)
- Woodland on chalk slope

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Cambridge City Council Equality Impact Assessment



Completing an Equality Impact Assessment will help you to think about what impact your strategy, policy, plan, project, contract or major change to your service may have on people that live in, work in or visit Cambridge, as well as on City Council staff.

The template is easy to use. You do not need to have specialist equalities knowledge to complete it. It asks you to make judgements based on evidence and experience. There are guidance notes on the intranet to help you. You can also get advice from David Kidston, Strategy and Partnerships Manager on 01223 457043 or email david.kidston@cambridge.gov.uk or from any member of the Joint Equalities Group.

1. Title of strategy, policy, plan, project, contract or major change to your service:

--

2. What is the objective or purpose of your strategy, policy, plan, project, contract or major change to your service?

--

3. Who will be affected by this strategy, policy, plan, project, contract or major change to your service? (Please tick those that apply)

<input checked="" type="checkbox"/> Residents
<input checked="" type="checkbox"/> Visitors
<input checked="" type="checkbox"/> Staff
A specific client group or groups (please state): Users of the West Pit Caravan Club Site

4. What type of strategy, policy, plan, project, contract or major change to your service is this? (Please tick)

<input type="checkbox"/> New
<input checked="" type="checkbox"/> Revised
<input type="checkbox"/> Existing

5. Responsible directorate and service

Directorate: Environment
Service: Streets & Open Spaces

6. Are other departments or partners involved in delivering this strategy, policy, plan, project, contract or major change to your service?

No

Yes (please give details):

7. Potential impact

Please list and explain how this strategy, policy, plan, project, contract or major change to your service could **positively** or **negatively** affect individuals from the following equalities groups.

When answering this question, please think about:

- The results of relevant consultation that you or others have completed (for example with residents, people that work in or visit Cambridge, service users, staff or partner organisations).
- Complaints information.
- Performance information.
- Information about people using your service (for example whether people from certain equalities groups use the service more or less than others).
- Inspection results.
- Comparisons with other organisations.
- The implementation of your piece of work (don't just assess what you think the impact will be after you have completed your work, but also think about what steps you might have to take to make sure that the implementation of your work does not negatively impact on people from a particular equality group).
- The relevant premises involved.
- Your communications.
- National research (local information is not always available, particularly for some equalities groups, so use national research to provide evidence for your conclusions).

(a) Age (any group of people of a particular age, including younger and older people)

Proposed change of demised area and temporary route closure do not discriminate against any particular group.

(b) Disability (including people with a physical impairment, sensory impairment, learning disability, mental health problem or other condition which has an impact on their daily life)

Proposed change of demised area and temporary route closure do not discriminate against any particular group.

(c) Gender

Proposed change of demised area and temporary route closure do not descrimate against any particular group.

(d) Pregnancy and maternity

Proposed change of demised area and temporary route closure do not descrimate against any particular group

(e) Transgender (including gender re-assignment)

Proposed change of demised area and temporary route closure do not descrimate against any particular group.

(f) Marriage and Civil Partnership

Proposed change of demised area and temporary route closure do not descrimate against any particular group.

(g) Race or Ethnicity

Proposed change of demised area and temporary route closure do not descrimate against any particular group

(h) Religion or Belief

Proposed change of demised area and temporary route closure do not descrimate against any particular group.

(i) Sexual Orientation

.Proposed change of demised area and temporary route closure do not descrimate against any particular group

(j) Other factor that may lead to inequality (please state):

Proposed change of demised area and temporary route closure do not descrimate against any particular group.

8. If you have any additional comments please add them here

Officers have considered the proposed change of demised area and temporary footpath closure and believe there to be no negative impacts.

9. Conclusions and Next Steps

- If you have not identified any negative impacts, please sign off this form.
- If you have identified potential negative actions, you must complete the action plan at the end of this document to set out how you propose to mitigate the impact. If you do not feel that the potential negative impact can be mitigated, you must complete question 8 to explain why that is the case.
- If there is insufficient evidence to say whether or not there is likely to be a negative impact, please complete the action plan setting out what additional information you need to gather to complete the assessment.

All completed Equality Impact Assessments must be emailed to David Kidston, Strategy and Partnerships Manager, who will arrange for it to be published on the City Council's website. Email david.kidston@cambridge.gov.uk

10. Sign off

Name and job title of assessment lead officer: Guy Belcher. Nature Conservation Officer

Names and job titles of other assessment team members and people consulted:

Date of completion: 28th May 2013

Date of next review of the assessment:

Action Plan

Equality Impact Assessment title:

Date of completion:

Equality Group	Age
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Disability
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Gender
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Pregnancy and Maternity
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Transgender
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Marriage and Civil Partnership
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Race or Ethnicity
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Religion or Belief
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Sexual Orientation
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Other factors that may lead to inequality	
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

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Cambridge City Council

To: Executive Councillor for Public Places
Report by: DIRECTOR OF ENVIRONMENT
Scrutiny committee: ENVIRONMENT
Wards affected: MARKET

Project Appraisal and Scrutiny Committee Recommendation

Project Name: **Jesus Green Drainage**
To: Executive Councillor for Public Places
Report by: DIRECTOR OF ENVIRONMENT
Scrutiny committee: ENVIRONMENT
Wards affected: MARKET

Project Appraisal and Scrutiny Committee Recommendation

Project Name: **Jesus Green Drainage**

Recommendation/s

Financial recommendations –

- The Executive Councillor is asked to approve the feasibility and commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan (PR034C - 38226).
 - The total cost of the project is £ 105,000 funded from developer contributions
 - The on-going revenue costs of the project are £ 1,500 per annum over a 30 year period, funded from Streets and Open Spaces Repairs and Renewals fund.

Procurement recommendations:

- The Executive Councillor is asked to approve the commencement of the project and procurement, including the award of contract, of contractors for the drainage improvements for Jesus Green
- Subject to:
 - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract value.
 - The permission from the Executive Councillor being sought before proceeding if the value exceeds the estimated contract by more than 15%.

Project Name: Jesus Green Drainage improvements

1 Summary

1.1 The project

To undertake a feasibility study and potential physical improvements to the drainage capacity of an area of 16000m² of Jesus Green, to alleviate problems with seasonal standing surface water.

The Project is seasonally/weather dependent and the below dates for delivery and completion of project should be treated as provisional.

Target Dates:

Start of procurement	July 2013
Award of Contract	August 2013
Start of project delivery	October 2013
Completion of project	March 2014 * March 2015 **
Date that project output is expected to become operational (if not same as above)	Project output complete for March 2014, assuming favourable weather and flooding conditions

* Main contract phase is seasonally dependent

** End of retention period

1.2 Anticipated Cost

Total Project Cost	£ 105,000
--------------------	-----------

Cost Funded from:

Funding:	Amount:	Details:
Reserves	£ 0.00	
Repairs & Renewals	£ 0.00	
Developer Contributions	£ 105,000	Paragraph 2.5 in report
Climate Change Fund	£ 0.00	
Other	£ 0.00	

1.3 Procurement process

The procurement route will be an Invitation to tender (ITT) process from a minimum of four contractors specialising in drainage. Based on the feasibility work, a Quotation for a design and build Tender will be assessed by a skilled officer panel, and scored in accordance with a clear evaluation scheme detailed in the ITT.

2 Project Appraisal & Procurement Report

2.1 Project Background

The drainage of Jesus Green is identified as a strategic priority for the use of city-wide developer contributions funding for the delivery of short to medium term projects by the Executive Councillor for Arts, Sport and Public Places in January 2013, having been put forward by the West/Central Area Workshop in September 2012.

To alleviate problems of standing surface water (caused mostly by rainfall and a potentially high Groundwater level) on selected areas of Jesus Green, a drainage solution will be investigated to take excess water from the surface of the Common in areas of high use. Part of this process will be the appointment of a geo-technical engineer to produce a report on site conditions and potential drainage options. This feasibility study will enable Officers to

appoint a specialist design and build contractor to implement the most suitable scheme. A variety of different solutions may be required to find the most suitable means of alleviating the problems caused by standing surface water.

This main aim is to free up Jesus Green for longer periods of time and increase the range of activities and the period available for a range of activities such as informal games, events, picnics and opportunities for exercise.

Jesus Green has also been suggested as a location for more formalised recreation in the long term, in association with a scheme to replace Rouse Ball Pavilion, also identified as a longer term strategic priority for city wide developer contributions.



Image 1

Image 1 shows the area of Jesus Green subject to this scheme. (image 3).



Image 2

Image 2 highlights the drainage problem at Jesus Green. The Council will explore various design solutions with contractors prior to selecting the favoured method.



Image 3

Image 4 shows the annual beer festival footprint and location



Image 4

'Stitching in' of the grassland may still be required in early spring 2014 to fully restore the grassland – depending on weather and flood conditions over the winter period.

2.2 Aims & objectives

To increase the area of available Open Space and therefore alleviate pressure on the other parts of the Green following wet weather

To increase the speed of surface water removal from areas of higher use

To increase the period of time recreational space is available

To increase the period of time for events on Jesus Green,

To provide a potential space for the creation of a formalised sport area.

2.3 Major issues for stakeholders & other departments

Consultation undertaken:

- Public

The audience development exercise produced for the Heritage Lottery Fund Bid in identified the benefits of using this area of Jesus Green to be used for more recreational activities. Drainage was included in the master planning undertaken on 2007, when it was developed for the 2008 bid as part of a detailed consultation process.

This HLF project was discussed at Community Services Scrutiny Committee board and a project approved. The drainage scheme has been discussed at length with Jesus Green Association through the Jesus Green working group.

Jesus Green drainage has been included on the ten prioritised projects for city wide S106 allocations, as available from Cambridge Council City website.

- Members

West and Central S106 workshop, held in October 2012. The project is included within the ten prioritised projects for city wide S106 allocations, as discussed at scrutiny panel for Community Services on the 17th January 2013.

- Other e.g. Trade Associations, National Bodies

The Cam Conservators will be consulted during the application for consent to drain to the river.

The Environment Agency will be consulted during the application for consent to drain to the river.

2.4 Summarise key risks associated with the project

That the final design solution and cost cannot yet be defined, pending the results of a feasibility study.

The scheme is yet to be approved by the Environment Agency. There is a risk that the Agency will not accept increased water discharge into the River Cam.

An approval will likely be required under section 38 of the Commons Act 2006, dependent on the nature of the final design.

Public reaction to the appearance of Jesus Green post installation of the drainage, where there will be a period of striations and freshly dug soils, prior to grass seed mixtures establishing. The period of establishment will depend on the level of rainfall and flooding over the winter period.

This scheme has been identified as a recipient of S106 developer funds in the short to medium term, and will alleviate pressures on the Council that would be caused by non-allocation of contributions.

As a publically identified project, included within the ten city wide prioritised projects, there is a public risk of 'non-delivery' on the part of the Council should this scheme not go ahead.

The risk of adverse public reaction to the inconvenience of works during implementation and the following re-establishment of grass on the Common. See image 4.

Decline of the asset value of drainage if not corrected, resulting in a loss of usable space for recreation.

Project overlap. Jesus Green is subject to several planned improvements to the playground and cyclepaths and footpaths. Works for the drainage will coordinate with these to avoid conflict.

Autumn and winter is the favoured period to undertake this work, having considered the balance of busy public use in the summer and the risks of high rainfall throughout the year. Undertaking this work at other periods of the year such as early spring introduces a new risk to the events calendar, notably the annual beer festival in May.

Event organisers will be supplied with the location of drainage highlighted to them, with an assessment undertaken to ensure that risk to long term damage to the drainage system is minimized, through the use of load bearing track ways.

2.5 Financial implications

a. Appraisal prepared on the following price base: 2013/14

b. Specific grant funding conditions are:

- See below

c. Other comments

- "This project was identified as a strategic priority for the use of city-wide developer contributions funding by the Executive Councillor for Arts, Sport and Public Places in January 2013. It is included on the Council's 2013/14 Capital Plan (ref. (PR034C - 38226)).

Officers are minded to allocate city-wide developer contributions funding for this project: £80,000 of formal open space contributions and £25,000 of informal open space contributions. Specific contributions have already assigned to the Strategic Developer Contributions in line with the Council’s agreed approach to devolved decision-making: if, in due course, it transpires that there are other specific and appropriate contributions that need to be used instead, these arrangements may be revised.

If the project appraisal is approved, it is envisaged that a contract for the works could be entered into by late Summer 2013. On this basis, this would present no issues for developer contributions expiry dates - the earliest being September 2014.

2.6 Net revenue implications (costs or savings)

Revenue	£	Comments
Maintenance		
R&R Contribution	£ 1,500	Annual contribution over 30 years for maintenance
Developer Contributions		
Energy savings	()	See below
Income / Savings	()	
Net Revenue effect	£ 1,500	Cost

Un-quantified considerations:

There is an increased capacity for revenue generation from this site, following the flood impact reduction measures.

Jesus Green is currently subject to a fortnightly cut, undertaken by the Streets and Open Spaces service delivery team. By reducing periods of standing water time grass cutting frequency will need to be increased. The Streets and Open Spaces team are able to accommodate this slight increase in cutting within their existing grass cutting programme.

2.7 VAT implications

"The VAT incurred on this project will need to be incorporated within the Council's annual Partial Exemption (PE) calculation, of around £21,000. This VAT is known as 'exempt input tax' as the Council hires this venue for various VAT exempt supplies (e.g. the hiring of land). There is a risk to the Council, dependent on other capital schemes corporately, that it's 5% de minimis limit could be exceeded. An option to mitigate this risk would be to consider 'opting to tax' this site.

However, this option is not being considered at this stage, due to the above amount being relatively immaterial in VAT terms. This Council is therefore confident that the above amount can be contained within the above PE limit. Careful monitoring by the Accountant (VAT & Treasury) is being instigated and any divergence from the planned capital expenditure will be advised to the Director of Resources for appropriate action to be taken."

2.8 Energy and Fuel Savings

(a) Is this project listed in the Carbon Management Plan?	No
	If 'No', move to Section 2.9.

(b) Estimated Annual Energy Cost Savings***

Year 1	£ 0.00
Ongoing (£ per year)	£ 0.00
Anticipated project lifetime (years)	N/A
On what basis have you specified this project lifetime?	N/A

***** This is an entirely gravity based drainage solution, with no electricity requirement for pumps or power supply**

(c) Which cost centre energy budget should these savings be retrieved from?

Cost Centre Name	Cost Centre Number	Account code	Cost Centre Manager
N/A			
N/A			

(d) Monitoring of Savings

2.9 Climate Change Impact

Positive Impact			No effect	Negative Impact		
			Nil			

2.10 Other implications

An Equality Impact Assessment (EqIA) will be prepared prior to consideration by the Environment committee. Known groups and effects at this stage are as follows:

The proposal makes a net improvement to access across Jesus Green by decreasing the period of time storm waters are able to preclude access to the green space. This will affect all users of the Common.

There will be reduced/restricted impact during the works phase. This will also affect all users of the Common for a duration of up to 8 weeks post completion, assuming that grass re-instatement of the Common is successful. Consideration will be given to users of

specific assets such as the Lido and playground, as well as general access and events provision.

2.11 Staff required to deliver the project

Service	Skills	Total Hours
<i>Streets and Open Spaces, Project Delivery and Asset team</i>	<i>Procurement Planning permission Environmental control Contract administration Project quality control</i>	<i>Approximately 150</i>

2.12 Dependency on other work or projects

It is not advised that Jesus Green footpath and cyclepath improvements commence until drainage works have been completed. Works will be programmed so as not to interfere with playground improvements on Jesus Green, also being delivered by Streets and Open Spaces this financial year, permissions allowing.

2.13 Background Papers

Scrutiny decision notice:
Options for the use of City Wide developer contributions
Community Services Scrutiny: 17th January 2013

2.14 Inspection of papers

Author's Name	David Ifould
Author's phone No.	01223 - 457591
Author's e-mail:	david.ifould@cambridge.gov.uk
Date prepared:	13 th May 2013

Capital Project Appraisal - Capital costs & funding - Profiling

Appendix A

	2013/14	2014/15	2015/16	2016/17	2017/18	Comments
	£	£	£	£	£	
Capital Costs						
Building contractor / works	92,387	4,863				retention fee @ 5% in 14/15
Purchase of vehicles, plant & equipment						
Professional / Consultants fees	3,000					
Other capital expenditure:	4,750					Officer time
Total Capital cost	100,137	4,863	0	0	0	
Capital Income / Funding						
Government Grant						
Developer Contributions	105,000					(See Appendix B)
R&R funding						
Earmarked Funds						
Existing capital programme funding						
Revenue contributions						
Total Income		0	0	0	0	
Net Capital Bid	100,137	4,863	0	0	0	Must agree to 1.2 above

Appendix B of Project Appraisal template

2.9.1.1 PROPOSED ALLOCATION OF DEVELOPER CONTRIBUTIONS

Officers are minded to allocate city-wide developer contributions funding for this project: £80,000 of formal open space contributions and £25,000 of informal open space contributions. Specific contributions have already assigned to the Strategic Developer Contributions in line with the Council’s agreed approach to devolved decision-making. : if, in due course, it transpires that there are other specific and appropriate contributions that need to be used instead, these arrangements may be revised.

Planning ref.	Development at	£
01/0502/OP		
03/0190/OP		
03/0282/OP		
01/0502/OP		
05/0993/OUT		
05/1345/FUL		

3 Specific conditions or expiry dates relating to these proposed allocations

If the project appraisal is approved, it is envisaged that a contract for the works could be entered into by late Summer 2013. On this basis, this would present no issues for developer contributions expiry dates - the earliest being September 2014.

Appendix C

Energy/ Fuel:	Energy Savings Per Year:	Details:	References:	Unit Energy Cost (£ per kWh or litre)	Estimated Annual Cost Savings (£ per year)
Electricity	n/a				
Gas	n/a				
Diesel	n/a				
Petrol	n/a				
Other (please specify)	n/a				
TOTAL ENERGY COST SAVINGS (£ per year):					

Key Assumptions:

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To Executive Councillor for Planning & Climate Change
Report Chief Executive, Director of Environment, Director of Customer
by and Community Services and Director of Resources
Relevant Scrutiny Environment 11 June 2013
Committee

2012/13 Revenue and Capital Outturn, Carry Forwards and Significant Variances

Not a Key Decision

1. Executive summary

- 1.1 This report presents a summary of the 2012/13 outturn position (actual income and expenditure) for services within the Planning & Climate Change portfolio, compared to the final budget for the year. The position for revenue and capital is reported and variances from budgets are highlighted, together with explanations. Requests to carry forward funding arising from certain budget underspends into 2013/14 are identified.
- 1.2 It should be noted that outturn reports being presented in this committee cycle reflect the reporting structures in place prior to the recent changes in Executive portfolios. In light of those changes (together with the requirement to report outturn on the basis of portfolios in place during 2012/13) members of this committee are asked to consider the proposals to carry forward budgets and make their views known to The Leader, for consideration at Strategy & Resources Scrutiny Committee prior to his recommendations to Council.

2. Recommendations

Members of the Scrutiny Committee are asked to consider and make known their views on the following proposals:

- a) To carry forward £45,850 of revenue budgets from 2012/13 into 2013/14, as detailed in Appendix C.
- b) To carry forward capital resources to fund rephased net capital spending of £160,000 from 2012/13 into 2013/14, as detailed in Appendix D.

3. Background

Revenue Outturn

- 3.1 The outturn position for the Planning & Climate Change portfolio, compared to final revenue budget, is presented in detail in Appendix A.
- 3.2 Appendix B to this report provides explanations of the main variances.
- 3.3 Appendix C sets out the final list of items, for this service portfolio, for which approval is sought to carry forward unspent budget from 2012/13 to the next financial year, 2013/14.
- 3.4 The overall revenue budget outturn position for the Planning & Climate Change portfolio is set out in the table below:

Planning & Climate Change 2012/13 Revenue Summary	£
Final Budget	1,937,030
Outturn	1,609,894
Variation – (Under)/Overspend for the year	(327,136)
Carry Forward Requests:	45,850
Net Variance	(281,286)

The variance represents 14.5% of the overall portfolio budget for 2012/13.

Capital Outturn

- 3.5 Appendix D shows the outturn position for schemes and programmes within the Planning and Climate Change portfolio, with explanations of variances.
- 3.6 An overall underspend of £162,000 has arisen. £160,000 is due to slippage and rephasing of the capital programmes is required to transfer the budget into 2013/14. A further £2,000 is in respect of net project underspends.

4. Implications

- 4.1 The net variance from final budget, after approvals to carry forward £45,850 budget from 2012/13 to the next financial year, 2013/14, would result in a reduced use of General Fund reserves of £281,286.
- 4.2 In relation to anticipated requests to carry forward revenue budgets into 2013/14 the decisions made may have a number of implications. A decision not to approve a carry forward request will impact on officers' ability to deliver the service or scheme in question and this could have staffing, equal opportunities, environmental and/or community safety implications.

5. Background papers

These background papers were used in the preparation of this report:

- Closedown Working Files 2012/13
- Directors Variance Explanations - March 2013
- Capital Monitoring Reports - March 2013
- Budgetary Control Reports to 31 March 2013

6. Appendices

- Appendix A - Revenue Budget 2012/13 - Outturn
- Appendix B - Revenue Budget 2012/13 - Major Variances from Final Revenue Budgets
- Appendix C - Revenue Budget 2012/13 - Carry Forward Requests
- Appendix D - Capital Budget 2012/13 - Outturn

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Authors' Names: Richard Wesbroom
Authors' Phone Numbers: Telephone: 01223 - 458148
Authors' Email: richard.wesbroom@cambridge.gov.uk

Planning & Climate Change / Environment Scrutiny Committee

Revenue Budget - 2012/13 Outturn

Service Grouping	Original Budget £	Final Budget £	Outturn	Variation - Final Budget & Outturn Increase / (Decrease) £	Carry Forward Requests - see Appendix C £	Net Variance £
Chief Executives - Head of Corporate Strategy						
Sustainable City	88,750	98,430	96,923	(1,507)	0	(1,507)
Sustainability Partnership Grants	9,890	9,890	9,500	(390)	0	(390)
	98,640	108,320	106,423	(1,897)	0	(1,897)
Customer & Community Services - Community Development						
Sustainable City Grants	50,000	50,000	47,937	(2,063)	0	(2,063)
	50,000	50,000	47,937	(2,063)	0	(2,063)
Environment - Parking Services						
Car Parks	(2,105,120)	(1,775,460)	(1,918,940)	(143,480)	0	(143,480)
Shopmobility	75,910	100,550	94,021	(6,529)	0	(6,529)
	(2,029,210)	(1,674,910)	(1,824,919)	(150,009)	0	(150,009)
Environment - Planning						
Recharges - Head of Planning	334,980	252,300	252,300	0	0	0
Concessionary Fares	0	0	(274)	(274)	0	(274)
Building Control Fee Earning	0	0	0	0	0	0
Building Control Other	341,390	313,810	300,222	(13,588)	0	(13,588)
City Development	1,139,410	1,096,760	1,019,085	(77,675)	0	(77,675)
Considerate Contractors Scheme	(2,930)	6,080	4,690	(1,390)	0	(1,390)
New Neighbourhoods	(62,280)	156,240	145,578	(10,662)	0	(10,662)
Right to Bid/Assets of Community Value	0	4,870	4,870	0	0	0
Planning Policy	603,970	588,710	608,267	19,557	0	19,557
Urban Design & Conservation	440,370	436,300	396,436	(39,864)	39,490	(374)
Public Transport Subsidy	118,940	118,940	114,764	(4,176)	0	(4,176)
Taxicard Service	110,090	110,090	87,485	(22,605)	0	(22,605)
Transport Initiatives for the Disabled	51,460	37,380	34,400	(2,980)	0	(2,980)
	3,075,400	3,121,480	2,967,822	(153,658)	39,490	(114,168)
Environment - Streets and Open Spaces						
Bus Shelters	40,010	40,010	36,790	(3,220)	0	(3,220)
Street Name Plates	38,140	38,140	33,320	(4,820)	0	(4,820)
Highways Schemes General	71,730	79,870	81,748	1,878	0	1,878
Walking & Cycling Strategy	11,600	11,600	4,165	(7,435)	6,360	(1,075)
Flood Risk Management	103,290	103,290	96,370	(6,920)	0	(6,920)
	264,770	272,910	252,393	(20,517)	6,360	(14,157)
Environment - Director & Business & Information Service (BIS)						
Urban Growth Project Management	59,600	59,230	60,238	1,008	0	1,008
	59,600	59,230	60,238	1,008	0	1,008
Total Net Budget	1,519,200	1,937,030	1,609,894	(327,136)	45,850	(281,286)

Planning & Climate Change / Environment Scrutiny Committee

Revenue Budget - 2012/13 Outturn

Service Grouping	Original Budget £	Final Budget £	Outturn	Variation - Final Budget & Outturn Increase / (Decrease) £	Carry Forward Requests - see Appendix C £	Net Variance £
------------------	----------------------	-------------------	---------	---	--	-------------------

Changes between original and final budgets may be made to reflect:

- portfolio and departmental restructuring
- approved budget carry forwards from the previous financial year
- technical adjustments, including changes to the capital accounting regime
- virements approved under the Council's constitution
- additional external revenue funding not originally budgeted for

and are detailed and approved:

- in the June committee cycle (outturn reporting and carry forward requests)
- in September (as part of the Medium Term Strategy (MTS))
- in the January committee cycle (as part of the budget setting report)
- and via technical adjustments/virements throughout the year

Planning & Climate Change / Environment Scrutiny Committee

Revenue Budget 2012/13 - Major Variances from Final Revenue Budgets

Service Grouping	Reason for Variance	Amount £	Contact
Car Parks	<p>Environment - Parking Services</p> <p>Underspend of £143,480 is a combination of over achievement against anticipated income and underspends within service provision of building maintenance, staffing, energy/electricity usage and credit card handling costs. This represents a variation of 8.08% compared to revised budget.</p>	(143,480)	Paul Necus
City Development	<p>Environment - Planning</p> <p>Underspend on advertising costs resulting from a reduction in the number of minor and other planning applications. Underachievement on fee income from minor and other applications, overachievement on major applications.</p>	(77,675)	Patsy Dell
Urban Design & Conservation	<p>Underspend due to delays in completion of both the Pro-Active Conservation programme and the Historic Signage Project. A request to carry forward both unspent budgets is included in Appendix C.</p>	(39,864)	Patsy Dell
Taxicard Service	<p>This is a result of reduced take up in the Taxicard service in 2012/13.</p>	(22,605)	Patsy Dell

Planning & Climate Change / Environment Scrutiny Committee

Revenue Budget 2012/13 - Carry Forward Requests

Request to Carry Forward Budgets from 2011/12 into 2012/13 and future years

Item		Final Request £	Contact
	Director of Environment		
1	Urban Design & Conservation - To complete the remaining priorities of the Pro-Active Conservation work programme as agreed at Environment Scrutiny Committee in March 2013 ref 13/26/ENV (improved use of IT for cataloguing Listed Building information and Conservation Area reviews).	24,490	Patsy Dell
2	Urban Design & Conservation - To complete the approved programme of works relating to the Historic Signage Project as agreed at Environment Scrutiny Committee in January 2013.	15,000	Patsy Dell
3	Walking & Cycling Strategy - At the Members Cycling & Pedestrian Steering Group meeting of 15 March 2013 a grant for Bikewiser CIC of £4,850 was approved, subject to the group finding suitable premises. It was agreed that the funding should be carried over into the next financial year (2013/14) in the meantime. The balance of the carry forward request (£1,510) is for the Pushchair scheme and related promotional expenditure that has been delayed until 2013/14.	6,360	Toni Ainley
	Total Carry Forward Requests for Planning & Climate Change Portfolio / Environment Scrutiny Committee	45,850	

Planning and Climate Change Portfolio / Environment Scrutiny Committee

Capital Budget 2012/13 - Outturn

Capital Ref	Description	Lead Officer	Original Budget £000	Final Budget £000	Outturn £000	Variance - Outturn compared to Final Budget £000	Re-phase Spend £000	Over / (Under) Spend £000	Variance Explanation / Comments
SC366	Green Parking Bays	S Cleary	2	0	0	0	0	0	Project complete.
SC416	Uniform e-consultee Access Module	P Boucher	8	0	0	0	0	0	Project commencement dependent upon Corporate upgrade of IDOX DMS V4. Not being released until Summer 2013.
SC417	Development of UNIFORM System	P Boucher	14	8	8	0	0	0	Funding is spread over the implementation of a number of sub modules of Uniform. Project 1 - Conditions Monitoring Module - Completed April 2013. Project 2 - Enforcement Module implementation in progress estimated completion December 2013.
SC439	LED Lighting - Grand Arcade Annex Car Park	S Cleary	0	0	(6)	(6)	0	(6)	Project complete.
SC448	Rebuild Grafton West Car Park Wall at Salmon Lane	S Cleary	0	0	2	2	0	2	Project complete.
SC449	Holy Trinity War Memorial Shelter	G Richardson	0	11	12	1	0	1	Project complete.
SC505	Land Explorer Software	G Richardson	10	0	7	7	(7)	0	Original budget largely spent in March 2013 through purchase of ESRI 3-D model data, approximately £2.7k left to purchase upgrade of data. Model will be helpful to wide variety of planning and design work.

Planning and Climate Change Portfolio / Environment Scrutiny Committee

Capital Budget 2012/13 - Outturn

Capital Ref	Description	Lead Officer	Original Budget £000	Final Budget £000	Outturn £000	Variance - Outturn compared to Final Budget £000	Re-phase Spend £000	Over / (Under) Spend £000	Variance Explanation / Comments
SC506	Replacement Grand Arcade Car Park Pay on Foot Machines	S Cleary	400	14	12	(2)	2	0	The value of this project is £400K. All monies spent to date have been on consultant costs to prepare and evaluate tender but is part of the overall project cost. The main spend for this project will be in 2013/14 with a 1 year retention fee paid in Sept 2014 (5% of overall contract fee). Procurement lead in time, product development to come onto the market and the need to manage installation to avoid Christmas peak period has meant that implementation of this project has been rephased to 2013/14.
SC510	Chip & Pin Upgrade in Car Parks	S Cleary	0	0	1	1	0	1	Project complete.
SC516	Relocation Grand Arcade Car Park Control Room	S Cleary	0	49	48	(1)	1	0	Building project completed May 2012. Retention fees overlooked during financial planning. £10k fees will be required for release in May 2013.
SC533	Improvement to St Lighting Mill Rd - Railway Bridge to Perne Road	A Preston	60	60	60	0	0	0	Project complete.
SC534	Refurbishment of Park Street Car Park	S Cleary	0	0	9	9	(9)	0	Option appraisal currently being undertaken, considering best value redevelopment for site. Exact project costs can not be determined until a final decision is made by council on the future of the car park.
SC535	Repairs to Grafton West Car Park	S Cleary	150	0	2	2	(2)	0	Architects fees paid ahead of works programmed to start in August/September 2013.
SC536	Replace obsolete Shopmobility stock	S Cleary	15	15	15	0	0	0	Project complete.
SC549	City Cycle Park	A Preston	0	15	11	(4)	4	0	Project on programme.

Planning and Climate Change Portfolio / Environment Scrutiny Committee

Capital Budget 2012/13 - Outturn

Capital Ref	Description	Lead Officer	Original Budget £000	Final Budget £000	Outturn £000	Variance - Outturn compared to Final Budget £000	Re-phase Spend £000	Over / (Under) Spend £000	Variance Explanation / Comments
SC570	Essential Structural/Holding repairs Park Street multi-storey Car Park	S Cleary	0	0	1	1	(1)	0	Architects fees paid ahead of programme of repairs expected to start in August 2013.
Total Projects			659	172	182	10	(12)	(2)	
PR014	Environmental Safety Fund	D Foley-Norman	11	0	0	0	0	0	Officers to determine potential schemes for allocation.
PR019	Car Parks Infrastructure and Equipment Replacement Programme	S Cleary	995	0	0	0	0	0	Budget removed from the Capital Plan. Future capital schemes to be brought forward on an individual project basis.
Total Programmes			1,006	0	0	0	0	0	
PV007	Cycleways	A Preston	338	88	16	(72)	72	0	The Downhams Lane project rights of way agreement now signed. Construction due to start in July 2013. Perne Rd/Radegund Rd Scheme now a £413k scheme with additional £240k externally secured from the DFT/Times cycling budget. Two new projects now being worked on for implementation in 2013/14.
PV018	Bus Shelters	A Preston	207	75	17	(58)	58	0	The bus shelter manufacturers lead in times would have pushed the majority of spend planned for this financial year into next. In addition, the client has changed their requirements therefore resulting in a test of the market for procurement purposes. This process has brought further delay to the project. The results from testing the market will be determined by the end of April 2013.

Planning and Climate Change Portfolio / Environment Scrutiny Committee

Capital Budget 2012/13 - Outturn

Capital Ref	Description	Lead Officer	Original Budget £000	Final Budget £000	Outturn £000	Variance - Outturn compared to Final Budget £000	Re-phase Spend £000	Over / (Under) Spend £000	Variance Explanation / Comments
PV033B	Street Lighting	A Preston	40	0	0	0	0	0	This is dependent on the County Council's programme for street lighting, which is not known at this point.
PV532	Cambridge City 20mph Zones Project	P Dell	200	50	8	(42)	42	0	This scheme is in its early days. Cost to date is for ATC surveys. More costs will follow from April 2013 onwards.
Total Provisions			785	213	41	(172)	172	0	
Total for Planning and Climate Change			2,450	385	223	(162)	160	(2)	

Changes between original and final budgets may be made to reflect:

- rephased capital spend from the previous financial year
- rephased capital spend into future financial periods
- approval of new capital programmes and projects

and are detailed and approved:

- in the June committee cycle (outturn reporting and carry forward requests)
- in September (as part of the Medium Term Strategy (MTS))
- in the January committee cycle (as part of the budget setting report)

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To: Executive Councillor for Planning and Climate Change: Councillor Tim Ward
Report by: David Kidston, Strategy and Partnerships Manager
Relevant scrutiny committee: Environment 11/6/2013 Scrutiny Committee
Wards affected: All Wards

ANNUAL CLIMATE CHANGE STRATEGY, CARBON MANAGEMENT PLAN AND CLIMATE CHANGE FUND STATUS REPORT
Not a Key Decision

1. Executive summary

- 1.1 This report provides an update on progress during 2012/13 on actions to deliver the three strategic objectives of the City Council's current Climate Change Strategy, which covers a five year period from 2012-2016. As part of this, the report includes an update on progress in implementing the Council's Carbon Management Plan 2011-2016. The Plan sits under the Strategy and plays a key role in achieving its first strategic objective, which is to reduce carbon emissions from the City Council's estate and operations.
- 1.2 The report also provides an update on the current position of the Climate Change Fund, which provides support to projects that help to reduce the Council's own carbon emissions and/or manage climate change risks to Council staff and property.

2. Recommendations

The Executive Councillor is recommended to:

- a) Note the progress achieved during 2012/13 in implementing the Climate Change Strategy and the Carbon Management Plan.
- b) Note the Climate Change Fund Status Report.

3. Background

3.1 At Environment Scrutiny Committee on 9 October 2012, the Executive Councillor for Planning and Climate Change approved a revised Climate Change Strategy and Action Plan, following a 10 week public consultation period. The Strategy sets the framework for the City Council's action to address the causes and consequences of climate change between 2012/13 and 2015/16. It has three strategic objectives, which are:

1. To reduce carbon emissions from the Council's estate and operations and manage the risks to its staff and property;
2. To set high standards and assist residents, businesses and organisations to reduce their carbon emissions and manage climate risks;
3. To work in partnership with other organisations to address the causes and effects of climate change.

3.2 As part of the performance management arrangements for the Climate Change Strategy, it was agreed that officers would provide an annual update on progress in delivering the Climate Change Strategy Action Plan to the Executive Councillor for Planning and Climate Change at Environment Scrutiny Committee. This report provides details of progress on some of the key actions during the first year of the Strategy. A full list of progress towards all the 44 actions in the Action Plan is available on request.

4.0 Progress in delivering the key actions during 2012/13

Objective 1 - To reduce carbon emissions from the Council's estate and operations and manage the risks to its staff and property

4.1 Objective 1 will be delivered primarily through the Council's Carbon Management Plan for 2011-2016, which was approved at Environment Scrutiny Committee by the Executive Councillor for Planning and Climate Change on 26 June 2012. The Carbon Management Plan sets out 64 carbon reduction projects targeted at the areas of the Council's activity which contribute most to our carbon emissions (e.g. swimming pools, car parks, vehicle fleet, offices and sheltered and temporary housing). This is the first time that progress in delivering the Carbon Management Plan has been reported to the Committee, so this report provides details of projects delivered in both 2011/12 and 2012/13.

- 4.2 Wherever possible we have sought in this report to quantify the impact of individual projects included in the Carbon Management Plan on the Council's finances and its carbon emissions. It is anticipated that these projects will reduce the Council's energy and fuel usage, which will lead to reductions in the Council's carbon emissions. By reducing energy and fuel usage at key sites, the projects will also lead to reductions in what the Council would otherwise have spent on energy and fuel costs at these sites. However, it should be noted that the actual amount that the Council spends on energy and fuel at these sites may also be influenced by other factors, such as any changes in usage of buildings, changes to service levels, unseasonal variations in weather or increases in energy costs beyond those already budgeted for. For this reason, this report provides figures on 'project cost avoidance' rather than financial savings.
- 4.3 It should also be noted that some of the project cost avoidance figures and carbon saving figures provided are estimates, because it is too soon to fully determine the performance of some of the projects that were implemented in 2012/13.
- 4.4 A total of 22 projects have been delivered to date: nine in 2011/12; 12 in 2012/13; and one in 2013/14. Full details of projects implemented in 2011/12 and 2012/13 are provided at Appendix A. The key Carbon Management Plan projects delivered to date include:
- Installation of a range of energy efficiency improvements at Parkside Pools, Abbey Pool, Jesus Green Lido and Kings Hedges Learner Pool. The measures installed have included: LED lighting, pool covers, Building Energy Management Systems¹ and Variable Speed Drives². It is estimated that these measures will deliver total annual carbon savings of 394 tC20e and project cost avoidance of £63,420.
 - Installation of a solar thermal system at Abbey Pool, which will use an array of photovoltaic (PV) panels installed on the roof of the pools to capture solar energy and provide a renewable source of

¹ Building Energy Management Systems (BEMS) control and monitor a building's mechanical and electrical equipment, such as ventilation, lighting, power systems, fire systems, and security systems.

² Variable speed drives (VSD) regulate the speed and rotational force of electric motors at the pools in response to changing levels of demand for energy from water and air pumps at the pools.

hot water for the pool. It is estimated that the system will achieve annual carbon savings of 15.6 tC20e and project cost avoidance of £10,900.

- Replacement of existing lighting in the Grand Arcade Annex car park and the Corn Exchange house lighting with more energy efficient LED lighting. It is estimated that these improvements will deliver total annual carbon savings of 153 tC20e and project cost avoidance of £19,900.
- Installation of a solar PV system and a range of energy efficiency measures, including internal wall insulation, heating upgrades and LED lighting, as part of the wider refurbishment of the Brandon Court sheltered housing scheme. A further solar PV system has also been installed at New Street hostel. It is estimated that these improvements will deliver total annual carbon savings of 56 tC20e and project cost avoidance of £13,900.
- Installation of a heat recovery system at the crematorium. It is estimated that this system will achieve total annual carbon savings of 22 tC20e and project cost avoidance of £2,600.
- Installation of more efficient boilers at Llandaff Chambers and Mill Road Depot and associated improvements to start controls and pipework. It is estimated that this will deliver achieve total annual carbon savings of 63 tC20e and project cost avoidance of £10,100.

4.5 The total cost of projects implemented during 2011/12 and 2012/13 was £1,126,000, which is lower than the amount we expected to spend during this period (£1,321,000) when the Carbon Management Plan was published in June 2012. The main reasons for this difference are:

- As projects have been refined and moved forward into implementation, and suppliers' quotes have been obtained, their costs have varied from our original estimates, in some cases considerably. For example, we originally expected the LED lighting upgrade in the Grand Arcade Annex car park (which was fully funded by the Climate Change Fund) to cost in the region of £120,500; in practice, the project cost £94,100. This partly reflects the rate at which LED products are developing and becoming more cost effective.
- Eight of the projects proposed for implementation in 2012/13 were not completed. Some of these projects have been rephased and

will be completed in later years of the Plan, but others will not be taken forward as further investigation into their feasibility revealed that there was not a viable business case. For example, there were a number of changes to the proposed roll-out of voltage optimisation (VO) technology across the Council estate. The installation at Mandela House was delayed due to the need to avoid disruption to the site during essential upgrades to the Revenue and Benefits IT system necessitated by the Welfare Reforms, but was completed on 13 April 2013. The proposed installation at Mill Road Depot did not proceed because further site surveys showed that the technology was not appropriate for the site and did not present a strong business case. The proposed installations at Parkside Pools and Queen Anne Terrace car park have been placed on hold until the outcome of both the award of the new leisure management contract and the possible refurbishment of the car park.

- 4.6 It is estimated that the projects delivered in 2011/12 and 2012/13 will have reduced the Council's energy expenditure by around £123,800 per year; and achieved on-going carbon savings of around 713 tonnes of CO₂ equivalent (tCO₂e) per year.
- 4.7 When the Carbon Management Plan was published, it was estimated that the projects delivered in 2011/12 and 2012/13 would deliver a total energy cost reduction of £198,000 annually and total carbon savings of 1,033 tCO₂e per year. The main reasons for the difference in projected and actual reductions are:
- The rescheduling of some projects and the decision not to proceed with some others, as outlined at 4.5, has contributed to the savings achieved being lower than originally forecast.
 - Some of the project cost avoidance and carbon savings figures presented in the Carbon Management Plan were estimates, developed with the aid of quantification tools and industry-average guides provided by the Carbon Trust. The data available for some projects that have been implemented suggests that, due to a variety of site-specific factors, the performance of some projects has differed from the original estimates.
 - When developing the Carbon Management Plan, it was anticipated that the route optimisation project would considerably reduce the mileage of the Council's fleet, leading to significant fuel cost and carbon savings. Although the project was implemented

successfully, the demand for the Council's waste collection service has substantially increased as new housing developments have completed, which will have an impact on the original savings projections for this project.

Improvements to Energy Monitoring and Baseline Measurement

- 4.8 As previously reported to Environment Scrutiny Committee, the City Council discovered in 2012 that it cannot be completely confident in the accuracy of its total energy usage figures, and therefore its total greenhouse gas emissions, because it is currently reliant on the data provided by our energy suppliers for some sites. Our energy suppliers take meter readings at these sites, but the frequency with which they do this varies greatly from site to site and rarely provides data for a complete financial year. As a result, for many of these sites we are currently reliant, at least in part, upon estimated energy usage data.
- 4.9 During 2012/13, we have taken steps to ensure that we have accurate data for all City Council sites included in the baseline for the Carbon Management Plan. The Council has invested in the installation of Automatic Meter Readers (AMRs) at all major sites that did not previously have them. AMRs will remove the need for estimated billing by automatically and remotely reading meters and helping to record meter readings. This will provide more reliable data on our energy usage at all sites, but it will also enable us to identify any patterns or trends in energy usage at particular sites and help highlight opportunities for future carbon reduction measures.
- 4.10 While AMRs will considerably improve the accuracy of our energy usage data, they are not failsafe. As an additional measure to increase our confidence in the accuracy of our energy usage figures, officers will also be taking annual visual meter readings at all sites. We have assigned responsibility for reading each meter to a specific officer and provided them with training to ensure that they are able to read the meters correctly. Meter readings have been taken for all sites in March 2013 and will be taken again in March 2014, which will provide us for the first time with data on our actual energy usage for a full financial year (2013/14).

4.11 The original Carbon Management Plan set a working target to reduce the Council's carbon emissions by 20% between 2010/11 and 2015/16. However, for the reasons outlined above, we recognise that we do not currently have reliable energy usage data for all our sites for the baseline year of 2010/11, so it is not possible to measure performance against this target. In April 2014 we will identify a new baseline for 2013/14 based on the reliable data gathered over the preceding 12 months. We will also set a new target for reducing the Council's emissions from this point, to be measured against the 2013/14 baseline figure.

Climate Change Fund status

4.12 The City Council's Climate Change Fund was established in 2008 to help deliver schemes or activities that would contribute to the achievement of its corporate climate change objectives, through both carbon reduction and climate change risk management. Since 2009, an annual status report on the Climate Change fund has been presented to Environment Scrutiny Committee, with the exception of 2011 when Strategy and Resources Scrutiny Committee received the report due to a change of Executive Councillor and Portfolio.

4.13 To date, a total of £813,820 has been invested in the Climate Change Fund. An initial investment into the Fund of £250,000 was agreed in 2008. A further £250,000 was approved as part of the November 2010 Medium Term Strategy (MTS) and £184,770 was approved by Council on 7th April 2011. Council then approved an additional £129,050 on 23rd February 2012.

4.14 A full break down of all expenditure from the Fund is provided in Appendix B. This shows that, to date, a total of 26 projects have been supported by the Fund, representing a total investment of £422,808. Since 2011/12, the Fund has primarily been used to support the delivery of projects through the Carbon Management Plan. 9 of the 11 projects funded since 2011/12 were included in the Plan. These projects account for a total of £265,716 expenditure from the Fund. Two additional projects (the Tree Canopy study and the LED audit of multi-story car parks) have been supported since 2011/12 at a total cost of £21,500 because they met the wider criteria of the fund.

4.15 The current remaining balance of the Fund is £391,012. No additional provision was made in the Council's 2013/14 because this existing balance is sufficient to meet the majority of projected future expenditure associated with the Carbon Management Plan. The projects currently identified for delivery during 2013/14 will require total funding from the Climate Change Fund of £166,170. The projects currently scheduled for delivery in 2014/15 and 2015/16 are provisionally expected to require a total contribution of £278,000.

Objective 2 - To set high standards and assist residents, businesses and organisations to reduce their carbon emissions and manage climate risks

4.16 Objective 2 of the Climate Change Strategy will be achieved by putting climate change at the heart of services such as Planning (not least through the development of the Council's new Local Plan), Refuse and Environment, and Estates and Facilities.

4.17 Significant progress has been made during 2012/13 in developing the Cambridge Local Plan, which will set high sustainability standards for new developments. A range of options for policies on sustainability standards were developed and presented in an Issues and Options report, which was the subject of two public consultations in June-July 2012 and January-February 2013. The draft Local Plan, which addresses climate change and managing resources in section four of the document, will be scrutinised at Development Plan Scrutiny Sub-Committee on 29 May 2013; at Environment Scrutiny Committee on 11 June 2013 and at Full Council on 27 June 2013. Subsequently, public consultation on the draft Local Plan is programmed to take place between 19 July and 30 September 2013.

4.18 The draft Local Plan includes a range of policies to minimise the impact of future development in the City on climate change, including:

- Action 15a): Requiring a minimum of Code for Sustainable Homes Level 4 for all new residential development, with on-site levels of carbon reduction of 44% from 2014, and zero carbon development from 2016.

- Action 15a): Requiring a minimum of BREEAM³ 'very good' certification for non-residential development from 2014, rising to BREEAM 'excellent' from 2016. On-site levels of carbon reduction will be set in line with future changes to Building Regulations.
- Action 15 b): Requiring all new developments to be designed to: optimise the reduction of construction waste through design; maximise the reuse and recycling of materials at all stages of a developments life cycle; and provide well designed, integrated recycling and waste facilities for future occupants.
- Action 15d): Requiring Code for Sustainable Homes Level 5/6 for water consumption in new homes (equivalent to 80 litres/head/day compared to an average current potable water consumption in Cambridge of 150 litres/head/day). For non-residential development, maximum BREEAM credits for reducing water consumption will be required.
- Action 24: Requiring climate change adaptation measures to be integrated into the design of new developments. The precise measures to be implemented will vary from development to development, taking account of the context of each specific proposal, but a list of example measures will be provided in the Local Plan.

4.19 The City Council has also assisted residents to reduce their carbon emissions through a range of measures in 2012/13 to improve the energy efficiency of existing homes in the City, including:

- Action 9 b): Spending over £1.45 million on improving the energy efficiency of Council homes, through: replacing 490 older boilers with more energy efficient condensing boilers; installing 100 loft and cavity wall insulation measures; installing external insulation to 42 flats at Davy Road; and installing energy efficiency measures as part of wider housing maintenance work.
- Action 11 b) and c): Providing support to homeowners to improve the insulation of their properties. The Heatseekers thermal-imaging project identified properties in the City which would benefit from improved insulation. It led to the installation of 673 insulation measures under the national CERT scheme, which will deliver an estimated annual reduction in carbon

³ BREEAM is an internationally recognised assessment method for sustainable building design, construction and operation

emissions of 445 tonnes. The Cambridge Home Insulation Scheme provided grant funding towards the cost of a further 674 loft and cavity wall insulation measures in 519 properties across the City.

- Action 11 d): Providing grant funding to landlords applying to the landlord accreditation scheme to improve the energy efficiency of 27 privately-rented homes.

4.20 The Council has also assisted residents to reduce their carbon emissions through its recycling and waste collection services during 2012/13:

- Action 12 b) Promoting use of a new commingled recycling service to businesses, which has resulted in an increase in recycling of commercial waste collected by the Council from 21% in 2011/12 to 29% in 2012/13.
- Action 12b): Raising awareness of recycling through using volunteers from the Recycling Champions scheme to carry out door-knocking exercises in blocks of flats. They have also attended local events to provide information and communicate with residents about any barriers they may have to recycling.
- Action 14: Increasing the types of material that can be recycled. Plastic pots, tubs and trays were added to the blue bin recycling scheme in August 2012 and new electrical and electronic equipment banks have been provided at 5 bring bank sites across the city. The Council intends to further increase the materials that can be recycled when the contract for sorting recyclables is renewed in 2014.

Objective 3 - To work in partnership with other organisations to address the causes and effects of climate change

4.21 Objective 3 of the Climate Change Strategy will be achieved by continuing to play a leading role in partnerships with neighbouring local authorities, the city's universities, and the voluntary, community and business sectors.

4.22 The City Council continues to work closely with partners, particularly with the County Council in their role as Highways Authority, to help promote access to sustainable modes of travel and reduce transport-related emissions. A significant proportion of

the City's population already cycle regularly, with the 2011 Census data confirming that over 30% of residents in the city cycle to work, the highest proportion in the UK. However, Cambridge is a small, compact city, which suffers from congestion on most major radial roads at peak times. Increased growth in the area over the next few years will place additional pressure on these roads. It is therefore imperative that the City Council continues to promote a reduction in single car trips and a shift to more sustainable forms of transport, including walking, cycling and public transport. Key actions in the past year have included:

- Action 19: Developing draft Local Plan policies which will minimise traffic generation and promote sustainable transport, including:
 - Ensuring that major development on the edge of the city and in the urban extensions are accessible to Cambridge City Centre and major centres of employment by public transport, cycling or walking.
 - Safeguarding land for new public transport infrastructure, such as bus lanes, interchange facilities and junction improvements.
 - Safeguarding existing cycling and walking routes, identifying new cycle routes on land outside the public highway, and requiring developers to fund high-quality cycle paths.
 - Setting minimum standards for numbers of cycle parking spaces to be provided in all new developments.
 - Ensuring that new roads make provision for the needs of pedestrians, cyclists and public transport users, including safety measures.
- Action 20: Progressing a £267,000 programme of improvements to bus shelters across the city, including the installation of shelters at 12 new sites and the replacement of 60% of existing shelters by autumn 2013.
- Action 37: Progressing a joint programme of improvements to existing highways for cyclists with Cambridgeshire County Council, including the Downham's Lane adoption and improvement scheme and changes to the Perne

Road/Radegund Road roundabout to reduce vehicle speeds and increase cycle safety.

- Contributing funding to the Cambridgeshire Travel for Work Partnership, which works with employers to develop workplace travel and implement measures to reduce drive alone commuting and business travel. The Partnership works with businesses in the City which have a total of 38,000 employees. These businesses implemented measures that reduced carbon emissions from 10.4kg per commuter in 2010/11 to 8.86kg in 11/12.

4.23 Over the past year the City Council has worked in partnership with a range of partners, including the private sector, the University of Cambridge, Anglia Ruskin University, Cambridgeshire County Council and neighbouring district Councils, to progress a number of major long-term schemes which will help reduce the impact of climate change. These include:

- Action 11 d): Progressing the development of a local Green Deal offer, which will maximise opportunities for Cambridge residents to benefit from this national energy efficiency scheme. A Memorandum of Understanding for a Cambridgeshire Green Deal Partnership has been agreed with Cambridgeshire County Council and neighbouring district councils. 75 free Green Deal assessments will be piloted to Cambridge residents and the Partnership is currently undertaking a procurement process to appoint a common Green Deal Provider from autumn 2013.
- Action 29: Carrying out technical feasibility work and an initial economic analysis for the development of a District Heating Scheme focussing on the city centre. The next stages of the project will include the development of a detailed business case and the appointment of a Project Manager. The new Local Plan will also contain a policy requiring development within a Strategic District Heating Zone to connect to district heating where this is available.
- Action 30: Entering into a formal partnership with other local authorities in Cambridgeshire and Peterborough to gain access to technical assistance through the EU Mobilising Local Energy Initiative (MLEI) programme. The authorities will work together to develop low carbon renewable energy and energy efficiency

schemes and develop a low carbon investment fund and delivery vehicle.

4.24 The City Council has worked closely with local voluntary and community groups during 2012/13 and helped build their capacity to undertake activities to address climate change, including through:

- Action 12 a): Providing presentations and marketing support for a number of climate-change related community projects and events, including Cambridge Carbon Footprint's 'Trumpington Warm Homes' and 'Open Eco Homes' projects, and the Home Energy Fair organised by Transitions Cambridge.
- Action 27: Providing a total of almost £48,000 in grants to 17 local environmental groups as part of the annual Sustainable City Grants programme. A total of 21 projects were supported which tackled issues such as home energy efficiency, sustainable food and farming, cycling promotion and recycling. The Council also awarded £10,000 in cycling and walking promotion grants to local groups.

5.0. Implications

(a) Financial Implications

Funding for projects included in the Carbon Management Plan (which is the primary vehicle for delivering Objective 1 of the Strategy) will come from a number of different funding sources, including the Climate Change Fund and existing General Fund or Housing Revenue Account (HRA) budgets for delivering services.

The actions contained in the Climate Change Strategy Action Plan under Objectives 2 and 3 will be funded through:

- Existing budgets for delivering key services, particularly for projects or actions that will deliver climate change benefits as part of wider planned developments or improvements to key services. These fall within the General Fund or the HRA depending on the services involved.
- Government and other external funding sources for climate change initiatives.

(b) Staffing Implications (if not covered in Consultations Section)

Lead officers have been identified for projects in the Climate Change Strategy Action Plan and Carbon Management Plan who have the capacity to deliver the projects within the stated timescales. The Climate Change Officer will manage and co-ordinate the overall delivery of the Carbon Management Plan, with support from the Carbon Management Team, which is a corporate group that includes many of the lead officers. The Environmental Strategy Group (ESG), which is chaired by the Chief Executive and relevant Heads of Service, will provide strategic direction for the delivery of the Climate Change Strategy Action Plan and the Carbon Management Plan.

(c) Equal Opportunities Implications

An Equalities Impact Assessment (EqIA) of the aims and objectives was carried out when the Climate Change Strategy and the Carbon Management Plan were developed. This did not identify any specific negative impacts, but the needs of different protected characteristics will need to be considered when implementing the range of actions contained in the two documents. This is to ensure that the strategy is implemented effectively and that all people are able to benefit from the work being undertaken. Consequently further Equality Impact Assessments may be undertaken for individual projects. For example, an EQIA has recently been carried out for the developing Local Plan.

The original EqIA can be accessed on the City Council's website at:

<http://www.cambridge.gov.uk/ccm/content/council-and-democracy/how-the-council-works/council-policies-and-plans/equality-and-diversity/equality-impact-assessments.en>

(d) Environmental Implications

The Climate Change Strategy and Action Plan and the Carbon Management Plan will have a high impact on the environment by setting out a planned approach to: reducing the Council's carbon emissions; setting high standards for residents, businesses and organisations to reduce their carbon emissions and manage climate risks; and working in partnership with, influencing and learning from other organisations to address the causes and effects of climate change.

(e) Procurement

The Climate Change Strategy Action Plan includes two actions relating to procurement. The first focuses on improving the Council's contract management processes to ensure that contractors deliver the sustainability requirements of contracts. The second relates to exploring with partner organisations the potential for procuring a joint energy contract with associated sustainability criteria.

(f) Consultation and communication

Public consultation was carried out on a draft of version of the Climate Change Strategy and Action Plan for 10 weeks, starting on 5 July 2012 and finishing on 5 September 2012. The consultation was promoted through a variety of methods, including: promotion on the consultation pages of the Council's website and the Council's Twitter feed; distribution to local residents associations; and meetings with key local partners, including Transitions Cambridge, Cambridge Carbon Footprint, Addenbrooke's Hospital, and the University of Cambridge. The views expressed by respondents to the consultation were taken into consideration in developing the final strategy and were presented to the Executive Councillor and members of the Environment Scrutiny Committee before the Strategy was approved.

(g) Community Safety

The Strategy and Action Plan have minimal impact on Community Safety.

6. Background papers

These background papers were used in the preparation of this report:

- Cambridge City Council Climate Change Strategy and Action Plan
- Cambridge City Council Carbon Management Plan

Both documents can be viewed on the Council's website at:

<https://www.cambridge.gov.uk/climate-change>

7. Appendices

Appendix A – Details of Carbon Management Plan projects implemented during 2011/12 and 2012/13

Appendix B – Climate Change Fund Annual Status Report

8. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name:	David Kidston
Author's Phone Number:	01223 - 457043
Author's Email:	david.kidston@cambridge.gov.uk

APPENDIX A: DETAILS OF CARBON MANAGEMENT PLAN PROJECTS IMPLEMENTED DURING 2011/12 AND 2012/13

Ref	Project	Lead Officer	Total Implementation Cost	Annual Carbon Savings - tCO2e	Annual Project Cost Avoidance - £ (Gross)
2011/12					
1	Community Centre Energy Efficiency Improvements	Jackie Hanson	£9,800	7	£1,100
2	Pools Energy Efficiency Improvements - Parkside Pools changing areas	Ian Ross	£40,000	40	£10,300
3	Grand Arcade Annex Car Park LED Lights	Sean Cleary	£94,100	121	£15,400
4	Brandon Court Energy Efficiency Measures	Will Barfield	£440,000	42	£6,500
5	Brandon Court - PV cells	Will Barfield	£130,000	12	£5,800
7	Crematorium Heat Recovery Project	Paul Necus	£23,145	22	£2,600
8	Install electric bin lift on replacement refuse vehicle	Dave Cox	£5,000	3	£1,300
9	Replace boiler at Llandaff Chambers	Jim Stocker	£28,966	53	£8,600
62	Solar PV installation at New Street Hostel	Sam Griggs	£23,600	2	£1,500
2012/13					
10	Implement RHI technologies - Non-housing properties	Ian Ross	£143,833	16	£10,900

Ref	Project	Lead Officer	Total Implementation Cost	Annual Carbon Savings - tCO2e	Annual Project Cost Avoidance - £ (Gross)
12	Abbey Energy Efficiency Improvements (VSD and BeMS)	Ian Ross	£24,650	137	£20,200
13	Pools Energy Efficiency Improvements – Cherry Hinton Village Centre Changing Room Refurbishment	Ian Ross	TBC	TBC	TBC
14	Pools Energy Efficiency Improvements - Jesus Green and Kings Hedges: Phase 1	Ian Ross	£9,000	10	£1,500
15	Pool covers for Abbey and Parkside and Kings Hedges Learner Pool	Ian Ross	£23,270	70	£11,400
16	Parkside Energy Efficiency Improvements (VSD and BeMS)	Ian Ross	£42,640	136	£20,000
22	Corn Exchange - Upgrade to LED House lighting	Chris Norton	£39,652	31	£4,500
24	Mill Road Depot - upgrade to condensing boilers	Jim Stocker	£33,394	10	£1,600
25	Mill Road Depot - Heating optimum start controls	Jim Stocker			
26	Mill Road Depot - pipework inspection & insulation	Jim Stocker			
27	Route optimisation for refuse trucks (HGVs)	Chloe Hipwood	£15,000	To be confirmed	
28	Install stop/start technology on 12 replacement light commercial vehicles	Dave Cox	£0 ⁴	1	£600

⁴ The cost of these projects is shown as zero, as Stop/Start technology is now required on replacement fleet vehicles as standard and at no additional cost.

Ref	Project	Lead Officer	Total Implementation Cost	Annual Carbon Savings - tCO2e	Annual Project Cost Avoidance - £ (Gross)
		TOTAL	£1,126,050	713	£123,800

N.B. Figures shown in italics are estimates.

APPENDIX B: CLIMATE CHANGE FUND ANNUAL STATUS REPORT 2013

Position as of 10th May 2013

All Figures in £'s	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Investment into Fund	(250,000)		(250,000)	(184,770)	(129,050)	
Cumulative funding available by year	(250,000)	(243,900)	(457,465)	(567,915)	(525,319)	(409,749)
Project Expenditure to date:						
Pilot of Electric Bin Lifts	2,100					
Chesterton Road Toilet Modernisation	900					
Corn Exchange Christmas Lighting Lamps	600					
Arbury Court WC Rainwater Harvesting	2,500					
Romsey Rec Rainwater Harvesting		2,500				
Energy Audit of Pools & Leisure Centres		3,750				
Grand Arcade Annex Car Park Fan system		21,700				
Public Conveniences & Park St Car Park Energy Survey		2,730				
Watercourses Flood Risk Survey			4,510			
Community Centres Energy Audits		2,995				
Corn Exchange LED lighting		2,760				
Mill Road water efficiency (1)			36,000			
Mill Road water efficiency (2)			11,700			
Replacement boiler - Barnwell House			3,150			
Guildhall Voltage optimisation			17,960			
Market Stall LED Lighting			1,000			
Tree Canopy Study				10,870	4,130	
LED Lighting at the Grand Arcade				100,000	(5,900)	

All Figures in £'s	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Annex Car Park						
Community Centres energy efficiency measures				9,800		
Heat recovery at the Crematorium				11,600		
Water and energy saving measures in changing rooms at Parkside Pool				35,000		
LED audit of multi-storey car parks				5,420	1,080	
Refund from PowerPerfector - Voltage Optimisation Target Failure Payout				(1,044)		
Variable Speed Drives (VSD) and BMS at Parkside Pool.					42,640	
Variable Speed Drives (VSD) and BMS at Abbey Pool.					24,650	
Corn Exchange LED House Lights					25,700	
Pool Covers for Abbey, Parkside Pools and Kings Hedges Learner Pool					23,270	
Voltage Optimisation Roll Out: Mandela House						18,737
Total spend by year (net any refunds)	6,100	36,435	74,320	171,646	115,570	18,737
Cumulative spend to date	6,100	42,535	116,855	288,501	404,071	422,808
Balance remaining (carried forward)	(243,900)	(207,465)	(383,145)	(396,269)	(409,749)	(391,012)

N.B. Those projects shown in highlighted cells are projects that are included in the Council's Carbon Management Plan 2011-2016.

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To: Executive Councillor for Planning and Climate
Change: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny Environment
committee: Scrutiny 11/6/13
Committee
Wards affected: All

CONSIDERATION OF THE USE OF ARTICLE 4 DIRECTIONS Non-Key Decision

1. Executive summary

- 1.1 The matter of how to protect significant uses and buildings/areas in the City has recently been raised by several issues: the protection of public houses from demolition or change of use; recommendations arising from appraisals of conservation area which point out incremental harm; and a request from the Accordia Community Residents Association (ACRA) for measures to more closely control changes to the external appearance of dwellings at Accordia via an Article 4 Direction.
- 1.2 The Council has the option to use Article 4 Directions - a tool available to Local Planning Authorities in responding to the particular needs of their area. An Article 4 Direction withdraws certain Permitted Development rights and the effect is to require a planning application for development that would not otherwise need one. This report assesses the potential use of Article 4 Directions as it applies to public houses; to conservation areas; to Accordia; and more generally, to Buildings of Local Interest.
- 1.3 Options include no use at all of the power to make Article 4 Directions; its limited use; or comprehensive use. Comprehensive on a city wide basis would not be justified as there are differences across conservation areas. No use of Directions at all would be to ignore that extra protection would benefit some areas/buildings. The report concludes that limited use of Article 4 Directions should be made in the interests of protecting the historic environment.

2. Recommendations

- 2.1 The Executive Councillor is recommended:
- a) to require that the scheme of delegation allows for making Article 4 Directions (in consultation with the executive Councillor for Planning & Climate Change, ESC chair and spokes) in respect of public houses and BLI's (Local Heritage Assets) where evidence suggests significant harm is possible through the exercise of permitted development rights.
 - b) that the City Council Conservation team's Pro-active Conservation programme include a phased programme (one per year starting post 2013/14) of introducing focussed Article 4 Directions for certain Conservation Areas where already adopted appraisals have evidenced harm to these areas character or appearance.
 - c) to consider whether an Article 4 Direction should be made affecting the Accordia estate in the light of the extent of evident need and harm; and the range of works to be covered by any Direction.

3. Background

- 3.1 Many changes to buildings and changes of use of land or buildings can be made without express planning permission as "permitted development". Where local circumstances justify it, a Local Planning Authority may withdraw particular permitted development rights by issuing an Article 4 Direction. This would mean that a planning application is needed for development which normally does not need one, and thus the Local Planning Authority gains the ability to consider whether to approve the development concerned.
- Responsibility for making an article 4 Direction is a decision for the Executive Councillor for Planning and Climate Change - there is currently no delegation to officer level.

Government guidance given in the *National Planning Policy Framework* directs that there must be a clear justification for removing national permitted development rights:

200. The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities). Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

Additionally, government guidance states that provided there is justification for both its purpose and extent, an Article 4 Direction may be made covering:

Any geographic area from a specific site to a local authority wide;

Permitted development rights related to operational development or change in the use of land;

Permitted development rights with temporary or permanent effect.

An Article 4 Direction may cover several classes of permitted development or be focused down to a particular class, or a particular operation within any class. It may cover a whole (eg conservation) area or any specified part of one. In other words, a Direction can be closely tailored to a given aim.

3.2 DCLG guidance (Replacement Appendix D to Circular 9/95 (June 2012)) states:

“Local planning authorities should consider making article 4 directions only in those exceptional circumstances where evidence suggests that the exercise of permitted development rights would harm local amenity or the proper planning of the area.

In deciding whether an article 4 direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address.

In deciding whether an article 4 direction might be appropriate, local planning authorities may want to consider whether the exercise of permitted development rights would:

- Undermine the visual amenity of the area or damage the historic environment;
- Undermine local objectives to create or maintain mixed communities;..... “

3.4 Whereas before April 2010 the Secretary of State had to confirm certain article 4 directions, it is now for local planning authorities to confirm all article 4 directions (except those made by the Secretary of State) in the light of local consultation.

- 3.5 The withdrawal of development rights does not necessarily mean that planning consent would not be granted. It merely means that an application has to be submitted, so that the planning authority can examine the proposed plans in detail.
- 3.6 Buildings of Local Interest/Local Heritage Assets.
Demolition of a building that is not a dwelling house now also falls within the definition of “development” as a result of the recent SAVE/Mitchell’s Brewery case. Article 4 Directions may therefore be used to require planning permission for the demolition of a non-designated heritage asset (such as a Building of Local Interest) where the building/asset is *outside* a conservation area, by removing the demolition rights under part 31 of the Order. This is a tool that gives greater “teeth” to Local Plan policy on BLIs and may strengthen the Councils protection of these heritage assets (eg buildings such as Meadowcroft, Trumpington Road (demolished c. 2004); Milton Road Junior School (demolished 2007); and Romsey Junior School (demolished c.2005). It is open to the Council to use this option where it considers the guidelines above are met in relation to a BLI building or buildings. A Direction may also be made that applies to significant alterations to such a building rather than to demolition.
- 3.7 Public houses** in Cambridge were recently considered via the Cambridge Pubs Study and policy set out in an Interim Planning Policy Guidance (IPPG). A list of pub sites to which the IPPG relates, includes some 21 non-city centre pubs (one of which is a BLI) in the IPPG list that are not subject to existing controls on demolition applying to Listed Buildings or in Conservation Areas. Even if (notwithstanding further examination) only the one BLI merited protection on historic/architectural grounds, the others might be considered in relation to the “create or maintain mixed communities” criterion. Consequently, options for applying an Article 4 Direction include covering a number of buildings under one Direction or making a Direction address a particular building if/when required. Accordingly, the basis for justifying the Direction would be either general or specific.
- 3.8 CAMRA Cambridge District (letter to the Chief Planning Officer 27/2/13) is promoting the use of Article 4 Directions to protect pubs from both conversion to other uses and from demolition.

3.9 Change of use of public houses.

Planning permission is not required to convert a pub from its A4 use class to an A3 restaurant, A2 professional services office or A1 shop as this would be “permitted development”. If it was deemed desirable however, and evidence of harm existed, such changes of use could be made subject to a Planning application by the use of an Article 4 Direction.

3.10 The Cambridge Pubs Study recommended a flexible policy that allows for the change of use of public houses within the ‘A’ use class. Similarly, paragraph 4.11 of the IPPG states, “The council considers it is important to allow the flexibility for pubs to pass in and out of pub use according to market conditions....”. Also, at 4.13 the criteria within IPPG, should “allow flexibility in the re-use of pubs for alternative commercial community leisure, retail and business uses falling within ‘A’ use classes as market circumstances dictate or as a community facility”.

3.11 The Council’s position regarding change of use has been expressed by the IPPG as to resist change of use of public houses to uses outside of ‘A’ use classes or of a community facility falling within ‘D1’ use class. Such change of use is not permitted development and is subject to Local Plan policy.

3.12 Emerging Local Plan draft policy 59 on “Protection of Public Houses” seeks to retain public house sites (and those buildings of note) in a community use.

3.13 In view of the policy position established, this report does not recommend an Article 4 Direction in respect of change of use of pubs.

Conservation Areas.

3.14 Article 4 Directions are most commonly applied in conservation areas. Research into the use of Article 4 Directions in 2008/9 by the EHTF (English Historic Towns Forum), showed that 81% of Councils surveyed had Directions in place in one or more of their conservation areas.

3.15 In the historic core of Cambridge, the appearance of many houses for instance, at New Square, is generally consistent as there are a large number of Listed buildings and, many are owned by the University of Cambridge or Cambridge Colleges. There is no evident need for the additional measures to protect the appearance of buildings via an Article 4 Direction. However, in other areas there is not such unified maintenance or management of alterations and conservation area

controls alone do not prevent gradual adverse impact on the historic environment. Over several years now, recent appraisals of Cambridge conservation areas have suggested in their “issues” sections that some small-scale permitted development works are having an adverse impact and these appraisals have therefore recommended the use of Article 4 Directions. As an example, the Mill Road Area Conservation Area Appraisal approved by the Council in June 2011, states loss of original roof materials, loss of front boundaries and gardens to create car parking hardstandings, and painting of brickwork as being amongst the principal issues. It should be noted that not all the conservation areas have such problems.

3.16 Examples of the unattractive, incremental changes that can be avoided via an Article 4 Direction are shown at appendix 1.

3.17 Clearly, the conservation areas across the city bring different issues depending on the number and nature of properties they contain. A Direction for Newnham Croft for example, might apply to some 280 dwelling houses. A Direction covering the residential streets within the Mill Road Area Conservation Area may affect a larger number of dwelling houses - the Ely (East Cambs DC) example below would be a comparison.

3.18 Permitted development rights withdrawn by the Ely Article 4 Direction: (Applies to those parts of a dwelling house which “front a highway, waterway, or open space”):

- Class A The enlargement, improvement or other alteration of a dwellinghouse.
- Class C Any other alteration to the roof of a dwellinghouse.
- Class D The erection or construction of a porch outside any external door of a dwellinghouse.
- Class F(a) The provision within the curtilage of a dwellinghouse of a hard surface for the purpose incidental to the enjoyment of the dwellinghouse.

The numbers of planning applications in Ely Conservation Area arising from the Article 4 Direction made in 2009 (affecting some 630 dwellings):

2012 - 10 applications

2011 - 9 applications

2010 - 13 applications

2009 - 5 applications

3.19 In the Ely example, the classes of development affected are fairly broad. It would also be possible to focus a Direction to affect only the minimum necessary withdrawal of permitted development rights ie a specific operation or only part of a Class such as “The enlargement, improvement or other alteration of a dwellinghouse *where this consists of the replacement of a front door*”.

3.20 A programme of considering Directions based on the work and recommendations already within conservation area appraisals would help ensure that the visual quality and character of these areas is conserved for the future. This programme might be spread over an extended period with the dwelling houses in say the Mill Road; Riverside & Stourbridge Common, and Castle & Victoria Rd Appraisal areas as priorities. The Directions should be based on the principles of applying to the minimum necessary areas of a CA and on withdrawing the minimum necessary elements of permitted development. The programme, consultation, and Inclusion of any other areas would need to be detailed within the Conservation teams work. If the Directions were to work effectively, a photographic survey, publicity, and monitoring would be needed. There is an option to give 12 months notice of the taking effect of a Direction.

Accordia

3.21 It is being proposed to extend the Brooklands Avenue Conservation Area to include Accordia. The Accordia Community Residents Association (ACRA) has requested conservation area status and an Article 4 Direction to protect the architectural character of the development which they feel is being eroded by incremental changes to the external appearance of some dwellings and which could set an undesirable precedent for further change. The quality of the development at Accordia has been applauded via several architectural awards and the residents are keen to maintain its current appearance. ACRA are understood to have asked English Heritage to consider statutory listing of the entire development but English Heritage did not consider this appropriate given its relatively recent age. However, English Heritage has informally supported the use of an Article 4 Direction to help protect the architectural integrity of the development.

3.22 Irrespective of any Direction, control of certain development already exists via a planning condition (no.28) placed on the original application that removes the permitted development rights for extensions and additions;

28. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no extension, or additions or garages shall be erected other than those expressly authorised by this permission.*

Reason: To protect the amenity of adjoining properties, and to prevent over development of the site.

The types of building on the site are varied – many are flats and so in any case, do not have the permitted development rights of dwelling houses.

The number of dwelling houses (not flats) at Accordia is some 238.

3.23 Some alterations that have occurred at Accordia have been pointed out to officers by the Residents Association (see appendix 2) to illustrate their case for an Article 4 Direction. For example, photos 001-004 in the attached appendix show a void being in-filled to create internal rooms; and photos 014-015 show white solid screens to balconies. Both these changes are subject to current enforcement action as either contrary to Planning condition 28 or are considered to be “development” not falling within Permitted Development rights. The consensus amongst Officers is that condition 28 controls enclosure of the open terrace elements of the dwelling houses here. This would not apply to the conversion of existing “internal” garages.

3.24 The small number of instances of application of varying colour of wood stain (photos 008-009) and replacement of missing rainwater downpipes in different colour/material (photos 010-011,013) occur on dwellings within the management of the Wherry Housing Association. Recent discussion with Wherry Housing Association has indicated that control of the items concerned may be dealt with via inclusion in regular maintenance schedules (with agreed materials) or via restrictions being placed in tenancy agreements.

3.25 Some changes could not be covered by an Article 4 Direction and would simply fall outside the scope of control because they are not considered to amount to “development” under Planning legislation. This would include many maintenance activities such as painting (in the same colour) and staining woodwork.

3.26 Changes to Wherry HA properties are currently also subject to a restrictive covenant which may provide some model provisions for design guidance (see extract at Appendix 3). Such covenants however are time limited so do not provide permanent protection to changes to dwellings.

3.27 The Residents Association has produced a long list (reflected in the table at appendix 4) of items that could potentially affect the appearance of the development. The small number of instances where changes have occurred to date are either being enforced against; have occurred on Wherry Housing properties and so could be controlled by that body; or are relatively minor and not considered “exceptional circumstances”. Additionally, the development is relatively “young” and materials, doors, windows, etc. ought not to be at high risk of failure or in need of replacement as yet. However, Residents Association reps point out that some components (eg windows) are not robust.

3.28 Given the commitment of ACRA and Wherry HA to protect the integrity of the architectural character of the development, it may be possible to minimise adverse change to the development through the production of a design guide. Such guidance would provide advice on appropriate materials and products to maintain the appearance of the development, including why the retention of external building materials matters, how they should be maintained, and where materials could be sourced if replacement parts are required. The residents association have already drafted such a brochure and this could be further developed in collaboration with Council officers and be referenced in any future Conservation Area Appraisal covering Accordia. Officers propose that consideration of an Article 4 Direction for Accordia is made in the light of all the above information.

4.0 Implications

(a) Financial Implications

4.1 No planning fee is payable in respect of a planning application made for what would have been permitted development had there been no article 4 direction. The Planning Advisory Service recently carried out a benchmarking exercise that found the average householder application costs a local authority £330. This may therefore be used to get a rough gauge of the potential costs to the Council that may incur as a result of the imposition of Article 4 Directions.

4.2 With regard to Public Houses or Buildings of Local Interest, the event of an application being made for demolition of a BLI outside a conservation area would only be occasional given the wide coverage of conservation areas across the city. The direct costs would therefore be minimal and seldom incurred.

- 4.3 Peterborough City Council has Article 4 Directions on 304 properties. Over a 4 year period from 2009–2012 the average number of applications Peterborough City Council received due to the Article 4 Directions was nearly 10 per annum.
- 4.4 As a very approximate estimate using the Peterborough and Ely experience, if 10 Planning applications per 600 dwelling houses were submitted per year for planning permission as a result of an Article 4 Direction being introduced, the total cost of applications per annum to the Council would be £3,300. Some duty officer time would be taken up to respond to resident questions about whether works they would undertake require planning permission but ongoing publicity and design guidance would help with this. Enforcement action would be necessary for specific works from time to time. It is more difficult to estimate these latter costs and in any case, some of the enforcement costs may be incurred in the same areas even without a Direction in place (eg at Accordia).

Compensation.

- 4.5 In restricting permitted development rights, local authorities may face claims for compensation if they refuse a planning application for development that would formerly have been permitted. None of the LPAs contacted in the EHTF research reported any claims against their Authorities. The EHTF research author's experience of dealing with Article 4 Directions over 30 years had not brought to light a single case of compensation being paid in respect of the withdrawal of permitted development within a conservation area. In practice it is extremely rare for compensation to be claimed. Since the research, Section 189 of the Planning Act 2008, commenced in April 2010, has limited the time period for which there may be liability for compensation following the restriction of permitted development rights to 12 months, and prevents claims for compensation altogether if 12 months notice of the revocation is given prior to its coming into force.

(b) Staffing Implications

These would depend on the number and range of Article 4 Directions made. The more focused the withdrawal of permitted development, the more limited the staffing implications. Keeping the Directions well publicised so that people are aware of them is also imperative. A Direction framed to be all encompassing (all of the permitted development for a dwelling house for instance) would be more resource intensive than one aimed at say retaining front boundary walls.

(c) **Equal Opportunities Implications**

Article 4 Directions are specific to types of external works to the buildings specified. The types of buildings being considered are "dwelling houses" (not eg flats or houses in multiple occupation - due to the structure of Planning "permitted development"), some public houses, and other Buildings of Local Interest. As the ownership/occupancy of such buildings is wide ranging, a negative impact on equality is unlikely.

(d) **Environmental Implications**

The environmental implications are considered to be highly positive as it supports the quality and continuity of the city's historic environment which is positive for residents, business and tourism alike.

(e) **Procurement**

None

(f) **Consultation and communication**

Directions restricting permitted development rights are subject to public consultation (whilst retaining the ability for certain directions to come into effect immediately); and require site notices and local advertisement, in addition to other notification requirements.

(g) **Community Safety**

There are no direct community safety implications.

5. **Background papers**

These background papers were used in the preparation of this report:

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

UCO: Town & Country Planning Use Classes Order 1987

Replacement Appendix D to Circular 9/95 (June 2012)

IPPG: Interim Planning Policy Guidance on The Protection of Public Houses in the City of Cambridge 2012.

Cambridge Public House Study 2012

6. Appendices

1. Examples of changes in conservation areas that could be addressed via an Article 4 Direction
2. Alterations at Accordia pointed out to officers by ACRA
3. Wherry HA properties restrictive covenant
4. Items potentially affecting the appearance of Accordia

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Christian Brady
Author's Phone Number: Ext 7160
Author's Email: Christian.brady@cambridge.gov.uk

Appendix 1



Poor replacement doors



Loss of front yard & boundary



Satellite dish



Brick detail painted over.



Front boundary removed for car parking



Porch extension

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Appendix 2

Photographs from residents showing existing changes to Accordia



001



002



003



004



005



006



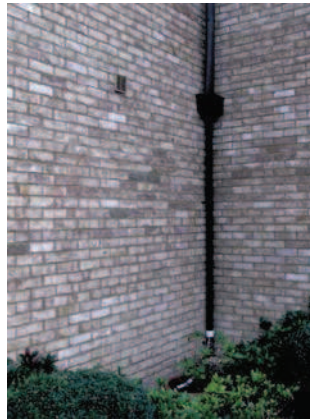
007



008



009



010



011



012



013



014



015

Key

- 001-004 voids being in filled to create internal rooms
- 008-009 contrasting timber treatments
- 010-011,013 replacement of copper down pipes with plastic
- 014-015 screen of balconies

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Appendix 3

Accordia. Wherry HA covenant extract

**PART 2
RESTRICTIVE COVENANTS**

Buildings and alterations

- 1 Not to construct or place any additional building or other erection on the Property or make any external alteration in or addition to the Property or the walls fences or the front garden thereof for a period of ten years from the date hereof without the previous written approval of the Transferor (not to be unreasonably withheld or delayed) to plans elevations sections specifications and detailed drawing thereof PROVIDED THAT on any such application for approval as aforesaid the Transferee shall pay to the Transferor such reasonable fee for the consideration of such application as the Transferor shall from time to time prescribe whether the approval of the Transferor to such application be given or not.
- 2 Not to alter the colour of the external paintwork or cladding of the Property for a period of ten years as from the date hereof.
- 3 Not to interfere with damage or remove any street furniture or fittings and fittings ancillary thereto which may be placed in on or attached to the Property.
- 4 Not without the written consent of the Highway Authority to use any part of the Property which forms part of a highway visibility splay for any purpose other than as a lawn and in particular not to allow any plant or structure or other thing to grow to be placed or remain thereon.

User

- 5 Not to use the Property or permit the Property to be used for the purpose of any manufacture trade or business of any description (save that this restriction shall not prevent home office working which does not require any planning change of use) or for any purpose other than as a private residential accommodation and parking spaces nor place or suffer to be placed on any part of the Property any commercial showboard placard or nameplate.
- 6 Not to do or suffer to be done any act or thing in or about the Property which shall or may be or grow to the annoyance nuisance damage or disturbance of the Transferor or occupier of any part of the remainder of the Estate or any neighbouring land.

Open plan

Not to erect any fences hedges or walls whatsoever on the Property between the buildings and any roadway frontage or return frontage thereto or use such area for any other purpose than as accessway lawn or flower beds and to maintain such area as open development and not to permit or allow any obstruction within any part of that area as comprises in whole or in part a vision splay/sight line requirement of the local highways authority to exceed 800mm in height.

Walls and fences

Not to alter the position type and height of existing walls and fences (if any) between any enclosed rear garden and any adjoining land laid out to an open plan design.

Parking

Not to park or permit to be parked any vehicle caravan trailer or boat of any kind on the Property or any part of the Estate except that

private motorcars and private motorcycles may be parked on such part of the Property (if any) as is specifically constructed for that purpose or in any car port forming part of the Property or on any Parking Areas designated by the Transferor for use by the Property.

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Date: EVERSHEDS LLP

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Appendix 4

Indicative table of possible changes/alterations assigned to Permitted Development Classes (with reference to the Accordia development)

Detail	Permitted development Class								
	Class A of Part 1 of Schedule 2	Class C of Part 1 of Schedule 2	Class G of Part 1 of Schedule 2	Class H of Part 1 of Schedule 2	Class A of Part 2 of Schedule 2	Class C of Part 2 of Schedule 2	Class B of Part 31 of Schedule 2	Class A of Part 40 of Schedule 2	Not normally classed as development
Replacement bricks									x
Powder coated Steel guarding	x								
Powder Coated steel entrance gates					x				
Demolition of whole or part of any gate fence or wall*							x		
Alteration of Chimney	x								
Removal of Chimney									x
Replacement of Window	x								
Replacement of Hardwood side panels	x								
Replacement of Copper Down pipes	x								
Replacement of Copper cladding	x								
Replacement of Hardwood doors	x								
Maintenance treatment to timber cladding									x
Screening of balconies	x								

Painting of external brickwork						X			
Different signage E.g. House number									X
Installation of roof lights		X							
Replacement of roof cladding	X								
Installation of PV or solar thermal equipment								X	
Installation, alteration or replacement of a satellite antenna**				X					

Notes:

1. This table is indicative only and should not be taken as representing Council policy or a legally binding interpretation of Town Planning legislation.

2. A condition of development permitted under Class A Part 1 is that the materials used in any exterior work “shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.”

3. Repair and maintenance is not likely to be classed as development unless it results in a material change to the appearance of the building.

*Demolition of a wall over 1metre high in a conservation area would need Conservation Area Consent.

* *Installation, alteration or replacement of a satellite antenna is not permitted on a wall fronting a highway within a conservation area.



Cambridge City Council

To: Executive Councillor for Planning and Climate Change – Tim Ward
Report by: Sean Cleary – Car Parks Commercial Operations Manager
Scrutiny committee: ENVIRONMENT 18/06/2013
Wards affected: All

Project Appraisal and Scrutiny Committee Recommendation

Project Name: Grafton West Car Park Refurbishment

Recommendation/s

Financial recommendations –

- The Executive Councillor is asked to approve the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan (SC535).
 - The total cost of the project is up to £180,000 made up of
 - £110,000 funded from car parks structural R&R
 - £40,000 from car park equipment R&R and
 - £30,000 from the climate change fund
 - This climate change funding has been included in the Carbon management Plan which has been approved by Environment Scrutiny Committee in June 2012
 - A proportion of this project will contribute to reducing electricity costs due to installing energy saving LED lights.
 - Installation of CCTV cameras will help improve customer safety but will incur an annual monitoring fee of approximately £7,000. A separate bid will be made to

cover these costs in the budget round. CCTV cameras will not be installed until after funding for monitoring has been approved

Procurement recommendations:

The Executive Councillor is asked to approve the carrying out and completion of the procurement for a refurbishment of Grafton West car park.

The majority of the works are to be carried out under the Scape procurement framework; therefore no additional tender exercise is required. The works completed will cost £164,000

Replacing and improving signage throughout the car park, the Parking Services will work with a supplier, who will design and install new signage; the cost will be up to £6,000

Purchasing and installing 2 CCTV cameras, these will be procured by the City Council's CCTV department using their specialist supplier. The cost will be up to £10,000

Subject to:

- The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.

- The permission from the Executive Councillor being sought before proceeding if the value exceeds the estimated contract by more than 15%.

1 Summary

Refurbishment at Grafton West car park to improve conditions for our customers and help protect the car park structure.

The work involves replacing lights with energy efficient LED lights, replacing lighting electrics, signage, anti-carbonisation paint and structural repairs.

2 CCTV cameras will also to be installed to help customers feel safer in this car park and help achieve a Park Mark award as a safer car park.

Target Dates:

Start of procurement	June 2013
Award of Contract	June 2013
Start of project delivery	August 2013
Completion of project	March 2014 with retention payment in May 2014

1.1 The project

1.2 Anticipated Cost

Total Project Cost	£180,000 <i>Must agree to Total Capital cost (2.6 a) below</i>
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Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	
Repairs & Renewals	£110,000	27721 - Car park structural R&R
Repairs & Renewals	£40,000	23545 - Car park equipment R&R
Developer Contributions	£	
Other	£30,000	Climate Change funding

Ongoing Revenue Cost

Year 1	£-3132 £+7000 approx	<i>Electricity cost saving due to LED lights Detail in (2.6 b) below.</i> <i>CCTV monitoring charges</i>
Ongoing	£+3868	

1.3 Procurement process

The Council will be engaging a contractor, and their sub contractors using the Scape minor works framework for the majority of the works at a cost of £164,000. Scape is a local authority controlled company who act as a contracting authority and central purchasing body. Scape has conducted procurement exercises including a minor works framework, which we are able to use to employ approved contractors without the requirement for an additional tender exercise.

Parking Services will design the new signs in conjunction with a specialist signage company who will produce and install this signage. The cost is anticipated to be up to £6,000

Purchasing and installing 2 CCTV cameras, these will be procured by the City Council's CCTV department using their specialist supplier. The cost will be up to £10,000

The City Council's Health & Safety team will carry out the CDM element for this project. This will not incur a charge.

No exemptions or waivers are required.

2 Project Appraisal & Procurement Report

2.1 Project Background

The Grafton West car park is the small multi storey next to the Grafton Centre and is accessed from Maids Causeway.

No cosmetic or structural maintenance has taken place within the car park since it was built in the early 1980s and it is therefore showing its age.

Some of the work is required to help protect the building structure; the remainder is to improve conditions for our customers. It is our intention that improving the environment will increase the perception of public safety and result in improved customer satisfaction.

The refurbishment involves:

- replacing lights – with energy efficient LED lights
- replacing lighting electrics – as the existing lights will have made the electric cables brittle and unsafe to reuse
- painting railings and supports – The existing paint is faded and worn with rust showing, this will be a cosmetic improvement.
- replacing signage – to help customers navigate safely around the car park
- applying white anti-carbonisation paint – this makes the undercover areas lighter and brighter and it helps prevent corrosion of the reinforcing metal work within the structure
- replacing flexible movement joints - this will prevent water entering between concrete ceiling slabs
- fixing down all drain covers – to reduce the risk of covers becoming loose and causing injury to general public
- making minor repairs - to prevent water ingress below tarmac deck coating to ensure it does not enter the concrete so corroding the reinforcing metal within the structure

The Grafton West car park is currently our only multi storey car park without CCTV coverage. We would like to install 2 cameras to help our customers feel safer when using this car park. This will also help us to achieve a Park Mark award, which is a police run Safer Parking Scheme aimed at reducing crime and the fear of crime in parking facilities.

This refurbishment is also in accordance with statutory responsibility to our landlord, as the lease obliges the City Council to both maintain the structure and decorate within the car park.

The options to do nothing was considered but rejected. Our car parks are refurbished every 10 years, or less, but it has been approximately 30 years since this car park was built and little or no work has been carried out. The fixtures and fittings are showing their age and the undercover levels are dark, dank and unattractive none of which will encourage better utilisation.

2.2 Aims & objectives

- *A city with a thriving local economy that benefits the whole community*

This refurbishment will help to ensure that all customers have an entirely satisfactory experience of the car park, thereby protecting potential future revenue streams to the Council.

- *A city where people behave with consideration for others and where harm and nuisance are confronted wherever possible without constraining the lives of all*

Using anti-carbonisation paint in the undercover levels protects the structure and also makes the parking levels lighter. This brighter environment has been proven to increase the perception of public safety. CCTV cameras will help reduce the fear of crime.

- *A city in the forefront of low carbon living and minimising its impact on the environment from waste and pollution.*

Installing LED lighting will result in electricity cost and carbon savings. They also require no replacement parts for the lifetime of the lights therefore resulting in further savings being made.

2.3 Major issues for stakeholders & other departments

1. Reduction in public parking during refurbishment.

Parking services will liaise closely with the contractor in carefully planning the works to ensure that, as much public parking remains available as possible so reducing the impact to the public and local businesses.

The majority of the works will take place in the 2 undercover levels; therefore the 2 upper decks can remain open for parking during the majority of the project.

The entire car park may need to be closed for a short period for essential works. However, this will be closely managed to ensure the least disruption to the general public. In the event of this occurring we also have capacity in the nearby Grafton East car park to accommodate these additional vehicles.

2. Procurement and legal advice

As this is the first time that we have used the Scape framework advice will be sought from the Procurement department. We will also engage with the Council's legal departments regarding the contract required under this framework.

3. Consultation

The Grafton Centre management team have been consulted with regarding the need to refurbish this car park. We will maintain regular contact throughout the project to ensure there is minimal impact on local retailers

2.4 Summarise key risks associated with the project

The project is expected to take 4 weeks to implement and 8-12 weeks with the Contractor onsite to complete the works.

We are proposing that the refurbishment is carried out between July and October 2013 to ensure that the work is completed before the busy Christmas shopping period.

In the event of the project not being completed by October 2013 we have a contingency in place to hold works over the peak Christmas period and then to recommence in January 2014

Whilst the refurbishment work is undertaken areas of the car park may be closed to ensure the contractors safety on site. This will be carefully planned to ensure that the maximum number of parking spaces are kept available for public parking therefore, reducing any financial loss to the Council throughout the duration of the project.

We have accounted for additional parking which will be available in the nearby Grafton East car park.

Clear signage will be displayed in order to direct traffic and the electronic variable messaging system, showing the number of available car parking spaces, will be regularly corrected.

The Council's CDM coordinator will liaise with both the contractor and the car park project team to ensure that all health and safety risks are effectively managed.

CCTV cameras will not be installed until approval has been received for an annual monitoring budget.

2.5 Financial implications

- a. Appraisal prepared on the following price base: 2012/13
- b. Specific grant funding conditions are:
 - £30,000 Climate change funding for energy saving LED lighting. Confirmation of funding from this source has been received from Sally Pidgeon the Councils Sustainability Manager after seeing forecast electricity savings

We will be working closely with the sustainability manager following the refurbishment to monitor energy usage and ensure that the forecasted electricity saving are being achieved.

Remaining project funding include £110,000 funded from car parks structural R&R and £40,000 funded from car park equipment R&R.

2.6 Capital & Revenue costs

(see also Appendix B for spread across financial years)

(a) Capital	£	Comments
Building contractor / works	170,000	Refurbishment works inc LED lights
Purchase of vehicles, plant & equipment	10,000	CCTV cameras
Professional / Consultants fees		
IT Hardware/Software		
Other capital expenditure		
Total Capital Cost	180,000	

(b) Revenue	£	Comments
Maintenance		
R&R Contribution		
Developer Contributions		See Appendix B
Electricity Costs	-3132	Saving due to LED lights (year 1)
CCTV monitoring costs	+7000	Annual monitoring fee
Total Revenue Cost	+3868	

2.7 VAT implications

All figures quoted exclude VAT. There are no adverse VAT implications

2.8 Environmental Implications

Climate Change impact	
-----------------------	--

Purchase and installation of LED lights will have a positive impact
Climate change rating +H

Replacing the bright but energy inefficient metal halide lights with LED lighting is a major part of this project, which will reduce the car park's lighting electricity consumption by half.

Other elements of this project will have no climate change impact

2.9 Other implications

Inconvenience to the public – careful planning will ensure that the maximum of parking spaces are kept available for public parking whilst the refurbishment is undertaken. Alternative parking will be available in the nearby Grafton East car park.

The City Council's health and safety team will carry out the CDM, Construction Design and Management, legal requirements

An Equality Impact Assessment (EqIA) has been prepared for this project and is attached.

2.10 Staff required to deliver the project

Parking Services project team to manage the procurement and employ Kier under the Scape framework.

The car park operation team will oversee the project on a day to day basis including arranging the closure and opening of parking spaces as appropriate

The legal team have been advised of the requirement of checking the memorandum of agreement required under the Scape framework.

The City Council's health and safety team will carry out the CDM, Construction Design and Management, legal requirements.

The City Council's CCTV department will manage the supply and installation of CCTV cameras.

2.11 Dependency on other work or projects

There are no interdependencies relevant for this project

2.12 Background Papers

Equality Impact Assessment (EqIA) attached

2.13 Inspection of papers

Author's Name	Sean Cleary
Author's phone No.	01223 - 458287
Author's e-mail:	sean.cleary@cambridge.gov.uk
Date prepared:	15/3/13

	2012/13	2013/14	2014/15	2015/16	2016/17	Comments
	£	£	£	£	£	
Capital Costs						
Building contractor / works		170,000				Refurbishments works inc LED lights
Purchase of vehicles, plant & equipment		10,000				CCTV cameras
Professional / Consultants fees						
Other capital expenditure:						
<i>insert rows as needed</i>						
Total Capital cost	0	180,000	0	0	0	
Capital Income / Funding						
Government Grant						
Developer Contributions						
R&R funding		110,000				27721 - car park structural R&R
R&R funding		40,000				23545 - car park equipment R&R
Earmarked Funds						
Existing capital programme funding						
Revenue contributions						
Climate change funding		30,000				Climate Change Funding
Total Income	0	180,000	0	0	0	
Net Capital Bid	0	0	0	0	0	Must agree to 1.2 above

Cambridge City Council Equality Impact Assessment



Completing an Equality Impact Assessment will help you to think about what impact your strategy, policy, plan, project, contract or major change to your service may have on people that live in, work in or visit Cambridge, as well as on City Council staff.

The template is easy to use. You do not need to have specialist equalities knowledge to complete it. It asks you to make judgements based on evidence and experience. There are guidance notes on the intranet to help you. You can also get advice from David Kidston, Strategy and Partnerships Manager on 01223 457043 or email david.kidston@cambridge.gov.uk or from any member of the Joint Equalities Group.

1. Title of strategy, policy, plan, project, contract or major change to your service:

Grafton West Multi Storey Car Park Refurbishment

2. What is the objective or purpose of your strategy, policy, plan, project, contract or major change to your service?

This project involves the refurbishment of the Grafton West car park to improve conditions for our customers and help protect the car park structure. The work involves replacing lights with energy efficient LED lights, replacing lighting electrics, signage, anti-carbonisation paint, structural repairs and installation of CCTV cameras.

Some of the work is required to help protect the building structure, the remainder is to improve conditions for our customers, it has been proved that improving the environment increases the perception of public safety resulting in customers being happier to use the car park.

2 CCTV cameras will be installed, this will help our customers feel safer when using the car park. The refurbishment and cameras will help us to achieve a Park Mark award, which is a police run safer parking scheme aimed at reducing crime and fear of crime in parking facilities.

This refurbishment is also in accordance with statutory responsibility to our landlord as the lease obliges the City Council to both maintain the structure and decorate within the car park.

Parking services will liaise closely with the contractor in carefully plan the works to ensure that as much public parking remains available as possible so reducing the impact to the public and local businesses.

The majority of the works will take place in the 2 undercover levels; therefore the 2 upper decks can remain open for parking during the majority of the project.

The entire car park may need to be closed for a short period for essential works. However, this will be closely managed to ensure the least disruption to the general public. In the event of this occurring we also have capacity at the nearby Grafton East car park to accommodate these additional vehicles.

3. Who will be affected by this strategy, policy, plan, project, contract or major change to your service? (Please tick those that apply)

- Residents
- Visitors
- Staff

A specific client group or groups (please state):
General Public
Staff

4. What type of strategy, policy, plan, project, contract or major change to your service is this? (Please tick)

- New
- Revised
- Existing

5. Responsible directorate and service

Directorate: Environment

Service: Parking Services (Specialist Services)

6. Are other departments or partners involved in delivering this strategy, policy, plan, project, contract or major change to your service?

- No
- Yes (please give details):

Advice from Procurement and Legal Services. Procurement and installation of CCTV cameras by the City Council CCTV service.

7. Potential impact

Please list and explain how this strategy, policy, plan, project, contract or major change to your service could **positively** or **negatively** affect individuals from the following equalities groups.

When answering this question, please think about:

- The results of relevant consultation that you or others have completed (for example with residents, people that work in or visit Cambridge, service users, staff or partner organisations).
- Complaints information.
- Performance information.
- Information about people using your service (for example whether people from certain equalities groups use the service more or less than others).
- Inspection results.
- Comparisons with other organisations.
- The implementation of your piece of work (don't just assess what you think the impact will be after you have completed your work, but also think about what steps you might have to take to make sure that the implementation of your work does not negatively impact on people from a particular equality group).
- The relevant premises involved.
- Your communications.
- National research (local information is not always available, particularly for some equalities groups, so use national research to provide evidence for your conclusions).

(a) Age (any group of people of a particular age, including younger and older people)

Positive impact - Improvements involving painting and lighting and installation of CCTV cameras will make car park feel cleaner and brighter and help to improve the perception safety, this has been found to be of particular importance to our older customers who may feel more vulnerable using a public car park.

(b) Disability (including people with a physical impairment, sensory impairment, learning disability, mental health problem or other condition which has an impact on their daily life)

Positive impact - The new LED lights will produce a whiter light tha will make the car park easier for visually impaired custoemrs to use. We have also had comments from other customers that the whiter light makes it easier to see colours making it easier to find their car within the car park. Negative impact - possibile limited use of the x3 Blue Badge parking bays

(c) Gender

Positive impact

Improvements involving painting and lighting and installation of CCTV cameras will make car park feel cleaner and brighter and help to improve the perception safety, this has been found to be of particular importance to female customers.

(d) Pregnancy and maternity

No specific issues have emerged in relation to either the consultation process or the decision-making on initial project priorities.

(e) Transgender (including gender re-assignment)

No specific issues have emerged in relation to either the consultation process or the decision-making on initial project priorities.

(f) Marriage and Civil Partnership

No specific issues have emerged in relation to either the consultation process or the decision-making on initial project priorities.

(g) Race or Ethnicity

No specific issues have emerged in relation to either the consultation process or the decision-making on initial project priorities.

(h) Religion or Belief

No specific issues have emerged in relation to either the consultation process or the decision-making on initial project priorities.

(i) Sexual Orientation

No specific issues have emerged in relation to either the consultation process or the decision-making on initial project priorities.

(j) Other factor that may lead to inequality (please state):

No specific issues have emerged in relation to either the consultation process or the decision-making on initial project priorities.

8. If you have any additional comments please add them here

Whilst the refurbishment work is undertaken areas of the car park may be closed to the contractors safety on site. This will be carefully planned to ensure that the maximum number of parking spaces are kept available for public parking for the duration of the project.

We have accounted for additional parking which will be available in the nearby Grafton East car park.

Clear signage will be displayed in order to direct traffic and the electronic variable messaging system, showing the number of available car parking spaces, will be regularly corrected

9. Conclusions and Next Steps

- If you have not identified any negative impacts, please sign off this form.
- If you have identified potential negative actions, you must complete the action plan at the end of this document to set out how you propose to mitigate the impact. If you do not feel that the potential negative impact can be mitigated, you must complete question 8 to explain why that is the case.
- If there is insufficient evidence to say whether or not there is likely to be a negative impact, please complete the action plan setting out what additional information you need to gather to complete the assessment.

All completed Equality Impact Assessments must be emailed to David Kidston, Strategy and Partnerships Manager, who will arrange for it to be published on the City Council's website. Email david.kidston@cambridge.gov.uk

10. Sign off

Name and job title of assessment lead officer: Sean Cleary, Commercial Operations Manager

Names and job titles of other assessment team members and people consulted:
Parking Services

Martin Beaumont - CCTV Manager

Tim Ward - Exc Cllr , Env & Stgy

John Bridgwater - Procurement department

Legal Department

David Horsepool - Director of Resources

Simon Payne - Director of Environment

Date of completion: 15.03.13

Date of next review of the assessment:

Action Plan

Equality Impact Assessment title:

Date of completion: 15/3/13

Equality Group	Age
Details of possible disadvantage or negative impact	n/a
Action to be taken to address the disadvantage or negative impact	n/a
Officer responsible for progressing the action	n/a
Date action to be completed by	n/a

Equality Group	Disability
Details of possible disadvantage or negative impact	Possible limited access to the 3 Blue Badge parking bays during works
Action to be taken to address the disadvantage or negative impact	Redirect users to alternative Blue Badge parking at Grafton East car park
Officer responsible for progressing the action	Sean Cleary
Date action to be completed by	October 2013

Equality Group	Gender
Details of possible disadvantage or negative impact	n/a
Action to be taken to address the disadvantage or negative impact	n/a
Officer responsible for progressing the action	n/a
Date action to be completed by	n/a

Equality Group	Pregnancy and Maternity
Details of possible disadvantage or negative impact	n/a
Action to be taken to address the disadvantage or negative impact	n/a
Officer responsible for progressing the action	n/a
Date action to be completed by	n/a

Equality Group	Transgender
Details of possible disadvantage or negative impact	n/a
Action to be taken to address the disadvantage or negative impact	n/a
Officer responsible for progressing the action	n/a
Date action to be completed by	n/a

Equality Group	Marriage and Civil Partnership
Details of possible disadvantage or negative impact	n/a
Action to be taken to address the disadvantage or negative impact	n/a
Officer responsible for progressing the action	n/a
Date action to be completed by	n/a

Equality Group	Race or Ethnicity
Details of possible disadvantage or negative impact	n/a
Action to be taken to address the disadvantage or negative impact	n/a
Officer responsible for progressing the action	n/a
Date action to be completed by	n/a

Equality Group	Religion or Belief
Details of possible disadvantage or negative impact	n/a
Action to be taken to address the disadvantage or negative impact	n/a
Officer responsible for progressing the action	n/a
Date action to be completed by	n/a

Equality Group	Sexual Orientation
Details of possible disadvantage or negative impact	n/a
Action to be taken to address the disadvantage or negative impact	n/a
Officer responsible for progressing the action	n/a
Date action to be completed by	n/a

Other factors that may lead to inequality	
Details of possible disadvantage or negative impact	n/a
Action to be taken to address the disadvantage or negative impact	n/a
Officer responsible for progressing the action	n/a
Date action to be completed by	n/a



To: Executive Councillor for Planning and Climate Change: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Environment Scrutiny Committee 11/06/2013
Wards affected: Trumpington

CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR BROOKLANDS AVENUE

Not a Key Decision

1. Executive summary

- 1.1 The City Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations and boundaries, to consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2 Earlier this year, the Council appointed consultants who have drafted an Appraisal of the Brooklands Avenue Conservation Area. The consultants propose an extension to the boundary of the Conservation Area at the same time. This draft Appraisal provides an up to date assessment of the ways that the Brooklands Avenue area meets current national criteria in terms of special architectural and historic interest for Conservation Area designation, and in addition concludes that sections currently outside the existing boundary are also worthy of inclusion.
- 1.3 A period of public consultation was held between 2nd April and 30th April 2013. The broad consensus of opinion was in favour of the proposals as outlined in the draft Appraisal.

2. Recommendations

- 2.1 The Executive Councillor is recommended to approve the Appraisal of the Brooklands Avenue Conservation Area which is attached as an Appendix and to agree the revised Conservation Area boundary.

3. Background

- 3.1 Funding for the Pro-Active Conservation work, including Conservation Area Appraisals, was agreed for the recent and current financial years.
- 3.2 Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation Areas comprise a material consideration in the determination of planning applications. They also serve as a useful record of information for pro-active work, such as Supplementary Planning Documents or other formal or informal guidance on the development of a given area.
- 3.3 Consultants were invited to quote for work to appraise the Conservation Area in July 2012 and one of three bids was accepted.
- 3.4 The methodology the consultants used for the work was in accordance with the best practice guidance set out in Planning Policy Statement 5 and Guidance on Conservation Appraisals, February 2006.
- 3.5 English Heritage, Cambridge Past, Present & Future, the University of Cambridge, Ward Councillors, Brooklands Avenue Area Residents' Association (BAARA), Accordia Residents Association, the Wherry Housing Association and the Hobsons Brook Trust were consulted.
- 3.6 The public consultation period was held from the 2nd to 30th April 2012. The public consultation was promoted on the City Council website with a link to the draft Appraisal and a comments form. A press release was issued to promote the consultation. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms. Occupiers of those properties proposed to be added to the current Conservation Area should the draft Appraisal be agreed, but not currently within one, were advised of the exhibition and consultation by leaflet drop.
- 3.7 A public exhibition on the Appraisals (including Newnham and Southacre appraisals) was held on the 18th April at the Bowls Club, Brooklands Avenue. In a two and a half hour period 38 people attended the exhibition to meet with Conservation Officers. They were mainly concerned about the Brooklands Avenue Conservation Area review.

The main issues are

- Altering the conservation area boundary to include Accordia
- Use of an Article 4 Direction to protect the detailed character and appearance of the conservation area
- Amending the conservation area boundary to transfer properties on the north side of Brooklands Avenue into the conservation area (these are currently in the Historic Core Conservation Area).

3.8 In total the consultation on the Brooklands Avenue Conservation Area Appraisal produced 25 written responses of which 18 were from Accordia residents. Of the responses from Accordia residents all except one agreed with the proposed boundary changes. Eight commented in favour of an Article 4 Direction and one against.

3.9 Of the seven non-Accordia responses, five were against the inclusion of Accordia. The BAARA response summarised its views as being that although some of its members are opposed to the inclusion of Accordia, nevertheless, provided that certain safeguards are incorporated - most especially the residential-use provision which is para 7.07 in the existing appraisal - and the two parts of the area are regarded entirely separately in conservation terms, those members fears would be assuaged.

3.10 The BAARA response also confirmed individual responses to the effect that residents within the existing conservation area boundary considered that if an Article 4 Direction is applied to the unified design of the Accordia estate, it should not cover the surrounding streets with their mixture of styles of houses, some already altered.

3.11 Only one response challenged amending the conservation area boundary to transfer properties on the north side of Brooklands Avenue into the Brooklands Avenue Conservation Area. Only two responses opposed the removal of the small section of land on Trumpington Road.

3.12 A summary of the responses has been included in Appendix 1.

3.13 The paragraph 7.07 of the existing Brooklands Ave appraisal states,

THE CITY COUNCIL WILL NOT PERMIT THE CHANGE OF USE OF DWELLINGS TO COMMERCIAL PREMISES AND WILL ENCOURAGE THE RETURN TO RESIDENTIAL USE.

Large houses can often be converted relatively easily to commercial uses, but this erodes the character of the area and leads to disturbance of neighbouring dwellings. Car parking and movements are potentially the most problematic, in terms of appearance, noise and loss of gardens. The need for external fire escapes and improvements to security particularly by means of additional external lighting can also incrementally rob the area of its attractive residential character.

Whilst this (Local Plan-like policy) format is no longer appropriate in non-Development Plan Documents, the sense of this paragraph can be incorporated into the revised appraisal.

- 3.14 Regarding the two parts of the area being treated separately in conservation terms (within any appraisal) this was seen by non-Accordia residents as being fundamental to the acceptability of inclusion of Accordia within the conservation area. Their view was that otherwise there should be two separate conservation areas. Clearly, Accordia has a front “address” onto Brooklands Avenue and there is a historic link between the two areas as part of the same estate land formerly, though in terms of building/layout they have very different characteristics. In response, Officers propose that the final appraisal document incorporates two separate character areas (also to be shown on the appraisal map). This is an accepted way of differentiating between areas of different character within any conservation area. Effectively, section 13.3 “Description of the Accordia Development” in appendix 3 of the draft Appraisal is brought forward into the body of the document.
- 3.15 In the draft Appraisal, the consultants have suggested that the use of Article 4 Directions to control alterations be considered in the Accordia estate and for some dwellings in the Brooklands Avenue area. Article 4 Directions in effect remove some Permitted Development Rights for property owners in a specified area. This would have to be subject to specific consultation. The Appraisal does not, on its own, obligate the Council to take such an action. A decision on whether to make an Article 4 Direction does not need to be taken as part of consideration of this report. It may be taken as part of the separate report on such Directions to be considered in a city-wide context. Detailed consideration of the case for an Article 4 Direction for the Accordia estate is included in the separate report, also part of the June 11th, 2013 Environmental Scrutiny Committee agenda.

- 3.16 The recommendation is to approve the alterations to the boundary of the Conservation Area, as shown on the proposed Conservation Area map in the Appraisal. The proposed new boundary includes the Accordia estate, properties on the north side of Brooklands Avenue, and removal of the small section of land on Trumpington Road.
- 3.17 Subject to approval of the Appraisal and prior to publication, the most up to date base map will be used for all the maps in the document. This may differ slightly from that included with the Appraisal at Appendix 2 and may be done without the formal approval of the Executive Councillor for Planning and Climate Change in order to provide factual updates showing changes to the Appraisal area that have occurred on the ground since the publication of the draft study.

4. Implications

(a) Financial Implications

The Appraisal has already been paid for from the Pro-Active Conservation Program budget.

(b) Staffing Implications

The extension to the Conservation Area may result in some additional workload arising from planning and tree work applications that involve properties and trees in the Conservation Area boundaries.

(c) Equal Opportunities Implications

There are no direct equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement. It should be noted that there are additional responsibilities on householders living within Conservation Areas who will need to apply for planning permission for certain works to dwellings and trees.

(d) Environmental Implications

The Appraisal provides a useful base of information from which to help protect and enhance the existing historic and natural environment of the Brooklands Avenue area.

(e) Procurement

There are no procurement implications.

(f) Consultation

The consultations are set out in the report above.

(g) Community Safety

There are no direct community safety implications.

5. **Background papers**

These background papers were used in the preparation of this report:
National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

English Heritage: Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011

<http://www.english-heritage.org.uk/professional/advice/advice-by-topic/landscape-and-areas/conservation-area-guidance/>

Consultation draft Brooklands Avenue Conservation Area Appraisal, 2013

6. **Appendices**

Appendix 1

Summary of responses to public consultation

Appendix 2

Draft Brooklands Avenue Conservation Area Character Appraisal

7. **Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

Author's Name:	Christian Brady
Author's Phone Number:	01223 - 457160
Author's Email:	Christian.brady@cambridge.gov.uk

Brooklands Avenue Conservation Area - Draft Appraisal: Summary of Responses

1 = action taken

2 = not within the remit of this document

3 = no action taken

NB: Where the same comments have been made by different methods, these have only been included once e.g. where emails are making the same points as Comments Forms.

	Respondent	Comment	Response	Action
1	Brooklands Av Area Residents Assoc	<p>(i) If Accordia is to be included in the area, we consider it essential that the new appraisal recognises the entirely different characters of the present area and of Accordia, being clearly demarcated by Shaftesbury Road and the tree-belt on its west side. You indicated that separate “character” appraisals for Accordia and for the existing area should be possible. The draft makes comment on the relatively poorer modern buildings in the existing area, particularly the block 21-23-25 Fitzwilliam Road which was built before the area was first designated in 2002. We are particularly keen that a style of architecture which would be in keeping on Accordia is not allowed to “creep” across the road.</p> <p>(ii) it is <u>essential</u> to retain clause 7.07 in the existing appraisal, which provides that the Council will refuse any application for change of use away from residential use, and will encourage the return to residential use of those few properties still in commercial occupation.</p> <p>(iii) 21 Clarendon Road is in residential use, not institutional as mentioned in section 4.1.9.</p> <p>(iv) Though there is strong interest in an Article 4 among Accordia residents, there is no such interest among the owners of the properties in the rest of the area. Whilst these were mostly</p>	<p>Separate character areas are to be acknowledged within the Appraisal (see main report)</p> <p>This content to be included (see main report)</p> <p>Noted. Amend 4.1.9</p> <p>Noted. Delete text 13.5.3 re Article 4 Direction “<i>should</i> also include the family dwellings ...within</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p>

		developed in the late 19 th century, they exhibit a mixture of styles, some have already had alterations to them, and the effective removal of the scope of “general permitted development” would be inappropriate and most unwelcome.	the existing Brooklands Avenue Conservation Area”. Retain at 8.7.2 text, “ <i>could</i> also be justified”. An Article 4 would be subject to a separate consultation exercise.	2
2	Brooklands Avenue/Clarendon Rd/ Shaftesbury Rd individual residents (additional points to those made under BAARA)			
	i) 5 respondents	i) Opposed to including Accordia within Brooklands Av Conservation area due to its difference of character.	i) Noted. Some of this opposition was qualified as per the BAARA response.	3
	ii) 1 respondent	ii) In favour of including Accordia	ii) Noted	3
	iii) mentioned by 2 respondents	iii) not in favour of an Article 4 Direction applying to Brooklands Av (or other roads within the existing CA boundary)	iii) An Article 4 would be subject to separate consultation	2
	iv) mentioned by 2 respondents	iv) Small area on Trumpington Rd proposed for exclusion, should be retained (in case a phone mast is put on it).	iv) exclusion/inclusion is based on relationship to the CA	3
	v) mentioned by 1 respondent	v) Accept boundary change on North side of Brooklands Av.	v) Noted	3
	vi) mentioned by 1 respondent	vi) 23 Brooklands Av should be considered as a “positive building”.	vi) Agreed. Is already designated as such in the Newtown & Glisson Rd appraisal. Amend 4.2.2	1
	vii) mentioned by 1 respondent	vii) para 8.5 must include that development is to be <u>in sympathy with</u> the conservation area and reinforces its streetscape and rationale.	vii) That development has to be in sympathy with the conservation area is inherent in any permission for development in a conservation area.	3

3	Arcadia Residents i) 17respondents ii) mentioned by 9 respondents iii) mentioned by 1 respondent iv) 1respondent v) mentioned by 1 respondent vi) mentioned by 1 respondent vii) mentioned by 2 respondents	i) In favour of the CA boundary changes ii) specific support for an Article 4 Direction iii) Not in favour of inclusion within a conservation area. Sufficient enforcement exists and with a committed residents group, is sufficient. - iv) Not in favour of an Article 4 Direction: Undue restriction on ability to respond to changing technology v) The use of the Bunker (ref para 13.4.2) could have an important affect on the residential character of the estate. vi) How will the Council protect front gardens & boundaries given PD rights? vi) Street Parking control	i)Noted ii)Noted iii)Noted iv) An Article 4 would be subject to separate consultation v) note added at new 4.4.7 vi)Below 1 metre tall boundary treatments could only be controlled by an Article 4 vi) None at present	3 3 3 2 1 3 2
4	University of Cambridge (Planning/Estates rep)	" While we note that the proposed extension of the CA will include additional land in the ownership of the University we do not propose to either support or object to the	Noted	3

		recommendations of the review.”		
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Brooklands Avenue Conservation Area Appraisal Review

Post-Consultation draft

May 2013



Brooklands Avenue Conservation Area Appraisal

Contents

- 1 Introduction
 - 1.1 Method
 - 1.2 Location
- 2 The National Planning Context
 - 2.1 National policies
 - 2.2 Local policies
- 3 Summary of Special interest
 - 3.1 General Character
 - 3.2 Landscape setting
 - 3.3 Historical development
 - 3.4 Archaeology
- 4 Spatial and Character Analysis
 - Character Area 1
 - 4.1 Clarendon Road, Shaftesbury Road and Fitzwilliam Road
 - 4.2 Brooklands Avenue
 - 4.3 Empty Common and the allotments
 - Character Area 2:
 - 4.4 Accordia
- 5 Architectural Overview
- 6 Trees, Landscape and Open Spaces
- 7 Key Characteristics of the Conservation Area
- 8 Issues and Recommendations
- 9 References
- 10 Contact details
- 11 Appendix 1: Listed Buildings
- 12 Appendix 2: Buildings of Local Interest (BLIs)
- 13 Appendix 3: Accordia Conservation Area boundary review report
- 14 Appendix 4: Maps

1 Introduction

This Appraisal seeks to define what is special about the Brooklands Avenue Conservation Area, and to provide information about its landscape, architectural merit and historical development. The Brooklands Avenue Conservation Area was designated by Cambridge City Council on 17th May 2002, following a campaign by local residents to achieve Conservation Area status. This Appraisal is based on the Character Appraisal produced by these residents at the time, in association with the Cambridge Past Present and Future Society and the City Council conservation staff.

This document includes a recommendation for three changes to the existing Conservation Area boundary:

- Extend the boundary northwards as far as the boundary of the University Botanic Gardens, to include late 19th century development facing the north side of Brooklands Avenue (as part of any Cambridge Central Conservation Area boundary review)
- Extend the boundary southwards to include the Accordia housing development and the majority of the historic parkland associated with Brooklands House
- Delete the small isolated area of land facing Trumpington Road, which has no features of any merit

1.1 Method

The Conservation Studio, working on behalf of Cambridge City Council, has surveyed the area and assessed the character of the Brooklands Avenue Conservation Area. This document therefore includes an assessment of the special interest of the Conservation Area, as informed by detailed survey work, and provides guidance on measures which may in the future ensure its protection and enhancement, as required by law.

1.2 Location

1.2.1 The Brooklands Avenue Conservation Area is a 'U' shaped Conservation Area with two separate extensions to the south from Brooklands Avenue, now separated by the recent Accordia housing development. The Conservation Area lies a mile to the south of the historic city centre of Cambridge, to the immediate east of the busy Trumpington Road (the A10), an arterial trunk road connecting Cambridge to the M11 motorway and villages to the south of the city.

1.2.2 The designated area is based on Brooklands Avenue which runs in an east to west direction and at its most easterly end connects to another arterial road (Hills Road) which also leads out of Cambridge. Brooklands Avenue now forms part of the inner ring road around the southern edge of Cambridge. To the north, the avenue is bounded by larger properties which themselves back onto the University Botanic Garden – all of this lies within the Cambridge Central Conservation Area.

1.2.3 To the south there has been a great amount of new development associated with Eastbrook (a range of different government offices) and the Edinburgh Building, part of the

Cambridge University Press. The Accordia housing development sits neatly between the two wings of the Conservation Area and was completed five years ago. To the west, the Conservation Area includes the Grade II listed Brooklands House and its immediate setting, as well as a long, thin tongue of land which stretches southwards along Empty Common from the junction of Brooklands Avenue with Trumpington Road. This land runs between Hobson's Brook and Vicar's Brook and includes some well used allotments. The Conservation Area also includes a small parcel of land on the east side of Trumpington Road, facing the eastern edge of the Southacre Conservation Area.

0386 The Accordia development from Brooklands Avenue
0432 The Empty Common allotments
0336 No. 2 Shaftesbury Road
0275 Nos. 2, 4 and 6 Clarendon Road

2 The National Planning Context

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to designate as 'Conservation Areas' any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

The special character of Conservation Areas means that the control of development is stricter than in other areas. The law demands requires that all new development in or around Conservation Area must 'preserve or enhance' the special character of the area. The siting, scale, height, form, details and building materials for all new development will therefore need to be carefully chosen.

2.1 National policies

The National Planning Policy Framework (NPPF), adopted in March 2012, sets out the Government's requirements for the operation of the planning system, and includes planning policies for England and guidance on how these are expected to be applied. Section 12 of the NPPF *Conserving and enhancing the historic environment* is largely an abbreviation of the policies and guidance formerly contained in Planning Policy Statement 5 *Planning and the Historic Environment*. The English Heritage guidance, which accompanied PPS5, is still relevant.

2.2 Local policies

2.2.1 The Cambridge Local Plan 2006 sets out policies and proposals for future development and land use to 2016. The policies of the Local Plan are currently under review with a view to adoption in summer 2014. Further information about Local Plan policies and the major implications of Conservation Area designation can be found on the Council's website.

3 Summary of Special interest

3.1 General character

The Conservation Area comprises three relatively quiet residential streets (Clarendon Road, Fitzwilliam Road and Shaftesbury Road) which lead off Brooklands Avenue, which forms the central 'spine' of the area. The area was developed by the National Freehold Land Society from the 1850s onwards, resulting in a relatively cohesive streetscape although the property types vary from the more modest terraced houses on the east side of Clarendon Road to the much larger villas facing Shaftesbury Road. These large villas were matched by similarly sized, prestigious houses along Brooklands Avenue, the more northerly of which lie within the adjoining Cambridge Central Conservation Area. Whilst now somewhat depleted by age and disease, Brooklands Avenue still contains most of the long avenue of trees which were planted in the late 19th century. Further groups of mature trees along the western boundary of Shaftesbury Road, now within the Accordia development, are also of note.

To the west, there are more trees associated with the gardens around Brooklands House, the only Listed Building in the Conservation Area, as well as trees which lie just outside the Conservation Area boundary to the north. This leads towards the wide expanse of open grassland to the north of Stone Bridge (on the junction of Brooklands Avenue and Trumpington Road) and the many trees which line the courses of Vicar's Brook and Hobson's Brook around Empty Common and the allotments. This part of the Conservation Area is quiet and feels somewhat isolated, being well away from the busy traffic and noise along Brooklands Avenue.

0390 Brooklands Avenue

Between these areas the Accordia estate is of a distinctively different character. It is sited within the former garden and parkland to Brooklands House, and includes mature trees which relate to the 19th century garden and parkland. The estate is on a grid pattern layout, with the spine road (Aberdeen Avenue) leading into the development from Brooklands Avenue. The scheme includes a number of different house and flat types. Semi-detached villas line the key frontages to Brooklands Avenue and Shaftesbury Road, responding to the neighbouring Victorian buildings. Flats relate to open space and the western site boundary overlooking Hobson's Brook and the allotment gardens.

3.2 Landscape setting

There is no obvious 'landscape setting' to the Brooklands Avenue Conservation Area, which has a distinctly suburban character in places. However, the open green space of New Bit, which continues southwards into Empty Common, was clearly one open space at one time. This space was always truncated by the Trumpington Road, but after the late 19th century, when the west end of Brooklands Avenue was continued through to Trumpington Road, the break in this green space was more defined. New Bit leads through to Coe Fen Straits, following the curving line of Vicar's Brook, which eventually joins the River Cam. This area of water meadows and woodland, much of it relatively untamed, lies within a few minutes walk

or cycle to the Brooklands Avenue Conservation Area, and is a popular route to the City centre.

0412 View towards New Bit from the western end of Brooklands Avenue

3.3 Historical development

3.3.1 During the first half of the 19th century the Brooklands Avenue area was used for farming. In 1825 Richard Foster, a partner in Foster's Bank of Cambridge, bought Brooklands Farm and its lands from James Burleigh. He built himself a new house called Brooklands House in 1827 and he placed his house in the north-west corner of his estate and enclosed over five acres of land as a garden and parkland. Brooklands Avenue was at this time merely a driveway which had a lodge house at the junction with Hills Road. A second drive ran northwards to Trumpington Road, where there was a second lodge (Brooklands Lodge) which still survives within the Botanic Gardens and is also listed Grade II.

3.3.2 The 1886 map shows that the garden was enclosed by a belt of trees to the west, south and east through which there ran a perimeter walk. The most significant tree planting was along the east side of Hobson's Brook where it was almost thick enough to make a woodland walk. There was also a pond which was crossed by a bridge that carried the perimeter walk around the parkland. East of the house was a walled garden containing a range of frames and glasshouses, and further east, a second walled garden containing fruit trees and vegetables. This layout is shown again, relatively unaltered, on the 1927 map. The perimeter planting of the garden and parkland survives today, though the detail of the drive and turning circle west of Brooklands has been lost, as has the ornamental garden layout to its south. This was replaced by a bowling green, possibly as late as the 1960s, and remains today as an open green space, providing a suitable setting to the Listed Building. A boundary dividing the ornamental garden from the parkland is also shown on the 1927 map and may have been a ha-ha, running east in a shallow reverse curve from the north east corner of the pond to the east boundary. However its line has now been lost due to more recent development. The boundary wall on the north side of the house, facing Brooklands Avenue, was constructed in several phases. The wall around the allotment garden and orchard was first shown on the 1886 map from which it may be seen that it has not been altered significantly for over 100 years. Its special interest lies in its age and association with Brooklands House and the social history of the garden layout. Whilst the pasture and tree clumps of the former parkland have been replaced firstly by government buildings, and more recently by the Accordia development, the historic structure of the garden and parkland of Brooklands House are still partly evident today and contribute to the wider setting of the Listed Building.

0465 Brooklands House Grade II

3.3.3 After Brooklands House was built, there was little change until the area to the north of the house was acquired by Cambridge University for a new Botanic Garden, which was opened in 1846. In 1845 the railway station was opened nearby, stimulating further residential development. In 1858 the Brooklands estate was divided into plots and sold off along with Brooklands Farm. The drive from Brooklands House to Hills Road was converted into Brooklands Avenue, allowing the development of the land for housing. This was carried out under the strict control of the National Freehold Land Society which was the first Building Society in the country, formed in 1849 at a time when anyone owning land with an annual rent of 40 shillings qualified for a vote. The Society acquired land throughout the country, often near a railway station, and sold plots for development. Almost 100 years before the Town and Country Planning Act of 1947 (the major piece of legislation which established modern

land-use planning) the Society devised covenants and conditions specifying the type, position, use and minimum value of properties to be built in each area.

3.3.4 The land purchased extended from the present Clarendon Road in the east to Brooklands House in the west, and also some land on the north side of Brooklands Avenue. The square bounded by Brooklands Avenue, Clarendon Road, Fitzwilliam Road and Shaftesbury Road was laid out and constructed between the 1860s and the 1930s. Larger houses were built on either side of Brooklands Avenue and along the east side of Shaftesbury Road, with smaller houses or terraced properties in Clarendon Road and Fitzwilliam Road.

0383 Shaftesbury Road

3.3.5 A second block of development to be called Aberdeen Road was planned parallel to Shaftesbury Road, bounded by Brooklands Avenue and an extension of Fitzwilliam Road. The land was not developed and was purchased by the Foster family as an extension to Brooklands House. This area was laid out as parkland, with a copse of trees on the west side of Shaftesbury Road. 'The Avenue', now Brooklands Avenue, was a private road leading off Hills Road. It did not join Trumpington Road to the west for many years, and even then a gate was erected to control access, manned by an employee of the Foster family. This was removed in the early part of the 20th century. Once all the plots in the covenant area were sold, the National Freehold Land Society no longer had any financial interest in the area. In 1870, the Society split into two - British Land Ltd (the only UK company from that time which has remained on the Stock Exchange Register to this day) and the National Building Society. The latter eventually merged with the Abbey Road Building Society to become the Abbey National.

3.3.6 Members of the Foster family continued to live at Brooklands House until the early part of the 20th century. During World War II, Brooklands House and its associated lands were requisitioned for Civil Service departments displaced from London. Temporary blocks were erected in the grounds to the south-west of the house. In 1941 the administration of No. 74 Wing of the RAF moved into Brooklands (as the house was known by then). The house was subsequently occupied by the Office of Works and its successors, the Ministry of Public Buildings and Works and the Department of the Environment. The Royal Commission on the Historical Monuments of England took over the building in 1996, merging with English Heritage in 1999. Alterations and extensions were carried out in 2002 under the direction of van Heyningen and Haward Architects.

3543 The 1953 'War Room' is a Grade II listed building

0407 Hobson's Brook north of Brooklands Avenue

3.3.7 In 1953 a 'War Room' was constructed in the north-west corner of the site. This was extended in 1961 and 1967 to become regional seat of government in the event of a nuclear war. In 1996 the site was designated for housing in the Cambridge Local Plan and a development brief was produced by the City Council. In the early 2000s, the poor quality office buildings were demolished and because the bunker was under threat, it was listed Grade II in 2003. The site, which stretches from Hobson's Brook to Shaftesbury Road, has since been redeveloped. Roughly three quarters is now the award-winning Accordia housing development, which was occupied from 2007 onwards. The development took place in accordance with an agreed variation to the original 1854 covenants, which has modified the layout and density of the development in comparison with the original plans. At the same time, a large complex of new offices was built on the rest of the site (Eastbrook) which now provides accommodation for a number of government departments including HM Revenue

and Customs, the Department for Communities and Local Government, Natural England and the Arts Council England.

3.4 Archaeology

3.4.1 There are no records of any archaeological finds in this area although close by, within the Southacre Conservation Area, Iron Age and Roman remains have been found.

3.4.2 The two streams (Vicar's Brook and Hobson's Brook) which flow through the allotments in the western part of the Brooklands Avenue Conservation Area have an interesting history. Vicar's Brook originally flowed from its spring-line source at Nine Wells, in the parish of Great Shelford, through Trumpington and then into the River Cam at its present-day outflow near River Farm. Between 1610 and 1614 Thomas Hobson diverted this stream near 'Trumpington Ford' (where the London Road crossed the brook) with a newly created drain that ran, and still runs, into Cambridge – where this runs below ground it is usually called Hobson's Conduit. The original purpose of this 'new river' was to flush out the ancient Kings Ditch that had, over the centuries, become a significant health risk. Once the water was flowing into Cambridge though, it was used for other purposes including providing water for a fountain on Market Hill, as well as feeding ponds and swimming baths in Pembroke, Emmanuel and Christ's Colleges. Hobson's Brook also fed into the pond in the University Botanic Garden, which had moved from its old site to the north of Pembroke Street to its current location next to the Brook. The original 'Hobson's Conduit' fountain was removed from Cambridge market in 1849, and rebuilt in its present position on the corner of Lensfield Road and Trumpington Road. At the other end of Vicar's Brook, a further monument was erected by public subscription in 1861 in Nine Wells. Thomas Hobson was a well known (and wealthy) carrier of Cambridge, also known today for the phrase *Hobson's choice*. He was probably at least partly instrumental in bringing the water to Market Hill, and certainly left land in his will (in 1631) for the benefit of maintaining the watercourse. Today, Hobson's Brook and Conduit are maintained by the Hobson's Brook Trust, a charity whose aims and objectives are 'the maintenance of Hobson's Brook', in partnership with the City Council.

4 Spatial Analysis

Character Area 1:

4.1 Clarendon Road, Shaftesbury Road and Fitzwilliam Road

Summary

4.1.1 Clarendon Road, Shaftesbury Road and Fitzwilliam Road are the principal streets within the Conservation Area, with the majority of the buildings. They form a 'U' shape off Brooklands Avenue, with the Conservation Area boundary being tightly drawn along the east, south and western-most boundaries of this 'U' shape, excluding most of the surrounding buildings apart from a short terrace of mid-19th century cottages in Clarendon Road. The streets are notable for their more tranquil character, and the mixture of detached, semi-detached and terraced houses. The plots are narrow but deep, providing generous back gardens which back onto a central block of gardens. Much of this land was formerly orchard and there are still some mature to elderly fruit trees, including unusual varieties. Other trees include Lawson's cypress, western red cedar and *Phillyrea latifolia*, with a mixture of deciduous and evergreen varieties. Unfortunately, some of the trees within the interior and also around the outside of the block have not been well cared for, although a few, mostly in the garden to No. 5 Shaftesbury Road, and along the east and west sides of Clarendon Road, are specifically protected by Tree Preservation Orders. These trees are important in views along these streets, although these views are also somewhat compromised by the strictly functional public realm – tarmac street surfaces, tarmac or concrete slab pavements, and modern, utilitarian, street lighting.

0300 View northwards along Clarendon Road

0314 Nos. 5 and 7 Clarendon Road

4.1.2 The buildings in all three streets are mainly mid to late-19th century in date and relate to the early development of the area between the 1860s and the end of the century. Further semi-detached houses (Nos. 1/3 and 5/7 Clarendon Road) were added in the 1920s or 1930s. These houses have a common building line, set back from the road with small front gardens, which provides the opportunity for brick walls, trees, hedging and mature planting, all of which add to the character of the streets. In recent years, some of the brick walls have been rebuilt or repaired, reinforcing the original layout and character of the area. Where they

have been replaced by modern alternatives, such as wood panel fencing, the effect is less positive.

Clarendon Road

4.1.3 The dominant initial impression of the road is of a spacious street lined with trees on both sides of the road. These include a line of maturing leylandii between Lockton House and Clarendon House. The tall trees outside Lockton House are given additional protection by being covered by Tree Preservation Orders (TPOs). Almost all the pavement on the west side and part of the pavement on the other side has a grass verge – the former has a number of fastigiate trees which were planted by the City Council in the early 1990s in co-operation with the residents, who provided the funds for the cost of the trees.

4.1.4 Whilst the buildings on the west side of the road, which are included within the Conservation Area, are mainly historic buildings of some merit, more recent development on the edge of the Conservation Area has a somewhat negative impact on the views along the road. Of note are Lockton House and Clarendon House, both large office buildings on the east side of Clarendon Road, as well as the tall blocks of flats on the south of Fitzwilliam Road, which have recently been completed. Lockton House was built in 1965-6 although renovations carried out in the 1990s have changed its character, including the addition of a sixth penthouse storey which although set back has substantially increased the visual intrusion of the building on the surrounding area. Car parking around the building is also visually dominant. To the south, Clarendon House is four storeys high, including a semi-basement, and appears to date to the 1980s. It has recently been extended by the addition of a modern entrance porch, the design of which has not been well received by some local residents. The access into the car park is a wide roadway with a headroom restriction sign and security gates, which are both unattractive features. Beyond these two offices buildings, four storey blocks of flats have recently been completed, which terminate the view along Clarendon Road. All of these newer buildings conflict in terms of materials, scale and general building form with the more modestly-sized houses which lie within the Conservation Area boundary.

4.1.5 Looking northwards along Clarendon Road towards Brooklands Avenue, the view is terminated by the mature trees along the Avenue, the yews which are a feature of the Hope Nursing Home, and the yews in the garden of No. 16 Brooklands Avenue. At various points along Clarendon Road, shorter views into the rear gardens of the houses are possible and focus on several fine trees including the copper beech in the garden of No. 3 Shaftesbury Road and the Scots pine in the garden of No. 17 Clarendon Road. The mature oriental plane in the back garden of No. 18 Brooklands Avenue and the pink flowered chestnut in the garden of No. 20 are also clearly visible.

0276 Nos. 2 and 4 Clarendon Road

0312 No. 9 Clarendon Road

4.1.6 There are just three dwellings on the east side of Clarendon Road, near the junction with Brooklands Avenue (Nos. 2-6). This small group of matching cottages sits back slightly from the street with small front gardens bounded by low brick walls. The houses are built from Gault brick with arched window heads, a detail which is reflected in the treatment of the front doors. The roofs are covered in natural slate with a red clay tile ridge. Stylistically, they date to c1880. All the other dwellings are on the western side of the road.

4.1.7 From the north, the six foot high brick wall which marks the back garden to No. 16 Brooklands Avenue makes a notable contribution to the street scene in Clarendon Road. Its

impact is reinforced by the mature trees which lie behind it within the garden – this contains eight trees which are specifically protected by TPOs. This leads to a small block of modern garages, set well back from the road, constructed in Gault brick with red brick decoration. Beyond this block, there are two pairs of 1920s or 1930s semi-detached houses (Nos. 1/3 and 5/7) which follow the historic building line set by the earlier buildings further south. Nos. 1 and 3 are a symmetrical two storey pair, with a hipped slated roof and timber windows, the ground floor windows being set below a small contemporary extension with a lean-to roof which runs the length of the buildings. Nos. 5 and 7 are a pair of two storey houses, again symmetrical but somewhat larger than Nos. 1 and 3. Each has a semi-circular bay window which rises through the floors and terminates in a gable facing the street which is decorated with applied false timbering in the ‘Tudorbethan’ style then popular. These houses also have slate-covered hipped roofs with a central shared chimney stack. Of note is the retention of the original coloured glass on the ground floor, including the original Crittall steel window frames in the bay windows. The front doors face the street, recessed in porches framed by brick arches. The houses are separated from the street by original Gault brick gate posts and low brick walls capped with decorative Staffordshire Blue bricks. The front gardens are usually separated by hedging, although a Gault brick wall, five feet high, separates Nos. 7 and 9.

4.1.8 The older properties (Nos. 9, 11, 15, 17 and 19) are in local brick and, as is general to the area, the roofs are in slate (though some have been re-roofed in artificial slate). These date to between the 1870s and 1900. Although the style of building varies with the period, the building line has been respected and the buildings form a varied and pleasing residential group. The boundary walls have either a castellated or a scalloped pattern to the top. Some of the front gardens are given over, at least in part, for the parking of owners' cars off the street. All of these houses (apart from No.17) have long gardens which stretch back to the back boundaries of the houses facing Shaftesbury Road. The three oldest properties (Nos. 9, 11 and 17) had been built by 1888. No. 9 is a double-fronted two storey house of the late Victorian period, built in Gault brick with two rectangular bay windows to the ground floor, sash windows and painted stone surrounds. The roof is covered in Welsh slate, with interesting detailing to the eaves (a matching brick modillion eaves cornice) and the chimneys, including the original chimney pots and corbelled-out brickwork. A single-storey side extension has been added on the north side, with a rendered wall and artificial slate roof. Low iron railings separate the property from No. 11. Number 11 is a single-fronted Victorian house of two storeys built from Gault brick with interesting red brick detailing, especially to the front doorways and windows. Three-sided bay windows to both storeys rise to a faceted and hipped ridge which returns to the main roof. The Welsh slate roof has red clay ridge tiles and well detailed chimneys. Of note is the presumably original nine panelled green painted front door. Nos. 15 and 17 were built as a matching pair of two storey Gault brick houses, just one window wide, with a central chimney stack on top of a slate-covered pyramidal roof. The four light sash windows, and the two attic dormers, all appear original. There is a low stone-capped Gault brick wall to the frontage backed by a hedge. Number 19 was built somewhat later, probably around 1900, with red brick elevations, sash windows, and a slate roof. The two trees in the front garden are covered by TPOs.

0311 No. 11 Clarendon Road

0306 Nos. 15 and 17 Clarendon Road

4.1.9 No. 21 is the only recent residential building in Clarendon Road, built in 1996, in a style and on a scale which are reasonably harmonious with the surroundings. The building is two storeys high, with the attic space incorporated and illuminated by Velux rooflights. It was built

using a modern version of Gault brick above a one metre base of red brick. The artificial slate roof follows the line established by its more historic neighbour (No. 19) to the north. A central entrance porch with a casement window above stand forward from the main frontage and are capped by a large hipped roof. To the front there is a Gault brick wall six feet high, which marries in with similar structures elsewhere in the street. The property is separated from No.1 Fitzwilliam Road by a solid fence.

Key positive features:

- The many trees, some of them with TPOs, which line the street or which can be seen within private gardens
- Large gardens which together create a large area of trees and other planting, almost enclosed by development which faces the four roads
- Glimpses between these houses towards the trees in the back gardens
- The mid to late 19th century houses which are mainly Gault or red brick with slate roofs
- These houses are well maintained and their details largely preserved intact
- The survival of most of the original layout and building plots

Key negative features or issues:

- The occasional use of a modern material, such as artificial slate
- The negative impact of the two modern office buildings (Lockton House and Clarendon House) on the character of the street
- The public realm (street lighting, pavements and road surfaces) are mundane and of no special merit

Fitzwilliam Road

4.1.10 Fitzwilliam Road is a short road which forms the southern limit of the main part of the Conservation Area. It is somewhat narrower than the other local roads and has a more urban character to it on account of the historic terraced properties on the north side (Nos. 3-15 odd) which now face the recent four storey blocks of flats on the south side. These have replaced the historic buildings and other more modern developments described in the previous Appraisal. However, the view in either direction still takes in a number of trees particularly in the garden of No. 5 Shaftesbury Road, which does provide a sylvan character. There are also some glimpses northward into the gardens which occupy the interior of the block, with good views of beech and walnut trees, something which also softens the urban environment. The pavements on either side are lined by a narrow grass verge and the properties along the northern side stand behind small front gardens, bounded for the most part by the original low brick walls. There is a pleasing view into Fitzwilliam Road from the Hills Road railway bridge.

0296 Nos. 3-9 odd Fitzwilliam Road

0294 Nos. 11-15 odd Fitzwilliam Road

4.1.11 There are eight buildings on the north side of Fitzwilliam Road, of which two are modern (Nos. 1 and Nos. 21/23/25, a block of flats). These are considered to be neutral in their impact. No. 1 was originally built as a home for the Dr Barnado charity and was probably the first building to be constructed in Fitzwilliam Road. The original structure was demolished in the 1990s and the present three storey building erected specifically to house

young people who are in local authority care. The building faces both Clarendon Road and Fitzwilliam Road, and is faced in a brick which is similar to the Gault bricks used elsewhere locally, with some stone detailing. It rises to two storeys and the attic space is used, so there are a number of Velux roof lights and a dormer window facing Fitzwilliam Road. The scale and bulk of the new building is sympathetic to the neighbouring properties, including the use of Welsh slate on the roof although there are no chimneys. More positively, the 19th century low Gault brick boundary wall to the two roads has been retained, and a section of the wall facing Fitzwilliam Road has original coping stone, probably made from Oolitic limestone. Part of the site was sold for development at the time and this is now No. 21 Clarendon Road, which would have been three flats if the City Council had not enforced covenants. The impact of both of these buildings has been reduced by the recognition of the historic building line, and by trying to keep the new buildings sympathetic in terms of their height, bulk and use of materials.

4.1.12 Of the six historic buildings in Fitzwilliam Road which lie in the middle of the group, Nos. 3-9 odd are included in the Council's list of Buildings of Local Interest. A detailed description is included at Appendix 2, but they date to c1870 and are three storeys high with full height canted bay windows dressed in buff-coloured stone, with slate roofs. Adjoining them are Nos. 11 and 15, a pair of three storey semi-detached houses, now converted into flats. The style is similar to Nos. 3-9, but the detailing is less refined. The buildings have sash windows, Welsh slate roofs and buff chimney pots. All of the stonework to No. 11 has been painted, as has the doorway arch and the stone shield above at No. 15, which has a large two storey side extension of later date. The details of this extension generally match the original structure except for the more recent and discordant fenestration to the semi-basement. The frontage of No. 11 is a low wall surmounted by modern railings. No. 15 is open to the front, with tarmacadam, separated from No. 11 by old iron railings rising to about five feet. No. 15 is separated from Nos. 21-25 by an access to garages to the rear, giving a glimpse into the interior of the block.

4.1.13 Nos. 21, 23 and 25 comprise a probably 1950s three storey block of flats, which unfortunately interrupts the historic building line by a forward extension. The building has a flat roof covered in felt and is constructed using a yellow-brown brick, with casement windows with some large fixed panes. The low wall to the road is built from modern brickwork capped with red engineering bricks. Between Nos. 15 and this block of flats is a vehicular way through providing access to two blocks of modern garages in what was once the garden to No. 15. The northern boundary along Fitzwilliam Road at the western end is completed by the high brick wall which encloses the garden of No. 5 Shaftesbury Road.

Key positive features:

- The high quality late 19th century houses along the northern side of the street, some of which are included in the Council's list of Buildings of Special Interest
- The trees in the garden of No. 5 Shaftesbury Road, and the other trees in the Accordia development, which all contribute to views along the street
- The survival of traditional materials and details to the BLIs although Nos. 11 and 15 are more altered

Key negative features or issues:

- The 1950s block of flats (Nos. 21, 23 and 25) sit forward from the historic building line, are visually dominant, and poorly designed
- The areas of car parking and modern garages at the back of No. 15

- The public realm (street lighting, pavements and road surfaces) are mundane and of no special merit

Shaftesbury Road

4.1.14 This road extends for approximately 250 metres back towards Brooklands Avenue from Fitzwilliam Road, running parallel to Clarendon Road. To the south, the road continues into the private access driveway to the premises of the Cambridge University Press. The entrance to the Press is marked by substantial electronically controlled gates. To the right is an entrance into Eastbrook House, a large relatively recent block used as offices for HM Revenue and Customs, the Department for Communities and Local Government, Natural England and the Arts Council England. Apart from No. 4, a house which is now in partial use as a Lutheran Church, and No. 5, which is offices, all of the other buildings appear to be in residential use.

0368 View northwards along Shaftesbury Road

0349 View into the Accordia development from Shaftesbury Road

4.1.15 The public stretch of road is bounded to the west by mature trees, providing a mixture of beech, chestnut, pine, silver birch, oak and plane - a heritage of the shelter belt planted about 150 years ago as part of the parkland to Brooklands House. These trees now form the most easterly boundary of the Accordia housing development and have been deliberately included within the Brooklands Avenue Conservation Area boundary. The five historic residential properties on the east side are set well back from the road, somewhat concealed by walls, planting and mature trees. These combine with the trees on the other side of the road to frame views in either direction along the street and create a green and leafy vista. Furthermore, the gaps between the buildings on the east allow views into the interior of the block, to see the fine trees in some of the rear gardens, a feature which contributes to the visual pleasure of the road. The trees along Brooklands Avenue provide a harmonious end to the road as seen from the south. The overall character is tranquil, with the many mature trees reinforcing the sylvan qualities of this part of the Conservation Area. There are footways along both sides of the road. On the west, attractive iron railings mark the boundary of the tree belt facing the Accordia development. To the east, three of the five detached historic houses retain their 19th century boundaries to the road, in the form of low walls and railings.

0335 No. 1 Shaftesbury Road

0340 No. 3 Shaftesbury Road

0353 No. 5 Shaftesbury Road

4.1.16 Of these five, four (Nos. 2, 3, 4 and 5) appear to date to the mid to late 19th century. No. 1 is a later, double-fronted house of c1905 fronted by an open driveway, several trees and flower beds. The two storey house is faced in white-painted roughcast, with casement windows and applied timbering in the Arts and Crafts style. It has a steeply pitched clay tiled roof. Nos. 2, 3 and 4 are substantial double-fronted properties built in the 1860s using the local brick, and are considered to be fine specimens of their kind. No. 2 is a symmetrical house, two storeys high and built from Gault brick with a central pediment picked out in moulded stucco or painted stone. The prominent central front entrance is defined by a round-headed moulded architrave, these mouldings being repeated to the first floor sash windows and the canted bay windows to the ground floor. There is a four panelled timber front door with top glazing which appears to be original. Overall, this is a well detailed and well preserved property, which since the last Appraisal has been carefully converted from office use into a family home. No. 3 was once owned by Sir Sydney Cockerell, the renowned

curator of the Fitzwilliam Museum and host to William Morris, Ruskin and others. Currently undergoing restoration, it is also two storeys high and built from Gault brick with stucco dressings to the ground floor canted bay windows. The timber sash windows appear original, and there is a hipped slate roof above. The four panelled front door is similar to No. 2 and is also enclosed by a half-round moulded stucco (or painted stone) architrave. The front boundary is defined by a low Gault brick wall with modern railings although the copings to the gate piers appear historic. Both Nos. 2 and 3 appear to be relatively unaltered from elevations although extensions have been added to the rear of No. 3.

4.1.17 No. 4 (Shaftesbury House) is included on the Council's list of Buildings of Local Interest, and a fuller description is included at Appendix 2. It remains in partial use as a private home, although since 1963 it has also served as a place of worship for the German Lutheran Church. It is notable for its double height canted bay windows and central entrance porch supported on Doric columns. No. 5 is another substantial two storey house dating to c1870s, also built from Gault brick with moulded stucco architraves to the margin-light sash windows. The front door is defined by a moulded and painted stucco surround containing a porch, so the front door is set well back into the building. A semi-circular bay window with casements was added to the ground floor at a later date. The hipped roof is covered in Welsh slate, with two set-back chimneys with their original buff-coloured clay pots. The building had already been extended the south (as described in the original Appraisal) but more recently, this extension has been demolished and replaced with another relatively substantial two storey extension (The Shaftesbury Building), also in use as offices. The extension is also built from Gault brick, with a flat roof and large windows as well as a wide first floor balcony. The effect is simple and robust and neither detracts or adds positively to the character of the surrounding area. Simple metal railings and a tall brick wall surround the plot and define the junction with Fitzwilliam Road.

Key positive features:

- The many trees along the western side of the road and within private gardens
- The high quality 19th century villas, very well preserved
- The retention of traditional brick walls and metal railings in many places
- Pleasant views into the Accordia development through these trees
- The survival of historic plots and boundaries

Key negative features or issues:

- Untidy car parking in the front garden of No. 2 and the loss of any definition to the front boundary
- The poor condition of a small empty site between Nos. 2 and 3 – this needs to be developed sensitively
- The open car parking area in front of No. 5, so there is no garden or sense of enclosure
- No. 5 and its recent extension appear to be empty at the time of survey (November 2012)
- The public realm (street lighting, pavements and road surfaces) are mundane and of no special merit

4.2 Brooklands Avenue

4.2.1 From the late 19th century when the trees were planted, Brooklands Avenue has been notable for the attractive views along the street with tall trees on either side creating a tunnel effect. There are now gaps in this avenue, but of the remaining trees, most are either semi-mature fastigate beech or horn beam. Views focus on the narrow pavement, grass verges, the long straight line of the road, the regular spacing of the remaining trees, and the soft hedging and large gardens which lie to either side of the road. Therefore, although this is a major vehicular route, the immediate setting of the thick tree cover and other planting provides some softening to the noise and disturbance which is created by the busy traffic. To the east, the road is more contained by buildings, but to the west, there are just two larger buildings (the Bowling Club and Brooklands House) both of which have large grounds and mature trees which lead towards the open green spaces on New Bit and Empty Common.

0401 Brooklands Avenue
0268 Nos. 1-7 odd Brooklands Avenue

4.2.2 To the north of the Avenue (and therefore currently outside the Brooklands Avenue Conservation Area) is a long strip of land with a common back boundary to the University Botanic Gardens. This contains three fine Victorian villas set well back from the road, and number 23 (all important to the character of the conservation area) as well as the Grade II listed Royal Albert Homes (1859) at the eastern end and, on the adjoining site, the much modified and unlisted Hope Nursing Home. Towards the western end are the modern flats of Brooklands Court and the Cambridge and County Bowling Club, the latter now included on the Council's list of Buildings of Local Interest. These buildings all sit within spacious gardens with a variety of mature trees. Beyond the Bowling Club the grounds merge into the Botanic Garden and the boundary with Hobson's Brook. The whole of this northern side of Brooklands Avenue is already included in the Cambridge Central Conservation Area, but this Appraisal includes a recommendation to include this area within the Brooklands Conservation Area (to which it clearly relates) when the next review of the boundary of the Central Conservation Area is undertaken.

4.2.3 Several distinct sections may be identified along the southern side of Brooklands Avenue. At the eastern end, just beyond the Conservation Area, lies City House, a modern block of offices of no special merit. Adjoining these offices, but within the Conservation Area, is a terrace of seven neo-Gothic terraced houses dating to c1875. They are two storeys high and each house has an attic storey with original dormer windows and two storey canted bays windows with plain sashes. Now largely in use as offices, these properties are built from Gault brick with red brick dressings to some of the eaves, bays and formers. The pitched roofs are covered in Welsh slate with very prominent rows of chimneys on some of the party walls. No. 4 is particularly notable, with the doorway arch echoing the polychrome neo-Gothic' brickwork detailing on the Royal Albert Homes opposite. Nos. 1 and 2 have been combined, and the buildings heavily restored although largely in keeping. No. 7 retains the original coloured glass fanlight. Because of the commercial uses, all of the front gardens have been covered in hard surfacing to facilitate car parking although No. 7 has enclosed its front garden with modern railings on a low plinth wall to try and give the frontage some sense of enclosure. This is a fine group of buildings and it is particularly important that the surviving historic details and materials are preserved.

0324 No. 18 Brooklands Avenue
0328 No. 22 Brooklands Avenue

0255 the Accordia development, where it faces Brooklands Avenue

3510 The Accordia development backs onto the former garden to Brooklands House - these houses are partially within the existing Conservation Area

4.2.4 Between Clarendon Road and Shaftesbury Road are three Victorian villas (Nos. 16, 18, and 22a) and a single pair of semi-detached dwellings (Nos. 20/22), the latter being the earliest buildings on the block as they date to the 1850s or 1860s. All of the buildings appear to be in residential use, and Nos. 18, 20, 22 and 22a are included in the Council's list of Buildings of Local Interest. No. 16 is an austere late Victorian house which does retain attractive metal railings and gate piers, which should be preserved. No. 18 was built by George Kett, son of the founder of Rattee and Kett, a local building company, and the man who really established this business. Kett was a prominent citizen and three times Mayor of the City. The land was purchased in 1879 and the house was occupied in 1883. Constructed at the same time as the Roman Catholic Church, the building is built using the same stone and within the garden is a stone arch in the Gothic style which has similarities to the church in terms of its design and materials. The very fine house interior has been well maintained and has excellent wood carving, including the graceful staircase in pitch pine and oak. For many years used by the National Extension College, the property returned to residential use in 2001.

4.2.5 No. 22a (Elmhurst) is a substantial red brick house with a short pointed spire on the corner providing an important focal point. Multi-paned sash windows and stone dressings to the two storey central entrance porch are of note. It dates to the late 19th century and has recently been carefully restored and extended, since reverting from offices to residential use. The substantial brick wall to the front was built as part of this scheme, the requirements of the Highway Engineers meaning that a rebated driveway had to be provided to provide a refuge for waiting cars.

4.2.6 Beyond the junction with Shaftesbury Road, there is a long break in the designated area and the boundary sits back slightly from the pavement, parallel to the road. This part of Brooklands Avenue is faced by the modern terraced houses which form part of the Accordia development. The buildings follow the historic building line and are set back from the road in ordered terraces of buff coloured brick three storey houses with plain fenestration. These houses relate in a positive way to the street scene, their impact helped greatly by the complex planting and landscaping details within their front gardens. One entrance road, Aberdeen Avenue (named after the historic roadway which was never built), leads into the Accordia development before the Conservation Area boundary turns away from the road to include part of the former garden setting to Brooklands House, a Grade II Listed Building. This is a large, detached house although from Brooklands Avenue it is almost completely hidden by high brick walls and secondary service buildings. The house was constructed using local brick in the 1830s for Foster, a local banker. Appendix 1 includes a more detailed description. The building is now used by English Heritage as their regional headquarters.

0388 Trees in Brooklands Avenue

4.2.7 The western end of Brooklands Avenue is notable for its slightly raised level, with a bridge over Hobson's Brook and views in places over trees and open green spaces. Fine iron railings, painted black, face both sides of the road. On the north, through these railings, can be seen the attractive tree planting associated with Hobson's Brook and the Botanic Garden. Further railings can be seen on the south side, where there is a roughly triangular area of woodland which forms part of Empty Common.

Key positive features:

- The many trees which line the street
- The high quality buildings including Brooklands House (listed Grade II) and four properties which are Buildings of Local Interest (Nos. 18, 20/22 and 22a)
- Attractive views along the street taking in the many trees and the high quality buildings on both sides of the road
- Attractive views southwards into the Accordia development, taking in the long vistas along Aberdeen Avenue
- Views at the western end towards the University Botanic Garden, the open green space associated with New Bit, and the more enclosed green spaces along the line of the Vicar's Brook and Hobson's Brook
- Historic metal railings and high brick walls remain in many places

Key negative features or issues:

- Large modern building in several locations although these are just outside the boundary to this Conservation Area
- Busy traffic and limited protected crossing places for pedestrians
- Gaps in the line of trees, or deceased trees, resulting in the need for new planting
- The open parking areas in front of Nos. 2-7 inc. and the loss of front boundaries to Nos. 2-6
- Modern street lights of no special merit, and modern paving and street surfaces, although the street trees and grass verges do help to conceal these negative features

4.3 Empty Common and the allotments

4.3.1 Empty Common forms part of a long thin swathe of former common land which follows the almost parallel line of Vicar's Brook and the man-made culvert, Hobson's Brook, southwards. Empty Common is owned and managed by Cambridge City Council, and Vicar's Brook and Hobson's Brook are managed by the City Council in partnership with the Hobson's Brook Trust. Facing Brooklands Avenue and the busy junction with Trumpington Road, there is a footpath southwards through a small, lightly wooded area to the area of land between Vicar's Brook and Hobson's Brook which is used for the Council allotments. These are well tended and have a completely different character to the rest of the conservation area, being very enclosed by dense trees and therefore protected from traffic noise and other disturbance. These trees also blot out most of the surrounding buildings – including the Nuffield Hospital and houses in Newton Road to the immediate west, and the blocks of flats within the Accordia development to the east. This part of the Conservation Area is an important habitat for various wild birds, reptiles and other animals, and forms part of a wildlife corridor through the City.

0431 Empty Common allotments

Key positive features

- Semi-wild, 'green' area with large trees surrounding it
- The notable features of Vicar's Brook and Hobson's Brook flow along either side of the allotments
- The allotments themselves are popular and appear to be well used
- Peaceful character, protected from the busy traffic immediately to the north by the woodland at the junction of Empty Common and Brooklands Avenue

Key negative features and issues:

- Care of the many mature trees
- Maintenance of the water courses
- Ensuring the allotments continue to be used and maintained properly

4.4 Character Area 2: Accordia

4.4.1 The Accordia housing development comprises 378 residential units providing about 1,000 bed spaces within a variety of building types. The buildings are located on a 9.5 hectare site to the south of Brooklands Avenue, which forms part of the inner relief road around the southern edge of Cambridge. To the immediate west lie allotments and the winding courses of the Vicar's Brook and Hobson's Brook, also known as Hobson's Brook. To the east lie the residential streets of Shaftesbury Road, Fitzwilliam Road and Clarendon Road. All of Brooklands Avenue, part of the allotments, and the three residential streets as listed above, lie within the existing Brooklands Avenue Conservation Area.

Historical development

4.4.2 The land on which Accordia was built once formed part of the garden and parkland to Brooklands House, a late Georgian villa located close to the junction of Brooklands Avenue and Hobson's Brook. This building is Grade II listed and is now used as the regional headquarters for English Heritage. The house and its land was requisitioned during World War II and temporary accommodation and offices built within the site. In the 1950s a concrete bunker was built in the south-east corner of the site to act as a regional government headquarters in the event of a nuclear war. This was extended in the 1960s but by the 1990s was in poor condition. By 2000, the majority of the site was ready for redevelopment and Countryside Properties took on the task. They appointed Fielden Clegg Bradley Studios (FCBS) in association with Grant Associates, landscape designers, to work up a masterplan which was to include high density development set within the existing landscape features. In all, 700 existing mature trees were retained and these now make a major contribution to the ambiance of the area. In time, two further architectural practices, Maccreanor Lavington and Alison Brooks Architects were also appointed to design specific parts of the scheme. By 2002 the design team had been appointed and in June 2003 detailed planning permission was granted, with construction started in September 2003. The first houses were completed by January 2005 and the final unit was occupied in 2007. As part of the redevelopment, a further two hectares was set aside in the south-east corner of the site for new government offices (Eastbrook) and these were completed first. The listed bunker also remains in the extreme south-west corner of the Accordia development – it is in partial use by the adjoining Cambridge University Press as storage.

3492 Aberdeen Road
3513 Kingfisher Way towards Aberdeen Road

4.4.3 The Accordia scheme has won the following awards:

- RIBA Stirling Prize 2008 (the first residential scheme to do so)
- RIBA National Award 2008
- Civic Trust Award 2007
- Housing Design Awards 2006: Overall winner
- Building for Life awards: Gold Standard 2006

Description of the scheme.

4.4.4 The design ethos of the scheme follows the principles of good quality high density urban living as set out by Richard Rogers (of Urban Task Force fame) in his Reith Lecture of 1995. Whilst retaining a spacious and high quality external environment, utilising the existing mature trees and adding around 100,000 new plants and around 35 different varieties of fruit trees and bushes, the new buildings have been built at a relatively high density of around 40 dwellings per hectare. Of the 378 units, 212 are houses of varying sizes, with 166 flats located in four blocks on the western edge of the site facing over the allotments and Hobson's Brook. A further block of flats overlooks Aberdeen Square. The houses are mainly in terraced form although there are paired houses facing Brooklands Avenue to the north. The development includes 114 affordable units, which are located to the south of Aberdeen Square in Gilpin Road – of these, 76% are for rent and 24% are shared ownership.

3516 Kingfisher Way looking south
3572 Gardens between Henslow Mews and Copse Way
3571 trees in Aberdeen Road

4.4.5 Of note is the simple, grid pattern layout, established by the spine road (Aberdeen Avenue) which leads into the development from Brooklands Avenue, with a further street (Kingfisher Way) running parallel. The relationship with Brooklands House has been reinforced by the creation of a new open green space to the south of the building, which is maintained by the Accordia management company. It is separated from the house by a low (one metre high) Gault brick wall with a soft hedge above. In August 2012 a group of Accordia residents, loosely termed 'The Bridge Group', submitted a successful planning application for a new bridge over Hobson's Brook to connect this green space with the allotments on the other side.

Architectural detail

4.4.6 The scheme includes 13 house and flat types by FCBS, seven houses and flat types by Maccreehan Lavington and three houses and flat types by Alison Brooks Architects. Each design is derived from its particular location within the masterplan: semi-detached villas line the key frontages to Brooklands Avenue and Shaftesbury Road, responding to the neighbouring Victorian buildings; interlinked courtyard houses are the predominant building form within each urban block; formal terraced housing defines the principal road through the site; and the larger flat buildings are located at key points relating to open space and the western site boundary overlooking Hobson's Brook and the allotment gardens. Throughout the scheme there is a common palette of materials dominated by the brickwork used for the majority of the buildings. This closely resembles the traditional Cambridge Gault clay bricks which can be seen throughout the surrounding streets. Sheet copper, both natural and pre-patinated, is used for pitched roofs and rainwater goods for the houses, and for the characteristic bay windows. The flats are differentiated from the housing through their form and the use of sheet copper cladding in different finishes and green oak frames supporting

generous timber-clad balconies. The use of high performing materials has given the buildings an Ecohomes 'Very Good' rating.

4.4.7 Consideration of the future use of the Bunker listed building will need to include any impacts on the residential character of the Accordia estate.

5 Architectural Overview

5.1 The Brooklands Avenue Conservation Area is a small area with only 30 historic buildings plus seven further properties which date to the 20th century. At the western end there is just one property, Brooklands House, a Grade II listed villa of c1830 which once had an extensive garden and parkland, now partly developed as the Accordia housing development, completed some five years ago. This late Georgian villa was altered c1900, but retains well ordered, relatively modest, two storey elevations facing the west and south. A modern extension has been added to the east, and service buildings obscure the northern elevations, particularly from Brooklands Avenue. A full description is included at Appendix 1.

5.2 To the east, where there is a high concentration of historic buildings facing Clarendon Road, Fitzwilliam Road, Shaftesbury Road and a short section of Brooklands Avenue, nine are included in the Council's list of Buildings of Local Interest as follows:

- Nos. 3-9 odd Fitzwilliam Road
- No. 4 Shaftesbury Road (the Lutheran Church)
- Wymondam House, No. 18 Brookside Avenue
- Nos. 20/22 Brooklands Avenue (a semi-detached pair)
- Elmhurst, No. 22a Brooklands Avenue

5.3 Full descriptions of these buildings are included at Appendix 2, but basically they were all built between the 1860s and the early 20th century as family houses and include detached, semi-detached, or terraced properties. Most of these buildings were built as a result of carefully controlled development by the National Freehold Land Society who first purchased the land in 1852. This resulted in the construction of a variety of terraced, semi-detached and detached houses in Clarendon Road and Fitzwilliam Road, and higher status, more substantial detached houses in Shaftesbury Road and Brooklands Avenue. In all of the streets, the chosen material was brick, usually the local buff-coloured Gault, but occasionally, such as No. 22a Brooklands Avenue, a vivid red brick was chosen. The styles were varied including the Italianate villas of Shaftesbury Road (Nos. 2, 3, 4, and 5), and the neo-Gothic details of the terraced houses in Fitzwilliam Road (Nos. 3-9 odd) or Brooklands Avenue (nos. 2-7 inc.). No. 18 Brooklands Avenue is a particularly fine example of a large neo-Gothic house which was built in the late 19th century for Mr Kett of the local building company Rattee and Kett. It reflects some of the materials and details of the Roman Catholic Church of Our Lady and the English Martyrs, located on the junction of Lensfield Road and Hill Road. This was built between 1885 and 1890 to the designs of the Newcastle architects Dunn and Hanson and was constructed by Mr Kett's building company, so the similarities are not surprising. An adjoining house, No. 22a Brooklands Avenue, is another very substantial building, this time built of bright red brick with sash windows in the Queen Anne Revival style.

5.4 It is noticeable that all of the buildings, from the more modest terraced houses in Clarendon Road to the more substantial houses facing Brooklands Avenue, retain most of their original materials and details. Several have been subject to extensive restoration schemes in recent years which have ensured these positive features are retained or enhanced. Many of these properties also retain the original brick boundary walls, which together make an important contribution to the special character and appearance of the Conservation Area.

6 Trees, Landscape and Open Spaces

6.1 The Brooklands Avenue Conservation Area is a largely built-up area with one section of much wilder, green space – Empty Common and the allotments. Whilst relatively built-up, the eastern part of the Conservation Area, around Clarendon Road, Fitzwilliam Road and Shaftesbury Road, is still notable for the many trees which lie within private gardens, both front and back. Trees are also very important along the western side of Shaftesbury Road and although the Conservation Area boundary encloses a thick tree belt which lies close to the road boundary, these trees now form part of the wider Accordia development. This area of housing was completed some five years ago and the designers were careful to ensure that the existing mature trees were kept as far as possible, maintaining the character of a leafy suburb. The tree belt along Shaftesbury Road is therefore important in that it fulfils two functions – it makes a major contribution to the special interest of the Brooklands Avenue Conservation Area, and it also provides a stunning setting for the new houses within the Accordia development.

6.2 The second important landscape feature is the contribution made by the trees along Brooklands Avenue itself. Whilst not all of the original avenue of trees remain from the 19th century, enough are still evident to provide this street with a very special character, which link to the areas of tree planting to the north (the University Botanic Gardens), to the south (the Accordia development), and to the west (New Bit and Coe Fen).

0334 Tree belt in Shaftesbury Road
0259 Trees in Brooklands Avenue

6.3 The semi-wild character of Empty Common is also important and although this part of it is now largely used as allotments, the enclosure of this long, thin space with mature trees gives this part of the Conservation Area a uniquely tranquil and very private ambiance which is not evident elsewhere. This part of the Conservation Area is also notable for the areas of shrubbery, trees and other plants which with the adjoining water courses provide a suitable habitat for a wide variety of birds and animals including frogs, grass snakes, Chinese water deer and kingfishers.

6.4 Overall, there is an impressive range of wildlife within the whole Conservation Area, including a variety of resident and breeding birds such as longtailed tits, spotted flycatchers, three species of woodpecker, goldcrests, siskins, red polls, lesser whitethroats, blackcaps, and jays. The mature trees attract tawny owls and mistle thrushes. Water birds including kingfishers can be seen along the two brooks, and sparrow-hawk and hobby are also occasional visitors. Other wildlife more frequently seen includes foxes, roe and muntjac deer, weasels, stoats, hedgehogs and grey squirrels. Pipistrelle bats and bank voles are also common. The reason for this diverse wildlife population lies in the combination of several

things. To the east, the area has large and contiguous gardens which form a substantial block, within which there is a large variety of tree and plant types at various stages of maturity. Secondly, the position of the Conservation Area is important, forming as it does a significant component of the 'green corridor' which links the countryside and the city. Lastly, the area has a variety of habitats such as the two streams and large areas of mature trees and various areas of grass and cultivated gardens or allotments, all of which provide a range of habitats.

7 Key Characteristics of the Conservation Area

The key characteristics of the Brooklands Avenue Conservation Area can be summarised as follows:

- Small mainly residential Conservation Area on the southern outskirts of Cambridge city, notable for its mid to late-19th century houses, areas of attractive green open space (including the allotments) and Brooklands House, a Grade II late Georgian villa which is now the regional office of English Heritage
- Clarendon Road, Fitzwilliam Road and Shaftesbury Road contain well detailed and well preserved houses all dating to the development of the area from the 1850s onwards
- Nine of these are Buildings of Local Interest (BLIs)
- The long stretch of Brooklands Avenue, which forms the spine of the Conservation Area and is notable for its street trees and spacious 19th century villas on either side
- The western end of the Conservation Area comprises areas of woodland and open green space (Empty Common) used as Council allotments
- This space is enclosed on either side by Vicar's Brook and the man-made Hobson's Brook
- Mature trees are notable in many places within the Conservation Area, but particularly on Empty Common, along Brooklands Avenue (where the street trees are of special merit) and in the back or front gardens of the houses within the residential streets off Brooklands Avenue
- These trees link with the mature trees and newer planting inside the Accordia housing development, which lies between Shaftesbury Road and Hobson's Brook
- Long views along Brooklands Avenue, with pleasant but shorter views into the green open spaces and woodland at the western end of the road where it meets Trumpington Road

8 Issues and Recommendations

8.1 Conservation Area boundary review

8.1.1 The existing boundary to the Brooklands Avenue Conservation Area was drawn up in 2002. At this time, the southern-most boundary of the existing Cambridge Central Conservation Area ran along the north side of Brooklands Avenue, and the boundary to the new Conservation Area therefore followed this established boundary to the north and to the south was drawn around the historic buildings in the three other main roads (Clarendon Road, Fitzwilliam Road and Shaftesbury Road), the adjoining historic properties on the south side of Brooklands Avenue, and Brooklands House. Empty Common, the allotments and a short section of Trumpington Road were also included. The former parkland to Brooklands House was omitted as although of historic significance due to its association to the listed property, its character had been compromised by the construction of a number of poor quality temporary buildings which have now been demolished and replaced by the Accordia housing development and Eastbrook, a large office complex.

3486 The Accordia development where it faces Brooklands Avenue
0420 Trumpington Road
0392 The Cambridge and County Bowling Club

8.1.2 It is suggested that when the opportunity arises, the following changes are made:

- Delete the small section of Trumpington Road from the Brooklands Avenue Conservation Area – it has no visual relationship with the rest of the Conservation Area, has no architectural features (the adjoining Nuffield Hospital buildings are all 20th century), and the large trees groups which face Trumpington Road are already specifically protected by a group Tree Preservation Order.
- Redraw the boundary between the Brooklands Avenue Conservation Area and the Cambridge Central Conservation Area so that it lies along the northern boundary of the properties which face the north side of Brooklands Avenue – this will include the Grade II listed Royal Albert Homes; the Hope Nursing Home; Nos. 15, 15a, 17, 19, 21, 23 Brooklands Avenue; Brooklands Court (a modern flat development which does include a large group of TPO'd trees); and the Cambridge and County Bowling Club, which is a Building of Local Interest.
- Include the whole of the Accordia housing development and the Grade II listed bunker – a full justification for this is included at Appendix 3: Accordia Conservation Area boundary review report

8.1.3 Otherwise, after careful consideration of the remaining boundaries, no further changes are considered necessary.

Recommendation:

- Implement the proposed conservation area boundary changes as detailed above.

8.2 Protection of the trees and sylvan character

8.2.1 The Brooklands Avenue Conservation Area is notable for the many trees which lie on both private and public land. The area around Empty Common is of particular merit, and provides a protected, peaceful area which is mainly used as allotments. This contrasts with the busy traffic along Brooklands Avenue where the many trees do act as a foil to the noise and disturbance created by the many vehicles which use this route. Trees in Empty Common and along Brooklands Avenue, which particularly require additional tree planting and regular maintenance, are all in public ownership. Suggestions for additional tree planting in Brooklands Avenue are noted on the Townscape Appraisal Map. Many trees also lie within private gardens and their long-term care is now becoming crucial as they reach the age of 120 years or more. The care of the two watercourses (Vicar's Brook and Hobson's Brook) is also of concern of the City Council in partnership with the Hobson's Conduit Trust.

8.2.2 Given the high number of trees within the Conservation Area, it has not been possible to undertake a detailed condition survey although this could be something which the local community could undertake. This could include:

- Appointing a local volunteer to act as a 'tree warden' for the Conservation Area
- Asking private owners if they are willing to allow access onto their land so that volunteers can survey the trees in their garden to ascertain:
 - Species
 - Age
 - Condition
 - Is there any need for a replacement tree?
 - Recording the results on a map with linked data base

0365 Trees at the Fitzwilliam Road/Shafesbury Road junction
0254 Brooklands Avenue

8.2.3 This information could also be provided to the City Council to assist with the work of their Tree Officer. The aim would be to provide some long-term Tree Management Plan for the whole Conservation Area, and to encourage private owners to care for their trees and to replace them with appropriate species if this is needed.

8.2.4 Of note is the potential threat from ash dieback (Chalara) with over 20% of the trees in Cambridge as a whole being this species. Whilst older trees are more resistant to this disease, younger trees are particularly vulnerable. Only time will tell how Chalara will impact on the landscape within and around Cambridge in the years to come.

Recommendation:

- Facilitate the production of a Tree Management Plan for the Conservation Area, assisted by the local community

8.3 Maintenance of the roads, grass verges, pavements and street lighting

8.3.1 Apart from the gaps in the street trees as detailed above, there are other matters which require improvement in Brooklands Avenue. These include:

- The grass verges on both sides of the road are untidy, due to a general lack of maintenance and car parking. The verges need to be levelled and re-seeded, with steps being taken to prevent further car parking, possibly using wooden bollards, as has been done at the entrance to Clarendon and Shaftesbury Roads.
- The footpaths need to be maintained to a higher standard than at present, and in particular need to be swept more frequently than the annual autumn clearance of leaves.
- The use of traditional street surfaces such as natural stone would help to improve the area, but given the cost constraints, simply maintaining the existing tarmac surfaces to a higher standard, including masking the effects of trenching for utility providers, and preserving the stone kerbing (which still survives in several locations), would greatly improve the appearance of the area.
- The street lighting throughout the Conservation Area is modern and of little merit – the use of more appropriate ‘conservation’ style street lights throughout the Conservation Area would be welcome.

Recommendation:

- The County Council could consider a wide range of improvements to the public realm, subject to funding and after consultation with the local community.

8.4 Car parking and front boundaries

8.4.1 It has been noted that the parking of cars in the former front gardens to Nos. 1-7 inc. Brooklands Avenue is detrimental to the character of the Conservation Area. The addition of a boundary treatment to the front garden of No. 7 is a great improvement, as it helps to provide some sense of enclosure, but more planting in the front areas, particularly hedging and possibly small trees, would be advantageous. A reduction in the number of parked cars within these parking areas, particularly in conjunction with new planting, would also reduce the impact on the streetscene.

0269 Car parking in front of Nos. 6 and 7 Brooklands avenue

8.4.2 Several properties in the Conservation Area have untidy boundaries to their road frontages and/or frontages which are out of keeping with the area. It is to be hoped that over time these will be improved, thus enhancing the whole locality. The addition of brick walls (to an appropriate height and specification) or trees and/or hedging should be encouraged. Poor quality modern fencing is not appropriate for front boundaries and should be reserved for side or rear boundaries where it will not be visible from the public domain.

Recommendation:

- The City Council will continue to protect front gardens and front boundaries from inappropriate change.

8.5 Pressure for new development

8.5.1 The Brooklands Avenue Conservation Area is an attractive environment, close to the City centre, and properties prices are correspondingly high. Some of the houses have relatively spacious gardens and these larger plots should be preserved and infill development resisted. The development of the small plot of land between Nos. 2 and 3 Shaftesbury Road should also be of the highest possible quality. The openness of the gardens which are enclosed by Clarendon Road, Fitzwilliam Road and Shaftesbury Road should be preserved and enhanced.

0352 This spacious garden in Shaftesbury Road is easily visible from the public domain

Recommendation:

- The City Council will continue to protect the Conservation Area from inappropriate development, and where new development is allowed, will ensure that it is of the highest possible quality.

8.6 Protecting unlisted properties

8.6.1 The demolition of any of the unlisted but 'positive' buildings (as marked on the Townscape Appraisal Map) will be resisted by the City Council, so any applications for demolition will have to be accompanied by a Justification Statement similar to that required for the demolition of a Listed Building. The retention of unlisted but 'positive' buildings is included in English Heritage guidance relating to the protection and management of Conservation Areas, and there is a presumption within the new NPPF for the protection of undesignated heritage assets, such as these buildings. There is already a presumption in favour of the retention of Listed Buildings and Buildings of Local Interest.

Recommendation:

- Continue to protect unlisted but 'positive' buildings from demolition

8.7 Article 4 directions

8.7.1 House owners are allowed to alter their properties in a number of ways without requiring planning permission from the City Council. These are called 'permitted development rights'. Typically, they include changing roof materials, installing modern windows and front doors, and altering front gardens and front boundaries to allow car parking. Permitted development rights can be removed by the City Council under what is called an Article 4 direction.

8.7.2 It was noted during the survey work that there had been some minor alterations to some of the family dwellings in the past, although their impact was muted. However, if the City Council decides to include the Accordia housing development within the Conservation Area, there is an option for an Article 4 direction to be served on the Accordia buildings to help maintain their architectural cohesiveness. The inclusion of some of the existing 19th century properties within the existing Brooklands Avenue Conservation Area could also be justified. Whilst the use of an Article 4 direction may be advisable at some stage in the future, it will be subject to the necessary resources and funding being available to the City Council.

Recommendation:

- The City Council consider the use of Article 4 Direction in the Brooklands Avenue Conservation Area (as extended) at some stage in the future

8.8 Protection of Domestic Character

8.8.1 The change of use of large houses to commercial uses erodes the character of the area and leads to disturbance of neighbouring dwellings. Car parking and movements are potentially the most problematic, in terms of appearance, noise and loss of gardens. The need for external fire escapes and improvements to security particularly by means of additional external lighting can also incrementally rob the area of its attractive character. Return of former dwellings to residential use could enhance the area.

9 References

Brooklands Avenue Conservation Area Appraisal Published in 2002 by Cambridge City Council

Dwelling Accordia Ed. Mike Keys and Stephanie Laslett of Fielden Clegg Bradley Studios
Published by Black Dog Publishing 2009

Integrating Accordia into New Town – Design and Access Statement for a pedestrian bridge across Hobson’s Brook from Accordia to Empty Common, provided as part of an approved planning application August 2012

10 Contact details

For further information about Conservation Areas and historic buildings, contact:

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Cambridge
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Email: planning.conservation@cambridge.gov.uk

11 Appendix 1: Listed Buildings

Brooklands or Brooklands House, No. 24 Brooklands Avenue Listed Grade II

0466

Built in c1830 and altered in c. 1900. Grey Gault brick. Two storeys, three bays, the central one recessed. Sashes with glazing bars above, french windows and pediment, modern door with rectangular light over, the porch added circa 1900. Low pitched hipped slate roof with boxed gutters. Low block added on the north and new staircase fitted in c. 1900. Original interior features remaining include marble fireplaces, elaborate doorcases and a fine fireplace in the south room with panelled overmantle. Seven bay garden front looking southwards over open grass, this space now contained on the east side by the terraced houses facing Richard Foster Road in the Accordia development.

Brooklands bunker, also known as the Regional Seat of Government, Brooklands Avenue

Listed Grade II on 18 July 2003.

3542

War Room with Regional Seat of Government. Early 1950s with Regional Seat of Government added to it in early 1960s. Reinforced concrete construction. Two storey surface structure, the smaller War Room being planned with a central map room surrounded by control cabins, offices and plant room and attached on its south-east elevation to the much larger Regional Seat of Government whose interior is sub-divided into plant rooms and offices on the ground floor and dormitories above. Plain elevational treatment to the War Room, which has projecting parapet to flat roof and entrance with steel doors to north-east corner. The exterior to the Regional Seat of Government presents a definably Brutalist appearance, unpunctuated by openings and relieved only by formed concrete hoods to the external duct openings. These include four openings for air intakes to the plant rooms. Raised exhaust vents on roof. The elevations also have washed gravel alternating with plain panels, the latter being subtly decorated through the use of shuttering boards. All the rain water pipes are protected by curved stainless steel shields. Main entrance with steel doors in south-west

elevation.

Interior of War Room: Map room has inserted suspended floor, and is viewed from the control cabins by perspex screens - during its last phase of use, two were occupied by the Deputy Regional Commissioner and Deputy Principal Officer. Original air filtration plant installed in 1953 includes a Cyclone Fan supplied by Matthews and Yates Manchester Cyclone Works, Swinton, and two alternating current 'Cylent' electric motors. Air conditioning was by means of galvanised metal ducting fixed to the ceilings. Wooden doors with bakelite fittings, where original. Concrete stairs.

Interior of Regional Seat of Government: Concrete stairs. Wooden doors to all rooms. Most plant replaced 1988. The kitchen has a tea bar with boiler re-sited from the 1950s War Room.

History: With the Regional Seat of Government at Chalfont Drive, Nottingham, this is one of only two purpose-built Regional Seats of Government built during the early 1960s: more than Nottingham, it clearly expresses its grim function through its Brutalist architectural treatment. It is thus a unique example in Britain of a structure designed to operate in a post-nuclear attack environment where strong architectural consideration has been given to the outward appearance. An integral part of this structure is the earlier 1950s War Room. This juxtaposition symbolises the change of government planning from a relatively small regional centre to counter the devastation caused by an atomic bomb, to a far larger structure needed to house staff who were to control the region after the country had been attacked with hydrogen bombs. These structures were designed to counter the effects of nuclear weapons and represented a new type of architecture in Britain. Their form, with a central operations room surrounded by control cabins, supported by communications rooms, air conditioning plant and emergency generators, was designed for this one purpose.

During much of the 20th century the possibility of the breakdown of central government control was a constant concern, prompted first by revolutions on the continent, later by industrial strikes at home, and finally the spectre of total war through air attack. To counter these threats, the country was divided from the 1920s into 12 Home Defence Regions, each to be controlled by a Regional Commissioner in case of emergency. Initially these regions were to be run from existing government offices, or improvised shelters in basements. However, in the early 1950s, each of the 12 Regional Commissioners was provided with a War Room, in an attempt to protect them and their staff (of around 50), from an attack on the country with atomic bombs.

In the late 1950s, with the greater threat posed by the Soviet H-bomb, the earlier system of emergency central government was restructured. In place of the smaller War Rooms, the Commissioners in each Region (London was now deleted) were supplied with a Regional Seat of Government for around 200 staff. Although they all vary, all were provided with thick external walls to resist blast, heat and radiation penetration. They were all equipped with air filtration plant, standby generators, canteens, dormitories, operations rooms, communications facilities and support areas. Their larger size is significant as it was envisaged that the regions would need to remain autonomous for a longer period due to the far greater devastation posed by the H-bomb. The designers recognised that no structure could withstand the full effects of an H-bomb and were primarily concerned instead to protect the staff against the effects of fallout. Nine RSGs were constructed in England: of these, Cambridge and Nottingham were the only purpose-built examples.

Adrian Mitchell, the Liverpool beat poet, wrote a poem entitled *On the Beach at Cambridge*

based around the Brooklands bunker in 1981.

(English Heritage Survey Report, Regional Seat of Government, Cambridge, 1997)

12 Appendix 2: Buildings of Local Interest (BLIs)

Wymondham House, No.18 Brooklands Avenue

0324

Built in c.1880 by local building firm Rattee and Kett for George Kett. Gothic Revival style. Grey Gault brick with stone dressings. Plain clay tile steeply pitched roofs with gabled and hipped dormers. Main range of three storeys, wings of two and one and a half storeys. Two-storey stone canted bay windows with hipped roof to front elevation. Projecting gabled porch with decorative stone finials and linen-fold panelled door beneath four-centred arch. Generally rectilinear sashes with glazing bars but some semi-circular heads, all under stone lintels. Decorative stonework to chimneys, quoins, band course to bay windows, gables, etc. Fine Gothic Revival interior including joinery (stairs, doors and cases and fire surrounds), plasterwork (ceiling roses), encaustic floor tiles, stained glass, stone fireplaces and metalwork. There is a stone garden gateway in similar style.

Nos. 20 and 22 Brooklands Avenue

0326

Late 19th century semi-detached pair of houses, similar but not identical. Rectilinear plan. Two and a half storeys and semi-basement. Gault brick with stone detailing and Welsh slated roof with blue clay ridge and hip tiles. Front (north) elevation: oversailing brick semicircular arched openings with plain, tapered keystones. No. 20 has two panelled front door with a semi-circular head. No. 22 has a three panelled door under a radial, plain glazed fanlight. Both have steps up, No. 20 with plain baluster railings, No. 22 with brick balustrade. On the ground floor all windows are vertically sliding sashes under semi-circular brick arches which spring from a projecting stone band course. The windows have semi-circular heads and are bordered although some at No. 22 are plain glazed. Projecting moulded stone cills with decorative cast iron window-box retainers (one at No. 22 has a different, winding leaf pattern). Both houses have a projecting, canted bay with windows as elsewhere. On the first floor all windows are vertically sliding sashes under rubbed brick flat arches with plain, tapered keystones. No. 20 has bordered sashes, No. 22 has a mixture of bordered and plain glazed sashes; all windows have plain stone sills. Flank (west) elevation: the gable end has similar windows at both ground and first floors to those on the front elevation. Rear (south) elevation: No. 20 has rubbed brick flat arch lintels over multi-paned sashes (six over six) and

some modern alterations and extensions which have modern soldier course brick lintels. No. 22 has a modern conservatory built in salvaged materials and cambered brick heads to sash windows. The hipped roof has some curious, squat dormers of unknown vintage to front and back and some more traditional examples with pitched slated roofs. Deep eaves are supported on timber brackets with turned (acorn ?) pendants. No. 20 has a modern dormer on the hip and a flat roofed flank (east) wing which has oversailing brick dentil courses and a plain coping. Main brick chimney stacks at the top with square section, tapering fireclay pots. Interior: some shutters remain. Exterior: No. 20 now incorporates the driveway to No. 18 and has a front boundary dwarf wall with stone coping and pyramidal capstones to the piers; there is a hedge behind. No. 22 has a contrasting modern brick wall with a concrete coping, bitumen macadam driveway and a prefabricated garage. There are plain iron railings between the houses.

Elmhurst, 22a Brooklands Avenue

0327

Late 19th century. Asymmetrical plan. Bright red/orange brick with fine white mortar joints. Two and three storeys with semi-basement. Front (north) elevation: Dutch gables with moulded stone copings, very fine rubbed brick cambered arch heads to openings although some have elaborate moulded brick pediments. Windows are generally timber vertically sliding sashes, some with six panes to the upper sash, plain glazing to the lower but others are all multi-paned. Projecting plinth, stone cill bands at each storey level. Projecting porch with elaborate stone doorcase of pilasters and semi-circular arch surmounted by two dwarf pylons and a pierced, carved decorative panel. Six panelled outer door with three obscure glazed fanlights over. Elaborate brick dentil eaves course. Plain clay tiled roof with pierced, crested ridge tiles. There is a corner tower with similar windows and a fine wrought iron weather vane topping the spire roof. Flank (west) elevation: similar to front but with projecting brick chimney stack with faceted shafts and red clay pots, a projecting square 2 storey bay with sash windows and a Dutch gable. Rear (south) elevation: similar to others but with canted bay windows, Dutch gables and some modern extensions. Recently converted back into a house from office use, including improvements to the front garden and new front boundaries.

Shaftesbury House, No. 4 Shaftesbury Road

0344

Late 19th century. Large neo-Classical villa. Grey brick walls with lighter Gault brick projecting plinth with stone detailing. Welsh slated hipped roof with central and end brick chimney stacks. Rectangular plan with two symmetrical projecting two storey canted bays with hipped roofs. Large central pediment with semi-circular headed sash window set within. Stone steps to front door under projecting stone porch supported on two Tuscan columns with similar pilasters on the front elevation. The front door is four panelled with the upper two being semi-circular headed glazed panels, the whole under a plain semi-circular fanlight. Stone surrounds to plain glazed vertically sliding timber sash windows. Interior not inspected. Modest front garden with two vehicular entrances, a dwarf brick boundary wall with modern metal railings and brick gatepiers with plain Soanian stone capstones. Currently used as a house and as a German Lutheran Church.

Nos. 3, 5, 7 and 9 Fitzwilliam Road

0295

Mid to late 19th century. An austere but imposing terrace that dominates the street. Rectangular plan, three storeys high plus semi-basement. Gault brick walls with stone detailing and a Welsh slated roof. Large brick chimney stacks straddle the ridge on the party

wall lines and have 16 square plan tapering white fireclay pots each. Central coach arch with subsidiary pedestrian arch to left through to the rear. Four projecting canted full height bays. All openings are under semi-circular stone arches with stone door and window surrounds; plain but for a slight chamfer to arrises and alternating large and small stones to surrounds. Keystones to entrance arches over recessed porches with carved stone plain shield panels above. All windows are timber vertically sliding sashes with semi-circular heads. Substantial timber four panelled front doors (some now part glazed) with plain rectangular fanlights over. Fairly short front gardens have brick boundary walls and gate piers with plain capstones. Note: Immediately next door, Nos. 11 and 15 Fitzwilliam Road, a semi-detached pair with a flank extension next door, are built in a similar style but with less high quality details, so they are not BLIs.

13 Appendix 3: Accordia Conservation Area boundary review report

13.1 Summary

This report recommends:

- That the Accordia development, along with the Grade II listed Brooklands bunker, is added to the existing Brooklands Avenue Conservation Area;
- Consideration of an Article 4 direction affecting the family dwellings within the Accordia development, and family dwellings which are within the existing Brooklands Avenue Conservation Area;
- That the City Council, residents and Housing Association cooperate on design guidance to help protect the Accordia development from inappropriate alterations in the future.

13.2 Legislative background

Conservation Areas are designated under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 69 of the Act states:

- *Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as Conservation Areas.*

In addition, Section 69 also states:

- *It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any*

further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these Conservation Areas. Section 72 also specifies that, in making a decision on an application for development within a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document sets out why the designation of the Accordia development and the adjoining Grade II listed bunker as part of the existing Brooklands Avenue Conservation Area is appropriate. It provides information about the special architectural or historic interest of the area, which justifies its designation as a Conservation Area.

13.3 Justification

13.3.1 When awarding the development the Stirling Prize in 2008, the RIBA said:

“This is high density housing at its very best. Beautifully thought-through houses are linked by a series of public, semi-public and private but visible spaces, making the whole development a joy to walk through. Houses and flats have good sized, well-proportioned rooms with views out ranging from the urban views to rural pasture. This development proves that good modern housing sells, that a committed local authority can have a very positive influence on the design, that a masterplan with a range of architects can be successful and that the very best architecture does not have to rely on gimmicks. This is a project that will be much referred to and used as a future case study.”

13.3.2 The Accordia development has been acknowledged as one of the most important housing developments of the last few years. It follows in the footsteps of some of the SPAN housing in the 1960s and 1970s, which provided high quality, high density houses set in beautifully detailed landscapes. Cambridge City Council already has one modern housing development, a SPAN estate in Hill’s Road, as a designated Conservation Area, and there are further examples around the country including another SPAN estate in Ham, Surrey.

13.3.3 The particular features which make the Accordia development of sufficient merit to justify Conservation Area designation are:

Historic interest:

- The siting of the development within the former garden and parkland to Brooklands House, a Grade II Listed Building
- The survival of mature trees which relate to the 19th century garden and parkland
- The close spatial relationship between Brooklands House and the Accordia development
- The enclosure of the Accordia development on three sides by the Brooklands Avenue Conservation Area
- The inclusion of the Brooklands Cold War bunker, a Grade II Listed Building

Architectural interest:

- The high quality of the architecture, confirmed by several design awards
- The innovative use of building forms, and the high quality of the materials and details
- The spatial qualities of the new development

In addition, the Accordia development has particular social significance because:

- The significance of the Accordia development in terms of its social mix, its innovative building forms, and the provision of a high quality environment for its residents

A characteristic of the area that could be considered contrary to its inclusion in the conservation area its very recent date of construction, but it is considered that overall this is out-weighed by the many positive features of the development as detailed above.

13.4 Recommendations

13.4.1 Taken as a whole, it is considered that the designation of the Accordia development, along with the Brooklands bunker, as an extension to the Brooklands Avenue Conservation Area is justifiable in that it is an area of 'special architectural or historic interest the character of appearance of which it is desirable to preserve or enhance'.

13.4.2 If designated, an Article 4 direction to protect the unlisted family dwellings within the Accordia development from inappropriate alterations is an option that could also be considered. This would aim to maintain the architectural cohesiveness of the buildings. The items to be covered may include:

- Changes to windows and external doors
- Changes to roofs and chimneys
- The addition of porches
- The erection of satellite dishes or other communications equipment
- Alternations to front boundaries
- Painting the existing brick elevations

13.4.3 Any direction should cover all elevations. In addition, it would be advisable to provide design guidance to help protect the Accordia development from inappropriate alterations in the future.

14 Appendix 4: Maps

Brooklands Avenue Conservation Area Townscape Appraisal Map

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To: Executive Councillor for Planning and Climate Change: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Environment Scrutiny Committee 11/06/2013
Wards affected: Trumpington

CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR SOUTHACRE
Not a Key Decision

1. Executive summary

- 1.1 The City Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations and boundaries, to consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2 In 2013, consultants drafted an Appraisal of the Southacre Conservation Area. The Southacre Conservation Area was designated in 1998. This draft Appraisal provides evidence to illustrate that the Southacre Conservation Area still meets current national criteria in terms of special architectural and historic interest for Conservation Area designation.
- 1.3 A period of public consultation was held between 2nd and 30th April 2013. There have only been 3 responses to the consultation, possibly because there are no proposals to alter the boundary. These responses have been summarised in Appendix 1.

2. Recommendations

- 2.1 The Executive Councillor is recommended to agree the draft Appraisal of the Southacre Conservation Area which is attached as Appendix 2.

3. Background

- 3.1 Funding for Pro-Active Conservation work, including Conservation Area Appraisals, was agreed for the financial years 2008-9, 2009-10, 2010-11, and was further rolled across to financial years 2011-12 and 2012-2013.

- 3.2 Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation Areas comprise a material consideration in the determination of planning applications. They also serve as a useful record of information for pro-active work, such as Supplementary Planning Documents or other formal or informal guidance on the development of a given area.
- 3.3 Consultants were invited to quote for work to appraise the Southacre Conservation Area in July 2012 and one, of three, bids was accepted. The first draft was completed in December 2012.
- 3.4 The methodology the consultants used for the work was in accordance with the best practice guidance set out in Planning Policy Statement 5 and Guidance on Conservation Appraisals, February 2006.
- 3.5 English Heritage, Cambridge Past, Present & Future, Ward Councillors and Residents’ Associations were consulted.
- 3.6 The public consultation period was held from 2nd to 30th April 2013. The public consultation was promoted on the City Council website with a link to the draft Appraisal and a comments form. A press release was issued to promote the consultation. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms.
- 3.7 Ward Councillors and Residents’ Associations were informed of a public exhibition which took place in the University Bowls Club, Brooklands Avenue on the 18th April 2013. In a two and a half hour period 38 people attended the exhibition to meet with Conservation Officers. However they were mainly concerned about the Brooklands Avenue Conservation Area review and its proposal adjust its boundary to include the Accordia site.
- 3.8 The public consultation for the Southacre Conservation Area Appraisal received three written responses. All three are supportive of the contents of the Appraisal subject to some minor text alterations. A summary of these responses and any actions taken is included as Appendix 1.
- 3.9 The recommendation is to approve the draft Southacre Conservation Area Appraisal. The consultants have recommended a realignment of the conservation area boundary where it meets the Central Conservation Area across the gardens of a number of properties in Chaucer Road.

- 3.10 Subject to approval of the Appraisal and prior to publication, the most up to date base map will be used for all the maps in the document. This may differ slightly from that included with the Appraisal at Appendix 2 and may be done without the formal approval of the Executive Councillor for Planning and Climate Change in order to provide factual updates showing changes to the Appraisal area that have occurred on the ground since the publication of the draft study.
- 3.11 In summary, the Southacre Conservation Area Appraisal detailed assessment shows that the area clearly meets the statutory Conservation Area criteria of an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. This is principally due to its character and the quality of the architecture and open spaces. It is therefore recommended that the draft Appraisal be approved and adopted.

4. Implications

(a) Financial Implications

The Appraisal has already been paid for from the Pro-Active Conservation Program budget.

(b) Staffing Implications

There will be no additional staffing implications as a result of any Executive Councillor agreement of the Appraisal.

(c) Equal Opportunities Implications

There are no direct equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement. It should be noted that there are additional responsibilities on householders living within Conservation Areas who will need to apply for planning permission for certain works to dwellings and trees.

(d) Environmental Implications

Rating = Nil: The Appraisal provides a useful base of information from which to help protect and enhance the existing historic and natural environment of the Newnham Croft Conservation Area.

(e) Procurement

There are no procurement implications.

(f) Consultation

The consultations are set out in the report above.

(g) Community Safety

There are no direct community safety implications.

5. Background papers

These background papers were used in the preparation of this report:
National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

English Heritage: Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011

<http://www.english-heritage.org.uk/professional/advice/advice-by-topic/landscape-and-areas/conservation-area-guidance/>

Consultation draft Southacre Conservation Area Appraisal, 2013

6. Appendices

Appendix 1

Summary of Responses

Appendix 2

Draft Southacre Conservation Area Appraisal, April 2013

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name:	Jonathan Hurst
Author's Phone Number:	01223 - 457166
Author's Email:	Jonathan.hurst@cambridge.gov.uk

Southacre Conservation Area - Draft Appraisal: Summary of Responses

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- 1 = action taken
 2 = not within the remit of this document
 3 = no action taken

	Respondent	Comment	Response	Action
1	Cambridge Past, Present and Future	(i) A general comment regarding clarity over distinguishing between native and non-native vegetation	(i) Noted	(i) 2
		(ii) Comment regarding one non-standard street lighting fixture in Latham Road	(ii) Text altered	(ii) 1
		(iii) Infill/replacement buildings out of scale with plots	(iii) Already covered within Key Negatives and Issues	(iii) 3
		(iv) Additional crossings over Vicar's Brook should be resisted	(iv) Each case will be judged on its merits	(iv) 2
		(v) The area to the south-west of the listed milestone should be protected by the group TPO	(v) All trees within a conservation area have protection	(v) 3
		(vi) Comment regarding grazing animals as viewed from Paradise Nature Reserve	(vi) Text added	(vi) 1
		(vii) Comment regarding the poor fencing along the edge of the river	(vii) Text added to Key Negative Features and Issues	(vii) 1
		(viii) Comment regarding new cycling/pedestrian routes	(viii) Noted	(viii) 2
		(ix) Comment on lack of clarity of SSSI	(ix) Alterations will be made to the map to indicate the SSSI area	(ix) 1
		(x) Support future boundary change proposal	(x) Noted	(x) 2
		(xi) Support the resistance to further floodlighting	(xi) Noted	(xi) 3
		(xii) Support for proposal of tree management plan	(xii) Noted	(xii) 3
		(xiii) Comment on potential for tree disease due to climate change	(xiii) Noted	(xiii) 3
		(xiv) Comment on maintenance of highways	(xiv) Not in the City Council's control	(xiv) 3
		(xv) Support position on gates to street boundaries	(xv) Noted	(xv) 3
		(xvi) Article 4 Directions should be used to positively manage all conservation areas. It should be made clear that their purpose is to retain or enhance local neighbourhoods not to prevent change	(xvi) Noted. There are references in the report and the draft appraisal regarding possible Article 4 Directions.	(xvi) 3

Appendix 1

		(xvii) Maps should be annotated with names of streets, Green Belt and the river etc	(xvii) The maps already have the key roads annotated. Other designations will be added to the final version of the appraisal	(xvii) 1
2	Southacre Latham Chaucer Roads Association (SOLACHRA)	(i) Various suggested factual text changes (ii) Comment that all Chaucer Road gardens should be included (iii) Recommendations should become policy	(i) Where appropriate the text has been changed (ii) See comments at 8.1.1 (iii) An appraisal guides decision making and is not policy	(i) 1 (ii) 3 (iii) 3
3	1 Comment sheet from local resident	(i) Council golf course and football ground at the south end of the conservation area should be included	(i) Already has protective designations as Green Belt and Protected Open Space	(i) 3

Southacre Conservation Area Appraisal

Review

Draft for public Consultation

April 2013



Southacre Conservation Area Character Appraisal

Revised 15 March 2013

Contents

- 1 Introduction
 - 1.1 Method
 - 1.2 Location
- 2 The National Planning Context
 - 2.1 National policies
 - 2.2 Local policies
- 3 Summary of Special interest
 - 3.1 General Character
 - 3.2 Landscape setting
 - 3.3 Historical development
 - 3.4 Archaeology
- 4 Spatial Analysis
 - 4.1 Latham Road
 - 4.2 Chaucer Road
 - 4.3 Trumpington Road
 - 4.4 The green spaces and the River Cam
- 5 Architectural Overview
- 6 Trees, Landscape and Open Spaces
- 7 Key Characteristics of the Conservation Area
- 8 Issues and Recommendations
- 9 References
- 10 Contact details
- 11 Appendix 1: Listed Buildings
- 12 Appendix 2: Buildings of Local Interest (BLIs)
- 13 Appendix 3: Maps

1 Introduction

This Appraisal seeks to define what is special about the Southacre Conservation Area, and to provide information about its landscape, architectural merit and historical development. The Southacre Conservation Area was designated by Cambridge City Council on 8 March 1999, following a campaign by the Southacre, Latham Road and Chaucer Road Residents' Association (SOLACHRA) to achieve Conservation Area status. This Appraisal is heavily based on the Character Appraisal produced by SOLACHRA in association with the City Council conservation staff, at the time. It has also been informed by a history of the area, *Rus in Urbe*, published privately by SOLACHRA in 1996.

1.1 Method

1.1.1 The Conservation Studio, working on behalf of Cambridge City Council, has surveyed the area and assessed the character of the Southacre Conservation Area. A walkabout with The Conservation Studio and members of SOLACHRA was held in October 2012, which provided a valuable opportunity to discuss various issues and vulnerabilities within the Conservation Area. This document therefore includes an assessment of the special interest of the Conservation Area, as informed by survey work and community contributions, and provides guidance on measures which may in the future ensure its protection and enhancement, as required by law.

1.2 Location

1.2.1 Southacre lies a mile to the south of the historic city centre of Cambridge. The area is bounded to the north by the open green spaces of Vicar's Brook and Coe Fen; to the west by the River Cam and the river flood plain; to the south by the boundary between , Cambridge Lakes golf and football ground; and to the east by Trumpington Road (A10), an arterial trunk road connecting Cambridge to the M11 and villages to the south of the city. The Southacre Conservation Area can therefore be considered to possess clearly defined boundaries on all sides.

1.2.2 Notably, Southacre also abuts three other Conservation Areas – the Newnham Croft Conservation Area to the north-west, the River Cam providing a convenient boundary; the Cambridge Central Conservation Area to the north; and to the east, a very small part of the Brooklands Avenue Conservation Area, which includes a short section of Trumpington Road.

2 The National Planning Context

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to designate as 'Conservation Areas' any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". The special character of Conservation Areas means that the control of development is stricter than in other areas. The law

requires that all new development in or around Conservation Areas must 'preserve or enhance' the special character of the area. The siting, scale, height, form, details and building materials for all new development will therefore need to be carefully chosen.

2.1 National policies

2.1.1 *The National Planning Policy Framework (NPPF)*, adopted in March 2012, sets out the Government's requirements for the operation of the planning system, and includes planning policies for England and guidance on how these are expected to be applied. Section 12 of the NPPF *Conserving and enhancing the historic environment* is largely an abbreviation of the policies and guidance formerly contained in Planning Policy Statement 5 *Planning and the Historic Environment*. The English Heritage guidance, which accompanied PPS5, is still relevant.

2.2 Local policies

2.2.1 The Cambridge Local Plan 2006 sets out policies and proposals for future development and land use to 2016. The policies of the Local Plan are currently under review with a view to adoption in summer 2014. Further information about Local Plan policies and the major implications of Conservation Area designation can be found on the Council's website.

2.2.2 Potentially, the Southacre Conservation Area may be affected by 'Areas of Major Change' that will see the expansion of Cambridge on its fringes. This, and other matters which may affect future development in the Conservation Area, are discussed later in this document in Chapter 8 *Issues and Recommendations*.

3 Summary of Special interest

3.1 General Character

3.1.1 The Conservation Area comprises two largely residential streets leading off the busy Trumpington Road. The character of the area is the result of the careful way the area was developed from the 1870s onwards, with the freeholder retaining control through restrictive covenants over the way each plot was developed, both at the time and in the future. This ensured that the area was laid out to a low density, and that each house was of the highest quality, set in a generously-sized garden. The open countryside setting (at least to the south) and the close proximity of the River Cam and its water meadows to the west, both add to the attractions of the area. The importance of this rural setting is emphasised by the inclusion of some of these open green spaces within the Conservation Area boundary. The tranquillity of the Conservation Area is enhanced by the lack of any through traffic although Chaucer Road has a greater volume of road users (sometimes to the detriment of the character of the Conservation Area) because of its more mixed uses.

3.1.2 Latham Road particularly retains the character of a country lane due the narrowness of the road, the lack of footways, the grass verges and the thick hedges and mature trees which help to conceal the largely detached houses which are set back from the road in generous gardens. Chaucer Road is wider and has been more noticeably affected by the sub-division of plots and the impact of non-residential uses, most notably for educational purposes. Both streets retain a large number of high quality late 19th or early 20th century houses, many of them included on the City Council's list of Buildings of Local interest. There are just three statutorily Listed Buildings – River Farm, an early 19th century brick house, relatively hidden away at the end of Latham Road, 10 Latham Road and The Old Nurseries, a neo-Gothic cottage of a similar date which sits in a prominent location at the junction of Latham Road and Trumpington Road plus one highway structure, a milestone.

3.2 Landscape setting

3.2.1 The Southacre Conservation Area sits between the River Cam and its water meadows and the busy Trumpington Road. Beyond the Cam to the west is the Paradise Nature Reserve, which forms part of the Newnham Croft Conservation Area. To the immediate north, the Vicar's Brook runs in an east to west direction towards the Cam and forms the boundary to the back gardens of the houses which face the north side of Chaucer Road. Beyond the Brook are the open water meadows of Coe Fen and an area of open grass land called New Bit which straddles the gap to the more northerly section of Trumpington Road. To the immediate east of the Conservation Area is the Trumpington Road with the Nuffield Hospital and other buildings beyond. To the south are the playing fields of The Leys School, all of which lie within the Conservation Area, with more open fields beyond.

3.3 Archaeology

3.3.1 The earliest occupation of this area goes back to the Iron Age, and a few shards of pottery of that date were found during excavations for the foundations of No. 5 Latham Road. Much more numerous have been remains of Roman occupation including richly furnished burials from the area to the west of Latham Close (now the Perse Girls School Playing Fields), and the best of these finds can be seen in the Fitzwilliam Museum. A number of Roman rubbish pits were also found during the construction of No. 17 Latham Road, and Roman coins have been found at the west end of The Leys School Playing Field. Roman pottery was also found during the construction of Upwater Lodge in Chaucer Road. Burials continued on the Dam Hill site to the west of Latham Close into the Anglo-Saxon period, and finds from this area include characteristic brooches, a spearhead and a clasp.

3.4 Historical development

3.4.1 During the 18th century the area was used for gravel diggings and it was in the course of these that the earliest Roman finds were made. In 1728 the milestone was erected at the end of Chaucer Road. It was one of a series placed along the road leading south from Cambridge towards London. They were the result of a bequest from Dr William Mowse, Master of Trinity Hall, and were the first milestones to be erected in England since Roman times.

3.4.2 The earliest buildings in the area are the farm buildings at River Farm (called Blackland Farm on Baker's 1830 map) at the end of Latham Road, and The Old Nurseries at the Trumpington Road end of Latham Road, which was associated with extensive nursery gardens extending over the whole of the area later occupied by Southacre House. A further house associated with a smaller nursery garden at the Trumpington Road end of Chaucer Road appears to have dated to the first half of the 19th century, but has been replaced by the present No. 2 Chaucer Road.

3.4.3 The Pemberton family, who had owned this area since the 17th century, began to sell off land on 99-year leases for building from 1878. These plots had restrictive covenants to ensure that the buildings were built to the best standards with well designed and spaciouly-laid-out gardens. The first went to the Reverend Henry Latham, Master of Trinity Hall, who built Southacre House in 1880. From the late 1870s, colleges had permitted Fellows to marry, and the demand for these building plots to house Fellows and their families increased rapidly. By 1886 five houses had been built on Chaucer Road, with another four erected between 1890 and 1900.

3.4.4 During the first decade of the 20th century, six more houses were built in Chaucer Road. Meanwhile in Latham Road, Nos. 10 and 14 were built by 1910 and eight more houses by 1930. In the 1930s seven more houses were built in Chaucer Road and four more in Latham Road. Thus during the first sixty years of its development, these two roads were fairly fully developed as a residential estate under

the guidelines laid down by the Pemberton family, and the character of the area was well established.

3.4.5 Between 1940 and 1942, the Pemberton family sold the estate to the University of Cambridge. The period following the Second World War saw rather little development in the area. Two blocks of flats were constructed by the University in the grounds of Southacre House in the 1950s. In Chaucer Road, two houses were constructed and, in Latham Road, The Leys School built No. 13 to accommodate their groundsmen. The two houses in Latham Close were built in 1959 and 1962. These were the only additional houses built between 1940 and 1988.

3.4.6 During the Second World War the first institutions moved into Chaucer Road. The University Air Squadron took over No. 15 Chaucer Road in 1940 and remained there until 1945. It moved its headquarters to No. 2 Chaucer Road in 1948, where it remains to this day. During the war No. 6 was a motor licence office. Subsequently it became the home of the University's Appointments' Board and then the Department of Architecture's *Martin Centre for Urban Studies*. It is now St. Mary's Junior school. Since the 1950s, No. 15 has been the home of the Medical Research Council's Cognition & Brain Sciences Unit (MRC). At No. 9, the Red Cross had a Home for the Elderly which has now reverted to being a private house. In 1987 the Joint College's Nursery was established in the garden of No. 6 and in 1992 a University Nursery School was opened in the former orchard of No. 9. In 1990 the University of Cambridge renovated No. 5 Latham Road as the official residence of the vice-chancellor.

3.4.7 An unprecedented amount of development has taken place in the area since 1989. Nos. 1 and 3 Chaucer Road have been demolished and so has Southacre House. The leases of the sites for the new houses and flats were sold by the University in order to raise money to buy the Old Addenbrooke's Hospital site. In their places are four new houses in Chaucer Close, a new No. 3 Chaucer Road, three houses in Southacre Drive, and five houses in Southacre Close. In addition, Southacre Park was developed with five new blocks containing a total of 42 luxury flats. These developments meant that Southacre, which had originally been part of Latham Road, switched to being accessed from Chaucer Road via Southacre Drive, and that the junction with Trumpington Road was realigned to take the greatly increased volume of traffic more safely. Edwinstowe Drive was constructed as an emergency route to Southacre Park. Since 1990 one new house has been built in Latham Road.

4 Spatial Analysis

The Southacre Conservation Area has four areas of distinct character, the final character area being composed of the various green spaces which lie around the more built-up residential streets. These character areas are:

- Latham Road
- Chaucer Road
- Trumpington Road
- The green spaces and the River Cam

These areas are described in greater detail below, and include a summary of the key positive and key negative features of each.

4.1 Latham Road

4.1.1 Latham Road was developed from the 1870s onwards with large detached houses which were usually built for fellows of Cambridge University colleges, their families and domestic servants, on plots of an acre or more. Before this, the area was farmland or nurseries growing produce for the city, and River Farmhouse and The Old Nursery survive from this period. They date to the late 18th and early 19th century respectively. The road has a tranquil character due to the narrowness of the lane, the enclosure provided by the mature trees, the spacious gardens, the mainly detached houses set well back from the front boundaries and the lack of any footways. The surviving historic street lights, all still powered by gas [with one modern electric replacement], add greatly to this character and are still in use. The road is barely two cars in width, and the thick vegetation means that the junction with Trumpington Road is partly concealed in views along Latham Road. Looking back into the heart of the Conservation Area from this junction, the vista is framed by a variety of mature trees (chestnut, lime, beech, acacia and copper beech) and informally grouped flowering shrubs. The rural aspect is enhanced by the dense leaf coverage which largely hides the houses from public view, often allowing only oblique glimpses of the attractive frontages down well-planted drives. The general impression is of a mixture of deciduous and evergreen growth. Most houses have a row of thick hedge, or taller trees, to their front boundaries, with grass recesses to the wooden fencing in front of Southacre Park. These hedges are varied (hawthorn, honeysuckle, elder, laburnum, lilac, privet, beech, prunus, laurel, ivy and holly) and make a major contribution to the special character. The road terminates at a curved brick wall next to River Farm which, with a variety of shrubs, closes off the view.

4.1.2 Latham Road is a private unadopted road, with wide grass verges along its entire length, which are rather more in keeping than the stone kerbs or hard surfaced pavements found elsewhere on adopted roads. These grass verges display a wealth of wild flowers in season. Large stones, to prevent parking, line some of the verges. The road has four gas lamps on ten-foot standards and one new lamp. This replaced

an historic lamp-post which was knocked down and is out of keeping with the rest. Telegraph poles are largely hidden by foliage.

4.1.3 There are 19 buildings in Latham Road, of which three are listed Grade II (River Farm, The Old Nurseries and No. 10 Latham Road), and nine are Buildings of Local Interest (BLIs). Detailed descriptions of all of these buildings are included in Appendix 1: Listed Buildings and Appendix 2: Buildings of Local Interest. Many have timber and brick detailing in the neo-Georgian, Queen Anne Revival or the Arts and Crafts style and they mostly date to the late Victorian or early Edwardian period. The buildings are almost always two storeys high with steeply pitched slated or clay tiled roofs. No. 16 is an unusual 1930s house, now a BLI, which has recently been extensively refurbished. In front of it, facing Latham Road, No. 18 is a more recent addition, although its long low profile means that it is hardly visible from the street.

4.1.4 All of the buildings in Latham Road are in residential use. These remain as family homes today, with only minor alterations to account for present-day amenities. They have been joined by several large houses in similar style built in the 1920s and by two smaller houses of the 1930s and one of the 1950s, still keeping to the pattern of low density and tree-lined frontages.

4.1.5 The buildings on the south side are typically long and thin to maximise exposure of the living areas to the southern aspect. Some of the southern buildings have minimal windows on their north face to reduce heat loss and to further enhance the south-facing feature. These houses enjoy long views from their back gardens over the wide expanse of the adjoining playing fields which also lie within the Conservation Area.

4.1.6 The buildings on the north side also face south, but are typically deeper in plan. On the north side of the road the smaller houses are noticeable reminders of earlier uses. The Old Nurseries, at the road entrance, was built in the mid 1820s in the Gothic style, with stucco-faced external walls, now painted pink, and a tiled roof. It accommodated the gardener of the nursery gardens, and is now listed Grade II. It is particularly notable for its unusual design and for its prominent location. Further down the road, and separated from its neighbours by the gardens of Southacre Park, is the Edwardian gatehouse to the original Southacre House. It is a two storey structure of red brick and tile, recently extended (but in keeping) with a further more westerly wing. No. 5 Latham Road is the official residence of the University Vice Chancellor. No. 10 is a house of c1900 which is now listed Grade II – the University purchased the building in 2002 when the former lease ran out.

4.1.7 River Farmhouse, at the end of Latham Road, was originally built in about 1820, and is also grade II listed. It is the only property in the area that was, and still is, part of the original Pemberton Estate. The Gault brick house was substantially rebuilt in 1981, and the adjoining barn, thought to be of an earlier date than the house, restored in 1991. This barn forms part of a small group of well preserved historic buildings which was once a working farmyard, although that use has long

since ceased. Two further cottages (River Farm Cottages), probably dating to the 1860s, can be seen to the north of the farmyard, no doubt built for farm workers. Between River Farm and the River Cam is an area of wetland meadow, much of it now planted with wild flowers, which is an important sanctuary for all kinds of flora and fauna and is an important wildlife corridor between the open fields to the South and Coe Fen and the city..

4.1.8 Latham Close is a private no-through road leading to a footpath which connects Latham Road and Chaucer Road. The general impression is green and tranquil. The end of the Close offers a vista over the Perse Girls' Playing Field, a large green space surrounded by the magnificent trees which lie in the gardens of the neighbouring properties. Other sports facilities are visible, the most obtrusive being a hard court which has been enclosed by a rather dominant and very high wire fence. There are views over open farmland beyond the trees, this view being framed and closed at the end by a stand of trees near the river.

4.1.9 Latham Close is much used by schoolchildren, walkers and cyclists and is part of a system of pathways helping to preserve the special character of the area. Nos. 1 and 2 Latham Close are the only two properties which are accessed from the Close, and they date to c.1960 and have large gardens which stretch eastwards and contain a number of very impressive mature trees (chestnut, maple, sycamore, lime, copper beech, silver birch), some of which are visible from the Close. Otherwise, Latham Close is bordered by a variety of hawthorn and yew hedges and variegated, mature trees. The general appearance is green, wooded and luxuriant. Other planting includes clipped beech hedging, grass verges, and further areas of shrubs and mature trees – ash, chestnut, sycamore, lime and, at the end of the Close, before it narrows to a footpath, a number of large pine trees. This footpath is bounded by a fence on one side and a tall brick wall on the other.

Key positive features:

- Green character with narrow no-through road enclosed by mature trees and planting
- Detached mainly historic houses set in one acre plots, set back from the road and largely hidden by the mature planting
- Three Grade II Listed Buildings and nine Buildings of Local Interest confirm the high quality of the buildings
- The low density of the historic residential development
- Variety of architectural styles but usually Arts and Crafts, neo-Georgian or Queen Anne Revival
- Buildings are mainly two storeys high and are remarkably well preserved with original details and materials
- School playing fields and wild-flower meadows, with the River Cam beyond, enclose the southern and western boundaries
- The abundance of wild animals and planting

Key negative features or issues:

- Care of the trees, some of which are additionally covered by Tree Protection Orders
- The upkeep of the footpaths, roadway, drains, street lights, and grass verges
- The control of on-street car parking
- The threat of infilling in the large gardens
- Extensions and alterations to the existing buildings need to be very carefully controlled
- The control of the adjoining school playing fields, including flood-lighting, and the threat of future development
- Inconsistent street lighting fixtures

4.2 Chaucer Road

4.2.1 Chaucer Road is also a no-through road running west from Trumpington Road and parallel to Latham Road. The two roads are connected via Latham Close and the adjoining footpath. Chaucer Road is a wide, more formalised street with broad grass verges and substantial mainly detached houses set well back from the road. Several of these houses were built at the turn of the 19th / 20th centuries, but others were added in the Inter-war years. Chaucer Close, Southacre Close, Southacre Drive and Edwinstowe Close are relatively modern, having been created in the last forty or so years. Most of the historic properties have large, mature trees to the front, some of them up to fifty feet high, which branch out over the verges and add to the general leafiness of the road. Thirteen of these are Buildings of Local Interest, and full descriptions are included at Appendix 2: Buildings of Local Interest. Of note is the large plot which was once the garden to Southacre House. Now known as Southacre Park, it is accessed from Southacre Drive although its most visible boundary lies along the northern side of Latham Road.

4.2.2 Chaucer Road is primarily a residential area additionally encompassing the side roads of Chaucer Close, Southacre Close, Southacre Drive and Edwinstowe Close. There are also a number of non-residential uses which have had an impact on the tranquillity and ambiance of the road, due to increased traffic and higher densities of use. These include two institutions – the M R C at No. 15 Chaucer Road, and the University of Cambridge Air Squadron headquarters at No. 2 Chaucer Road. There are also two nurseries – the Joint Colleges Nursery was erected in the front garden of No. 6 Chaucer Road in 1987, and the University Nursery School was built in the orchard of No. 9 Chaucer Road in 1992. No. 6 Chaucer Road was formerly the Department of Architecture's Martin Centre for Urban Studies, but has more recently been converted into St Mary's Junior School.

4.2.3 St Mary's Junior School, the two nursery schools, as well as the pathway linking Coe Fen with Chaucer and Latham Roads, attract pedestrians and cyclists who help give the road the character of a quiet thoroughfare. The area is noticeably more

peaceful in the evenings and at weekends, when the tranquillity of the area can be appreciated despite its proximity to the Trumpington Road.

4.2.4 The houses on Chaucer Road are mainly late Victorian or Edwardian with eight further houses and some University flats being added from 1927-32. One further house was built in 1957. In the period 1987-1990 thirteen houses and 42 luxury flats (the original scheme was for 57 units) were built as part of the Southacre/Chaucer Close development as well as four new houses on Chaucer Close. Typically the Victorian and Edwardian buildings are of red brick construction with pitched roofs, sandstone detailing and white window frames. The Inter-war houses are paler brick or stucco. The modern Southacre development is also of red brick with pitched roofs and wooden window frames and detailing. These new buildings have been carefully sited to retain as much as possible of the original planting, and many of the remaining trees are of particular merit and have individual Tree Preservation Orders on them.

4.2.5 The north-eastern boundaries of the gardens to the buildings on the north side of Chaucer Road back on to Vicar's Brook and Coe Fen and form a natural, tree-lined boundary to the area which runs all the way down to the river. On the south-western side of the road most gardens are fronted by their original, often quite low, brick walls, while those on the northern side have hedges. At the southern entrance to the road, two fine late-19th century houses were demolished in the 1980s and replaced by a small development of detached houses with relatively small gardens (Southacre Drive and Southacre Close). Built in a pleasant brick, these houses are now beginning to mellow, particularly as trees and shrubs mature and spill out over walls and boundaries.

4.2.6 Walking along the road, the sense of greenness is continued from the verges bordering the front gardens which are maintained in a variety of styles. The exception is the Medical Research Council's Applied Psychiatry Unit where the building is stranded in a sea of tarmac, screened from the road, however, by an evergreen hedge. The overall impression is of large mature trees and houses well set back from the road, with low brick walls and large hedges. Even in the most recent development, Chaucer Close, the trees have been preserved and the houses designed to give an impression of the two woven together. The result is a peaceful and tranquil area, which retains much of its original special atmosphere.

4.2.7 Southacre Park, as it is known today, lies between Latham Road and Chaucer Road and was the site of Southacre House (No. 8 Latham Road), built for the Reverend Henry Latham in 1880. In 1949, the house was bought by the University of Cambridge and converted into five flats. In 1951 two new blocks were added which provided twelve flats for University staff and visiting scholars, built on the college-staircase principle. Between 1988 and 1990, Southacre House was demolished and 42 luxury apartments in six blocks were built. These were constructed following prolonged negotiations with the residents of the surrounding area. The access to Southacre was changed from Latham Road to Chaucer Road via the newly-built Southacre Drive, and the east end of Chaucer Road was altered to improve safety for increased traffic at the junction with Trumpington Road.

4.2.8 There are four detached modern houses in the approach road to Southacre and a further five in Southacre Close. The work included the careful restoration of two period buildings, the Coach House on Southacre Drive and Southacre Lodge, facing Latham Road. Southacre Drive is a private road, with the road, pavements and forecourts laid mainly in brick, to a herringbone pattern. The perimeter is of substantial hedges, trees and walks, maintaining the green character of the area. An emergency exit road and gravel access path also form part of the site.

4.2.9 The outstanding feature of Southacre Park is the garden, a park-like open green space which is important to the special character of the area. There is a central lawn of some 100 by 80 yards within a plot of some four acres. The central lawn and surrounding garden contains many, fine, specimen trees, one copper beech being over a century old. They shelter wildlife and form a magnificent canopy over the garden, an amenity shared by all residents and maintained by the University of Cambridge Garden Services. Glimpses into the garden can be seen from Latham Road although in the summer the dense vegetation largely conceals these views.

Key positive features:

- Attractive road with mainly historic buildings set in very large plots
- Wider than Latham Road, but still retaining some special characteristics, including the mature trees and shrubbery which conceal many of the buildings from the street
- Some original low front boundary walls remain
- Maintains the low density of the original form of development
- Thirteen Buildings of Local Interest, all well preserved
- The cohesive scale of larger houses, mainly two storeys high, with brick, rendered or half timbered facades
- Southacre Park with its mature trees and carefully scaled blocks of apartments
- Views from the back of the properties on the north side of the road over the green spaces associated with Coe Fen Straits and Vicar's Brook

Key negatives and issues

- Pressure from commuters for on-street car parking, resulting in the use of double yellow lines
- Traffic generation caused by the institutional uses including the school and nurseries
- Care of the roadway, pavements, drains and grass verges
- Pressure for new development in the garden, and, or, the sub-division of plots
- Pressure for over-large extensions on the existing buildings
- The size of the Medical Research Council's Cognitive and Brain Sciences Unit, and the large amount of tarmac around the buildings
- Pressure from the non-residential users for further expansion in the future
- No. 14a is a large house, recently built, based on local 17th century precedent, on a long narrow plot which appears somewhat cramped

4.3 Trumpington Road

4.3.1 The Trumpington Road part of the Conservation Area provides an important link physical between Chaucer Road and Latham Road, but due to its busy traffic it has a very different character. This road is one of the main routes into the City, so there is usually a long queue of traffic waiting to get through the traffic lights at the junction with Brooklands Avenue. Only a short section of the west side of the road is included in the Conservation Area, (Nos. 1-17 odd). These are Inter-war detached houses, again set in large plots, but not as big as the plots in the rest of the Conservation Area. The houses are also smaller and overall their contribution to the Conservation Area is best described as neutral. A number of them (specifically. Nos. 7-17 odd) back onto The Leys School playing fields. At the northern end of Trumpington Road, the back gardens of the houses facing Southacre Close and Chaucer Close can just be seen, although some of the boundaries are quite high. Along this whole stretch of road, the front boundaries are notable for their mature trees, high solid gates and thick hedging, which again tend to conceal the houses, which are set back. The most notable historic feature is the Grade II listed 18th century milestone, located at Stone Bridge, overlooking the junction of Trumpington Road with Brooklands Avenue. The eastern end of Chaucer Road was remodelled, and a new 'way out' created in what was once the garden to No. 2 Chaucer Road in the 1980s to improve safety at the road junction. This has left a small informal island of trees and wildflowers which helps to shield the end of Chaucer Road from the traffic in Trumpington Road, which is maintained by local residents.

Key positive features:

- Mature trees and thick shrubbery screen the houses on the west side from the busy traffic
- Wide grass verges provide a softening effect
- The Grade II listed milestone on Stone Bridge
- The Inter-war houses on the west side of the road (Nos.1-17 odd) are well detailed houses of neutral impact
- Attractive views from the junction with Brooklands Avenue to the north-west along Vicar's Brook towards Coe Fen Straits and northwards across New Bit and towards the Botanical Gardens

Key negatives features and issues

- Fairly constant busy traffic along Trumpington Road with attendant noise problems and impacts on air quality.
- Queues of cars waiting to get through the traffic lights at the junction with Brooklands Avenue
- Conflict between cyclists, pedestrians and road users
- Maintenance of the 'green' boundaries to the properties facing the road

- Need to keep these boundaries naturalistic and not formalised by the use of dominant fencing or walling

4.4 The green spaces and the River Cam

4.4.1 These important green spaces lie to the west and south of the Conservation Area. To the west, beyond River Farm, some twenty acres of privately-owned land down to the river have been converted to a wildlife habitat by the digging of ponds, the planting of 1,000 trees and the creation of wild flower meadows on which a small flock of rare North Ronaldsay sheep graze. Paradise Wood is a piece of preserved, natural woodland bordering the river and providing an attractive backdrop when viewed from the Paradise Nature Reserve in Newnham. The River Cam forms the boundary between the two Conservation Areas and is in itself an important wildlife habitat as well as providing an important resource for recreational activities including punting, canoeing, swimming, and walking.

4.4.2 The areas of school playing field, associated with Perse Girls' School and The Leys School, provide hardly any opportunities for wildlife apart from in the surrounding trees, which line their boundaries. The recreational use of these open spaces has resulted in increased vehicular traffic and parking.

Key positive features:

- Attractive open green spaces with important wildlife habits which are being developed still further by the landowners
- Views across from the Paradise Nature Reserve to the Conservation Area including grazing animals

Key negative features and issues

- The use of the playing fields has resulted in pressure for flood-lighting and additional safety fencing
- The generation of traffic by people using the sports facilities
- No public access to any of this land although community bodies can gain access by arrangement
- Improvements needed to the fencing of the meadows along the River Cam

5 Architectural Overview

5.1 Just two buildings remain from before the Southacre estate was developed from the 1870s onwards. These are River Farm, dating to c1820, a well preserved example of a late Georgian farmhouse with a pleasantly symmetrical façade, and The Old Nurseries, No. 2 Latham Road, a stuccoed neo-Gothic cottage with pointed windows. The former farmhouse retains a small farm group and some farm cottages, also 19th century in date although the barn is said to be earlier. The cottages would benefit from a sympathetic restoration scheme, as their appearance has been spoilt by the addition of concrete tiles to the roof, highly visible external plumbing, and modern flat roofed garages.

5.2 However, the majority of the buildings within the Southacre Conservation Area were built in the late 19th or early 20th century, and their plot size, building line, and design were all carefully controlled by the covenants imposed by the Pemberton family, who until the 1940s owned the freeholds of the houses. Development started in 1878 and the houses were initially sold on 99-year leases. They were all built as detached family houses although there is just one semi-detached pair (Nos. 19 and 21 Chaucer Road) which was added in 1903. Only the highest possible quality of building was allowed, and this has resulted in a large number of the properties being included on the Council's list of Buildings of Local Interest – nine in Latham Road, and 13 in Chaucer Road. One of them, No. 10 Latham Road, which dates to 1904, has relatively recently (1999) been spot listed and is now a Grade II Listed Building.

5.3 Some of the houses are similar in size and design details to the high status buildings in the West Cambridge Conservation Area, also built from the 1880s onwards. They all retain high quality facades with well preserved details. The styles vary from neo-Georgian (sometimes called Queen Anne Revival) brick buildings with ordered facades, sliding sash windows and dominant entrance doorways, to more informal, neo-vernacular buildings with half-timbered gables which are more typical of the Arts and Crafts movement of the late 19th century. There is one Italianate house in Chaucer Road (No. 5), more typical of an urban setting. Opposite, No. 5 is a very fine, Gothic-style house with pointed windows picked out in red brick, a tall gabled wing with decorative barge boards, and the original glazed porch and what appears to be a Victorian glass-house attached to one end. Materials are traditional and include red, blue or brown brick; timber-framing, infilled with white painted roughcast; larger areas of roughcast; decorative brickwork; stone dressings; and fine quality front doors, often defined by decorative door hoods or by full doorcases. Windows are usually original and are traditional timber sliding sashes or casements, sometimes with leaded lights, with very few (visible) examples of the use of modern replacement materials. There are also some examples of mullioned and transomed windows, which retain their original leaded lights. Some of the houses, particularly in Chaucer Road, also retain their original house names on brick or stone gate piers.

Examples of the Queen Anne Revival/neo-Georgian brick buildings include:

- No. 1 Latham Road – notable for its doorcase
- No. 5 Latham Road
- No. 9 Chaucer Road (Edwinstowe) – probably the largest house within the Conservation Area and dated 1895

Examples of the Arts and Crafts houses include:

- No. 3 Latham Road
- No. 9 Latham Road – notable for its long, mock timber-framed façade with projecting end gables
- No. 11 Latham Road – notable for its two storey central bay with timbering, set between brick gables, and its original boarded doors
- No. 14 Latham Road
- No. 8a Latham Road (Southacre Lodge)
- No. 8 Chaucer Road – another arts and Crafts house with a jettied front bay and timber porch
- No. 10 Chaucer Road (York House) – the tile hanging to the gables is of interest
- No. 11 Chaucer Road (Dalreagh) – notable for its original mullioned and transomed windows and the use of fine quality red brick
- No. 12 Chaucer Road (Thursley) – another very large house with half timbered gables and mullioned and transomed windows with leaded lights

5.4 More unusual, No. 15 Latham Road is a brown and red brick house dated 1912 with decorative panels between the ground floor and first floor casement windows, with a steeply pitched tiled roof above. Next door, No. 17 is a plum coloured brick house with very few windows to the front, the principal features being a stone-clad front entrance bay which continues up above the eaves where it terminates in a broken arch. Brick quoins decorate each of the two front corners.

5.5 Other 20th century houses have also been added incrementally to the Conservation Area. Most are neutral in their impact but some are of some distinction, including No. 16 Latham Road which dates to the 1930s and is on the Council's list of Buildings of Local Interest. Unfortunately, recent alterations have removed some of the original detailing. No. 18 Latham Road is a two storey flat roofed house of the 1990s which has recently been extended and upgraded – its low key front elevation, partially concealed by a high brick walls, is not typical of the area but has a low visual impact on the street scene. No 14a Chaucer Road has only been built recently and was carefully designed using architectural details copied from local 17th century buildings. The façade and the matching lodges to the front have all been built to the highest possible quality, but the buildings still appear somewhat large for the very narrow site. Close by, the M R C is located in a large building which has been created by substantial extensions to an original probably late 19th century house. The Joint Colleges Nursery is in a low very modern building. The impact of both of these

is reduced because they sit back from the road, follow the historic building line, and are shielded by trees and other planting which reduces their visual impact. No. 18 Chaucer Road is an historic building which has recently been substantially rebuilt and extended. The solid timber gates (a pair) do not suit the streetscape as most of the properties either do not have gates or they are relatively low key.

5.6 The blocks of flats in Southacre Park date to the 1950s and the late 1980s. All sit around the large garden and although of some size, their immediate impact is lessened by the large number of mature trees. The clay pantiles on the 1950s blocks are an unusual feature in this Conservation Area, but not unattractive. A high wall along the back boundary of No. 5 Chaucer Road may be the remains of a walled kitchen garden. Also of the late 1980s, or even later, the modern two and three storey houses in Southacre Close, Southacre Drive, and Chaucer Close are well designed but sit on much smaller plots, with a much higher density of development. Their impact is reduced however by the use of Gault or red brick, simple details, pitched roofs covered in slate, and careful detailing of the roads and planting.

6 Trees, Landscape and Open Spaces

6.1 With the eastern part of Newnham, Coe Fen and Granta meadows, the Southacre Conservation Area forms part of a tongue of open or wooded land along the River Cam which reaches well into the southern edge of the city. This provides a green 'lung' to the City which is linked by a series of well-used footpaths and cycleways into the centre of Cambridge. The open nature of the area is further enhanced by The Leys School Playing Field along the southern boundary and the Perse Girls' School Playing Field to the west of Latham Close. In addition to the open vistas provided by these playing fields, the area enjoys shorter closed views through spectacular woodland and the large gardens which can be seen from the roads and pathways which pass through the Conservation Area. The character of the area is further enhanced by a general lack of front walls or fences, particularly in Latham Road, where dense shrubbery or mature trees tend to mark the boundaries between the front gardens and the lane. The abundant planting throughout the Conservation Area also provides habitat and secure transit routes for a wide range of wildlife. In 2012, the areas on the north east boundary beyond Vicar's Brook and the rear gardens of Chaucer Road were designated as part of the Sheep's Green and Coe Fen Nature Reserves.

6.2 An aerial view of the area demonstrates how markedly it stands out from its environs as being more heavily wooded and green. The layout of the roads is either wide with broad green verges, as in the case of Chaucer Road, or with houses set deliberately well back from a narrow carriageway, as in Latham Road. Many of the mature trees are striking 'specimen' trees, planted at the end of the 19th century for their future landscape impact.

Despite the high density of traffic at virtually all hours along the Trumpington Road boundary, the area itself is remarkably quiet and calm, a valuable amenity to the residents and inhabitants of neighbouring areas. The playing fields of The Leys and Perse Schools within the area are used not only by the pupils of the schools but are made available to visiting teams and clubs on weekends and evenings throughout the year. Families use Chaucer and Latham Roads and Latham Close as pedestrian routes between the centre of the city, the riverside, Newnham, the schools and residential areas along Trumpington Road.

6.3 The area also serves as a haven for a wide range of birds, animals and other wildlife, and part of it is additionally protected by being a Site of Special Scientific interest (SSSI). The open spaces within the area are linked to one another and with the surrounding countryside, or river bank, by the paths or dead-end roads. Hedgehogs, grey squirrels, weasels, hare, deer, foxes, and other animals pass freely through, or forage within the area using the extensive trees and shrubs in the gardens or along the open areas as cover. An otter, as well as a colony of grass snakes and great-crested newts, has recently been seen at River Farm and on other properties adjacent to the river. Close to River Farm, twenty acres of land down to the river have been converted into a wild-flower meadow. The fact that this land has no public access helps to provide a protected environment for animals and plants.

6.4 Many birds are resident within the area, including pheasants, partridges, magpies, jays, woodpeckers, hen harriers, rooks, swallows, yellow hammers, linnets and blue tits. Bats are frequently glimpsed at dusk and owls often heard hooting at night. Nightingales are still heard in the area. The river, garden ponds and water meadows attract a number of water birds such as herons, kingfishers, moorhens, ducks, swans and geese, and these all nest within, or close to, the area. The gardens provide food and refuge for an impressive variety of small birds, animals and insects. The water meadows to the north and the farmland to the south also provide a wide range of birds and animals which visit or pass through the area, adding to the diversity of the resident wildlife population.

7 Key Characteristics of the Conservation Area

7.1 The key characteristics of the Southacre Conservation Area can be summarised as follows:

- Mainly residential area with a special character reinforced by the attractive rural setting on the southern edge of the city with water meadows, the River Cam, open playing fields, and large areas of woodland to the immediate north, west and south of the Conservation Area
- The many mature trees (some with individual Tree Preservation Orders) and other planting within private gardens
- The two main streets within the Conservation Area are Latham Road and Chaucer Road, with Latham Road retaining the character of a narrow country lane, and Chaucer Road being slightly more urban due to the wideness of the road, the detailing of the hard landscaping, and the busier traffic and pedestrian footfall
- Both streets contain substantial detached houses in large plots, set back from the road to a common building line
- Most of these houses date to between the late 1880s and the beginning of World War One, and resulted from controlled development overseen by the land owners, the Pemberton family
- These houses follow the styles then popular, namely neo-Georgian, more formalised Queen Anne Revival, or the Arts and Crafts movement
- These buildings tend to be two storeys high with traditional details such as sash or casement windows, well detailed front doors, and steeply pitched tiled or slated roofs
- The use of hung tile decoration, moulded bricks or half-timbering is also common
- A total of 21 of these houses are included on the Council's list of Buildings of Local Interest (BLIs) – an unusually high proportion of the total
- There are also four Listed Buildings or structures – a late Georgian farmhouse, called River Farm, in Latham Road; The Old Nurseries, No. 2 Latham Road, a neo-Gothic cottage with pointed windows; No. 10 Latham Road, a substantial house of c1904 with Lutyens-style details; and the stone milestone on Stone Bridge, dating to 1728
- Chaucer Road contains some University buildings, as well as a junior school and two nurseries, although the predominant use is still residential
- The large garden to Southacre House, now demolished, has been developed with large blocks of apartments by the University, but their general size and siting has been carefully considered, and the existing mature trees retained, so their visual impact on the surrounding Conservation Area is relatively muted
- Development since the late 1980s has already included the addition of small groups of modern houses in Southacre Drive, Southacre Close and Chaucer Close – although built to a higher density the use of good quality materials and the evolution of the surrounding planting means that the groups are not particularly discordant

8 Issues and Recommendations

8.1 Conservation Area boundary review

8.1.1 The existing boundary to the Southacre Conservation Area was drawn up in 1999. There is a slight anomaly in that the boundary at the back of the houses on the north side of Chaucer Road only partly follows the line of the Vicar's Brook. This is because the boundary was already established by the extent of the Cambridge Central Conservation Area. It is the Council's intention to review the boundaries of all of its Conservation Areas shortly and it is expected that this will result in the boundary being redrawn to include all of the back gardens to Nos. 16, 18, 20, 22 and 26 Chaucer Road within the Southacre Conservation Area. Otherwise, after careful consideration of the remaining boundaries, no further changes are considered necessary.

Recommendation:

- Implement the above changes when appropriate

8.2 Protection of the setting of the Conservation Area

8.2.1 The setting of the Conservation Area is provided on several sides by fields, the River Cam, woodland, and wild flower meadows. Several school playing fields also feature to the south and west. In the past there has been pressure from the schools to upgrade these sports areas, including an application by Perse Girls' School to build an all-weather hockey pitch off Latham Close, with flood lighting. The flood lighting was turned down on appeal, the planning inspector noting that the proposed work would have resulted in unacceptable light pollution. The Leys School has also built an all-weather pitch to the south of Latham Road, and residents are concerned that there may be an application in the future for flood lighting, which they hope will be resisted by the City Council. It was noted during the survey work for this document that a series of sports facilities off Latham Close have a very high green wire fence, which is far too dominant. This, and the attendant hard landscaping and car parking area, is not appropriate within the Conservation Area and adversely affects views westwards from Latham Close and the very popular footpath which runs along it.

Recommendation:

- Continue to protect the setting of the Conservation Area
- Encourage sympathetic boundary treatments to all sites

8.3 Care of the trees and landscape within the Conservation Area

8.3.1 Most of the trees within the Conservation Area are owned privately. Many were planted when the houses were first built so are now, after 120 year or so, beginning to reach the end of their lives. Given the number of trees, and their location on private

land, it has not been possible to survey each tree within the area as part of this Appraisal, and it is therefore suggested that SOLACHRA consider instigating some community effort on this issue. This could include:

- Appointing a local volunteer to act as a 'tree warden' for the Conservation Area
- Asking private owners if they are willing to allow access onto their land so that SOLACHRA can survey the trees in their garden to ascertain:
 - Species
 - Age
 - Condition
 - Is there any need for a replacement tree?
 - Recording the results on a map with linked data base

8.3.2 This information could also be provided to the City Council to assist with the work of their Tree Officers. The aim would be to provide a long-term Tree Management Plan for the whole Conservation Area, and to encourage private owners to care for their trees and to replace them with appropriate species if this is needed.

8.3.3 Of note is the potential threat from ash dieback (Chalara) with over 20% of the trees in Cambridge as a whole being this species. Whilst older trees are more resistant to this disease, younger trees are particularly vulnerable. Only time will tell how Chalara will impact on the landscape within and around Cambridge in the years to come.

Recommendation:

- Facilitate the production of a Tree Management Plan for the Conservation Area, assisted by the local community

8.4 Maintenance of the roads, grass verges, footways and street lighting

8.4.1 Latham Road is an unadopted road which is owned by the University of Cambridge. The grass verges are maintained by adjoining owners by mutual agreement, but the road surface, which is in poor condition, is maintained by the University, which is also responsible for the drains. At the time of survey, drain cleaning lorries were working in the Conservation Area, paid for by the University. The historic gas lights (one of several such examples in Cambridge) are maintained by the County Council as Highways Authority. This splitting of responsibilities does cause problems although communications are kept open by the constant vigilance of SOLACHRA.

Recommendation:

- Ensure that the roads, grass verges, footways and street lighting are protected and maintained in good condition.

8.5 Traffic and parking

8.5.1 Chaucer Road is a fully adopted road, so the grass verges, drains, pavements, street lighting, and roadways are also the responsibility of the County Council. Southacre Drive and Southacre Close are owned and managed by the University of Cambridge. The ownership of the footpath between Latham Road and Chaucer Road is not clear. In 2011 SOLACHRA submitted a Parking Plan to Cambridgeshire County Council for Chaucer Road but has not had a favourable response. Illegal and sometimes dangerous car parking on the grass verges in Chaucer Road has continued. The use of the road by large delivery lorries is also adding to the dangers for pedestrians and wildlife and damaging the verges.

8.5.2 Chaucer Road has experienced increased pressure for on-street car parking over the years, partly as a result of commuter parking, partly from people using the University buildings and the educational establishments, and partly because of its proximity to the Nuffield Hospital. This site was taken over by the Nuffield some years ago and will be completely rebuilt over the next two years. Double yellow lines now edge many parts of the road, with some free car parking within controlled bays. These fill up early in the morning and the cars usually stay all day, so the turnover of spaces is limited, although the road itself remains fairly busy. Double yellow lines, lamp-posts and a variety of signs therefore mar the view. St Mary's Junior School, the two nursery schools, as well as the pathway linking Coe Fen with Chaucer and Latham Roads, attract pedestrians and cyclists who at certain times of the day help give the road the character of a quiet thoroughfare. The area is noticeably more peaceful in the evenings and at weekends, when the tranquillity of the area can be appreciated despite its proximity to Trumpington Road. Residents proposed a footbridge across Vicar's Brook from New Bit to provide rear access to the school to reduce parking problems. Following planning approval, this has now been installed. Active enforcement of the parking restrictions does help.

8.5.3 Parking by non-residents in Latham Road is difficult to control as it is a private road. However, the use of some low key signage and supervision by local residents and the schools appears to keep drivers from parking in the road, although there is pressure from parents whose children use the adjoining playing fields. Whilst both schools provide some private parking off Latham Road for these parents. Local residents have also complained about the use of the driveway adjoining the tennis courts as a car park for six school mini-buses.

Recommendation:

- Working with the Highways Authority, the University of Cambridge, and the local community, the City Council will seek to ensure that traffic and car parking do not become obtrusive or dangerous in the Conservation Area.

8.6 Front boundaries and gates

8.6 1 The special qualities of the Conservation Area are best maintained by the use of soft boundaries such as hedging or trees, rather than fences, railings or walls, which have a more urban character. Where historic front walls exist, such as in Chaucer Road, they should be retained and kept in good order. Existing historic gate piers and any historic railings should be kept as well. New driveway gates should generally be resisted, but if allowed, they should be 'see-through' and low key, similar to the gates to No. 14a Chaucer Road. The more solid gates to No. 18 Chaucer Road are not a pattern which should be copied elsewhere, as they block views of the house and make a negative contribution to the character of the Conservation Area, which historically had more 'open' frontages facing the street.

Recommendation:

- Using its planning powers, the City Council will carefully control front boundaries in the Conservation Area

8.7 Pressure for new development

8.7.1 The Southacre Conservation Area is an attractive environment and property prices are correspondingly high. The large plots mean that there is a constant pressure for new development, either by extending existing houses, as has recently been done at No. 18 Chaucer Road, or by infilling sub-divided plots. These incremental changes have an adverse effect on the special qualities of the area and must be resisted. The gradual infilling of plots, increasing the existing plot densities, is a major issue which any proposal for new development must address. The character of the Conservation Area is also highly dependant on the sylvan setting to all of the buildings which could be adversely affected when new buildings or large extensions are added. These issues were a major consideration when the University planned its new blocks of apartments in Southacre Park, and the success of the scheme is partly the result of constant efforts by the local community which resulted in a reduction in the number of units from 57 to 42.

8.7.2 The City Council has strict Local Plan polices which seek to protect Conservation Areas and ensure that new development either 'preserves or enhances' the special character of the area. These will continue to be rigorously enforced by the City Council when any proposals for new development are submitted. The new National Planning Policy Framework (NPPF), adopted in March 2012, and the accompanying guidance, also contains policies relating to the historic built environment. All new applications for change within the Conservation Area must therefore be judged against these criteria. Sites where there may be pressure for new development include the back of No. 10 Latham Road (currently a disused tennis court), the large garden to No. 2 Chaucer Road (if the building's current use changes), and St Mary's Junior School, Chaucer Road, but there are no doubt other gardens where there may be applications for change in the near future.

Recommendation:

- The City Council will continue to use its planning powers to protect the Conservation Area from inappropriate development.

8.8 New uses

8.8.1 Whilst the majority of the buildings in the Conservation Area are in residential use, some are in use by the M R C , the three educational establishments, and one (No. 2 Chaucer Road) by the University's Air Squadron. These uses bring more traffic, both vehicular and pedestrian, and result in pressure for more car parking (on and off-street) and to changes to the buildings themselves. A 1996 appeal at Edwinstowe, No. 9 Chaucer Road, where a large extension was applied for, was turned down on the grounds of additional traffic in Chaucer Road and Trumpington Road but also on the primarily residential character of the area. Parents bringing in children to the two nursery schools are also a major source of traffic, although this tends to be at very specific times of the day. The St Mary's School have sought to reduce the volume of car traffic on Chaucer Road by encouraging walking and cycling and through the provision of a school bus from Trumpington Park and Ride. The general feeling amongst local residents, as represented by SOLACHRA, is that no further non-residential uses should be allowed.

Recommendation:

- The City Council will carefully assess applications for changes-of-use within the Conservation Area to ensure that any permissions granted do not have an adverse effect on the special interest of the Conservation Area.

8.9 Protecting the houses from inappropriate alterations

8.9.1 House owners are allowed to alter their properties in a number of ways without requiring planning permission from the City Council. These are called 'permitted development rights'. Typically, they include changing installing modern windows and front doors, and altering front gardens and front boundaries to allow car parking. Permitted development rights can be removed by the City Council under what is called an Article 4 direction. However, it is considered that there is little threat from these kinds of inappropriate changes in the Southacre Conservation Area as property owners seem content to retain the original materials and details on their houses. Whilst the imposition of an Article 4 direction has therefore been considered, it is not included as a recommendation in this Appraisal. as it is not thought necessary. It is interesting to note that the Pemberton family, then the University, retained strict covenants which controlled external changes, although now the houses (apart from River Farm) have been sold freehold they have lapsed.

Recommendation:

- Do not consider an Article 4 direction for the Southacre Conservation Area.

9 References

Rus in Urbe Chaucer Road and Latham Road: the history of two rural roads in Cambridge.

Published 1996. JM Renfrew, MA Renfrew and JK Rose

Southacre Conservation Area Appraisal. Published in 1999 Cambridge City Council

10 Contact details

For further information about Conservation Areas and Historic Buildings, contact:

Urban Design and Conservation
Planning Services
Cambridge City Council
PO Box 700
Cambridge
CB1 0JH

Tel: 01223 457000

Email: planning.conservation@cambridge.gov.uk

11 Appendix 1: Listed Buildings

River Farm, Latham Road Grade II

Gault brick house of c1820. Clay tiled roof with axial stacks at either end. Two storeys plus attic. Symmetrical façade with central front door. Three windows wide. Three attic dormers with casement windows. Sash windows to first floor, with eight over eight or six over six sashes. Canted bays to ground floor, again with glazing bars. Flush panelled front door with timber hood on brackets. This is the only building remaining of the original Trumpington estate and is still owned by the Pemberton family.

No.10 Latham Road and attached garage/studio Grade II (spot listed in 1999)

House, now divided into three with attached garage/studio wing. 1904. Built for Alexander Macintosh, a local speculative builder. Red brick with plain tile roof and tall brick stacks. Two storeys plus attic. All windows have flush ashlar window surrounds and leaded casements.

South-east entrance front has off-centre round headed archway and recessed door, to left a canted 2 storey bay window with 3-light cross casement on ground floor and 3-light mullion window above topped with a parapet. Above door very plain S-light Venetian window. Two 3-light flat headed dormer windows above. Projecting gabled wing to right has cross casement and above 2-light mullion window to either side. Gable front has 4-light mullion window, 4-light cross casement above and small single light window in apex of gable. Set back range to right has similar fenestration.

South-west garden front has single storey projecting bay to left and columned loggia to right with hipped roof. Bay has 4-light mullion window and similar 2-light window to left side. Loggia has 4 Doric stone columns, beneath a large round arched doorway with to right another 4-light mullion window. Above central rectangular ashlar sundial inscribed "AM, 1904, FORGOTTEN BE HOURS NOT CHRONICLED BY ME". Either side single cross casement windows and above 4-light mullion window. North-west front has projecting square bay window with S-light cross casements below a catslide roof with 6-light flat headed casement window at first floor and similar 2-light window above.

INTERIOR: has many good quality original interior features including good staircase with turned balusters. Wreathed plaster ceilings, original fireplaces with beaten copper hoods. Most windows retain fine Art Nouveau style stained glass.

No 2 Latham Road (The Old Nurseries) Grade II

Early 19th century with minor alterations later in the neo-Gothic style. Originally two cottages it was converted soon after it was built in the mid-1820s into one family house. Brick, rendered and painted. Two storeys. The south side has six two-light casements

with four-centred heads. Two modern windows and modern door on ground floor. The canted bay on Trumpington Road is later. Later annexe also to west with pointed-headed windows. Hipped slate roof with central brick stack. One good interior feature is an original moulded fireplace surround. (RCHM 286.

Milestone opposite junction with Brooklands Avenue, Trumpington Road Grade II

The first of a series of sixteen stones set up on the old road to London by William Warren in 1728 under the will of Dr William Mowse, Master of Trinity Hall 1552-3. It is a rectangular stone with inset rounded head and has the arms of Trinity Hall impaling Mowse and a pointing hand. The inscription reads "1 Mile to Great Saint Maries Church Cambridge" "A D" (the date illegible but was 1728). See also the datum mark on Great St Mary's Church.

12 Appendix 2: Buildings of Local Interest

LATHAM ROAD

No. 1 Latham Road (Strathmore)

Built in 1912 in the Georgian revival style. Two storeys. Red and black header bricks. Hipped and gabled plain clay tiled roofs. Projecting entrance bay with mannerist pediment over door. Sash windows under rubbed brick flat arches with keyblocks. First floor has elliptical leaded light windows with brick surrounds. Dated on cast iron hopper heads.

A later, much plainer extension to the left is called 'Wilbury' and is not a BLI.

No. 3 Latham Road (Newlands)

Built in 1913. Two storeys and attics. Red brick and pebble-dashed, colour washed render. Hipped tiled roofs. Lead covered canopy on timber brackets over front door. Circular leaded light window to right. Timber casement windows. Later garage wing.

No. 5 Latham Road (Gransett)

Built in 1923. Architect C F Skipper. Georgian Revival style. Two storey and attics. Red brick with black headers. Hipped tiled roofs with flat roofed dormers. Classical columns support a split pediment over double panelled doors with semi-circular fanlight over. Keystone. First floor semi-circular projecting bay on flank. Asymmetrically placed windows and projecting flat roofed, two storey bays. All multi-paned sash windows and stone sills.

No. 8a Southacre Lodge

Built in 1880. Two storeys. Red brick. T-plan with canted tower in the angle. Tiled roofs with gable ends. Six light casement windows. Red clay kneelers, sills and lintels with drip moulds. Timber balustraded porch. Wrought iron weathervane. More recent conservatory to front and extension to left.

No. 9 Latham Road (Dormers).

Built 1925-6. Two storeys. Brown brick, timber framing and infill of colourwashed render, basket-weave stone and herring-bone brickwork. Tiled roof with hips and gable ends. Gabled end bays. Leaded light windows.

No. 11 Latham Road (Meads)

Built in 1930-31. Two storeys. Plum brick and painted timber framing and render. Brown clay tiled roof with V-Roof to rear wing. Casement windows. Modern extension. Brick soldier course lintels.

No. 14 Latham Road (Ulleskelf)

Built in 1909-10. Two storeys. Red brick and white, pebble-dashed render with stone dressings. Mock timber framing. Hipped and gabled plain tiled roof. Projecting two storey bay. Tall rendered stacks.

No. 15 Latham Road (Whitsunden, now Rosings)

Built in 1912 (dated). Architect A B Mitchell. Two storeys. Brown brick with terracotta panels with mouldings. Stone dressings. Hipped tiled roof. Symmetrical seven bay front. Stone mullion windows with leaded lights in iron casements. Stone door surround with broken pediment. Circular plan brick gatepiers with capstones.

NO. 16 Latham Road

Built in 1933. Architects: A Cooper and R C Tuely. Modern Movement style. Two storeys and rooftop patio. Gault brick. Flat roof. Curving bay and single storey wing. Metal casement windows.

No. 17 Latham Road (Marienhaus, now Faraway)

Built 1911 (dated hopper head). Architect A B Mitchell. Two storeys. Red brick with black headers. Plain tiled roof. Square plan. Projecting stone entrance bay with moulded doorcase and semicircular pediment with feathered keystone.

CHAUCER ROAD

No. 2 Chaucer Road (Woodlands)

Built in c.1880. Two storeys and attics. T-plan with infills. Gault brick and sandstone dressings. Slate roof with crested blue clay ridge tiles. Gable ends with decorated barge boards and two storey bay to the west. Three neo-Gothic gabled dormers to side and rear roofs. Fine 19th century conservatory to the west and porch with inclined, curved canopy. Sash windows, ground floor with stone lintels with toothed lower edges, first floor with Gothic heads. Modern extensions.

No. 4 Chaucer Road

Built in c.1895 as a gardener's cottage to No.6.

No. 5 Chaucer Road (St. Rhadegunds)

Built in c.1880. Two storeys. Painted brick with limestone dressings. Hipped slate roofs and red brick chimney stacks. Two storey bay to garden front, square single

storey bay to the north with arched entrance framed by classical columns and pilasters. Double panelled front doors. Sash windows under stone drip-moulded lintels. Modern garage extension.

No. 6 Chaucer Road (Owlbrigg, then Birnam House, now St Mary's Junior School) – rear view

Built in c.1883. Two and three storey. Gault brick with stone dressings. Hipped roofs of Welsh slate and crested red clay ridge tiles. Asymmetrical H-plan. Main front has entrance under a neo-Gothic arch and up steps. Circular corner projecting bay leads to garden front. Corner bay with balustrade and wrought iron balcony. Two storey bay to three storey bay block. Sash windows.

No. 8 Chaucer Road (Willowbrook)

Built in c.1890. Arts and Crafts style. Two storeys and attics. Double pile. Red brick and fishscale tile hanging, mock timber framing. Hipped and gabled clay tiled roof with red clay crested ridge tiles and finials. Tall moulded brick decorative chimneys. Windows with multi-paned top lights and margin panes. Cantilevered glazed bay to flank elevation on timber brackets.

No. 9 Chaucer Road (Edwinstone)

Built in 1895. Main front to Edwinstowe Close. Two storeys and attics. Red brick. Tiled roof with dentil cornice and central pediment. Three symmetrically placed hipped dormers per slope. Square plan. Single storey canted bays flank entrance. Panelled, double front doors with semi-elliptical fanlight over with door hood supported on classical pilasters. Six over one sash windows with rubbed brick flat arched heads with projecting keys. Moulded brick plaques with 1895 and initials AWB. Flank elevation to the street has single storey square projecting bay with a Venetian window over, opening onto balcony with stone brackets and iron balustrade decorated with urns.

NO. 10 Chaucer Road (York House)

Built 1900. Late Arts and Crafts style. Two storeys. Longitudinally placed double pile. Red brick, render and tile hanging. Clay tiled roof. Cantilevered porch canopy on stone brackets. Multi-gabled and good brick chimneys. Casement windows with multi-paned top lights.

No. 11 Chaucer Road (Dalreagh)

Built 1906. Two storeys and attics. Red brick and plain clay tile hanging. L-plan. Hipped clay tiled roof with eaves cornice. Red brick chimney stacks. Gabled bays and hipped dormers. Quoins to first floor. Projecting brick apron panels below windows. Timber casement windows to ground floor. Leaded light casement windows to first floor. Modern extension.

No. 12 Chaucer Road (Thursley)

Built in 1906. Late Arts and Crafts style. Two and a half storeys. Shallow H-plan with infill. Red brick, pebble-dashed render and exposed mock timber framing. Multi gabled clay tile roofs. Gabled entrance porch. Transoms and mullions in moulded brick to window openings with leaded casement lights.

No. 17 Chaucer Road (Calisfe)

Built in 1932. Two storeys. Purple brick, colour washed render and tile hanging. L-plan. Hipped tiled roofs. Tall rendered chimney stacks. Various sized multi-paned windows including large stairlight.

No. 19 Chaucer Road (Harefield) and No. 21 Chaucer Road (St Guthlac's South Mead)

Semi-detached pair. Built in 1903 - architect T H Lyon. Two storeys and attics. Brown brick to ground floor and pebble-dashed render to first floor and chimney stacks. Rectangular plan with square and canted two storey bays to front elevation. Diamond pattern decorative panels. Hipped tiled roof with flat roofed dormers. Octagonal window with stone surround to each front door. Multi-paned windows with transoms and mullions.

No. 23 Chaucer Road (Upwater Lodge)

Built in 1902 and designed by Whetham family. Two storeys and attic. Red brick in tinted mortar. Hipped plain clay tile roof with hipped dormers. Square plan. Square projecting porch with moulded clay plaque dated 1902 and initialled CD & WW. Timber window frames with transoms and mullions and multi-paned upper lights. Brick drip mould lintels. Later wings and small garage in similar style.

No. 26a Chaucer Road (Upwater Cottage)

Small one and half storey cottage built in 1908 as a coachman's cottage to Upwater Lodge. One and a half storeys. Red brick laid in Flemish bond. Hipped roof covered in handmade clay tiles. Gabled half dormer. Mullioned and transomed windows. Four panelled front door. Brick stack with original clay pots.

13 Appendix 3: Maps



To: Executive Councillor for Planning and Climate Change: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Environment Scrutiny Committee 11/06/2013
Wards affected: Newnham

CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR NEWNHAM CROFT
Not a Key Decision

1. Executive summary

- 1.1 The City Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations and boundaries, to consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2 In 2013, consultants drafted an Appraisal of the Newnham Croft Conservation Area. The Newnham Croft Conservation Area was designated in 1998. This draft Appraisal provides evidence to illustrate that the Newnham Croft Conservation Area still meets current national criteria in terms of special architectural and historic interest for Conservation Area designation.
- 1.3 A period of public consultation was held between 2nd and 30th April 2013. There have only been 2 responses to the consultation, possibly because there are no proposals to alter the boundary. These responses have been summarised in Appendix 1.

2. Recommendations

- 2.1 The Executive Councillor is recommended to agree the draft Appraisal of the Newnham Croft Conservation Area which is attached as Appendix 2.

3. Background

- 3.1 Funding for Pro-Active Conservation work, including Conservation Area Appraisals, was agreed for the financial years 2008-9, 2009-10,

2010-11, and was further rolled across to financial years 2011-12 and 2012-2013.

- 3.2 Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation Areas comprise a material consideration in the determination of planning applications. They also serve as a useful record of information for pro-active work, such as Supplementary Planning Documents or other formal or informal guidance on the development of a given area.
- 3.3 Consultants were invited to quote for work to appraise the Newnham Croft Conservation Area in July 2012 and one, of three, bids was accepted. The first draft was completed in December 2012.
- 3.4 The methodology the consultants used for the work was in accordance with the best practice guidance set out in Planning Policy Statement 5 and Guidance on Conservation Appraisals, February 2006.
- 3.5 English Heritage, Cambridge Past, Present & Future, Ward Councillors and Residents’ Associations were consulted.
- 3.6 The public consultation period was held from 2nd to 30th April 2013. The public consultation was promoted on the City Council website with a link to the draft Appraisal and a comments form. A press release was issued to promote the consultation. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms.
- 3.7 Ward Councillors and Residents’ Associations were informed of a public exhibition which took place in the University Bowls Club, Brooklands Avenue on the 18th April 2013. In a two and a half hour period 38 people attended the exhibition to meet with Conservation Officers. However they were mainly concerned about the Brooklands Avenue Conservation Area review and its proposal adjust its boundary to include the Accordia site.
- 3.8 The public consultation for the Newnham Croft Conservation Area Appraisal received two written responses. One was wholly supportive and the other had some concerns. A summary of these responses and any actions taken is included as Appendix 1.
- 3.9 The recommendation is to approve the draft Newnham Croft Conservation Area Appraisal. The consultants have recommended a realignment of the conservation area boundary where it meets the Central Conservation Area at its northern-most tip and have

suggested the addition of some properties on to the list of Buildings of Local Interest.

- 3.10 Subject to approval of the Appraisal and prior to publication, the most up to date base map will be used for all the maps in the document. This may differ slightly from that included with the Appraisal at Appendix 2 and may be done without the formal approval of the Executive Councillor for Planning and Climate Change in order to provide factual updates showing changes to the Appraisal area that have occurred on the ground since the publication of the draft study.
- 3.11 In the Appraisal, the consultants have suggested that the use of Article 4 Directions to control alterations to principal elevations be considered in the future. Article 4 Directions in effect remove some Permitted Development Rights for property owners in a specified area. This would have to be subject to specific consultation. The Appraisal cannot, on its own, obligate the Council to take such an action. A separate report on such Directions is to be considered in a city-wide context.
- 3.12 In summary, the Newnham Croft Conservation Area Appraisal detailed assessment shows that the area clearly meets the statutory Conservation Area criteria of an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. This is principally due to its character and the quality of the architecture and open spaces. It is therefore recommended that the draft Appraisal be approved and adopted.

4. Implications

(a) Financial Implications

The Appraisal has already been paid for from the Pro-Active Conservation Program budget.

(b) Staffing Implications

There will be no additional staffing implications as a result of any Executive Councillor agreement of the Appraisal.

(c) Equal Opportunities Implications

There are no direct equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement. It should be noted that there are additional responsibilities on householders living within Conservation Areas who will need to apply for planning permission for certain works to dwellings and trees.

(d) Environmental Implications

Rating = Nil: The Appraisal provides a useful base of information from which

to help protect and enhance the existing historic and natural environment of the Newnham Croft Conservation Area.

(e) **Procurement**

There are no procurement implications.

(f) **Consultation**

The consultations are set out in the report above.

(g) **Community Safety**

There are no direct community safety implications.

5. **Background papers**

These background papers were used in the preparation of this report:
National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

English Heritage: Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011

<http://www.english-heritage.org.uk/professional/advice/advice-by-topic/landscape-and-areas/conservation-area-guidance/>

Consultation draft Newnham Croft Conservation Area Appraisal, 2013

6. **Appendices**

Appendix 1

Summary of Responses

Appendix 2

Draft Newnham Croft Conservation Area Appraisal, April 2013

7. **Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Susan Smith
Author's Phone Number: 01223 - 457168
Author's Email: susan.smith@cambridge.gov.uk

Newnham Croft Conservation Area - Draft Appraisal: Summary of Responses

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- 1 = action taken
 2 = not within the remit of this document
 3 = no action taken

NB: Where the same comments have been made by different methods, these have only been included once e.g. where emails are making the same points as Comments Forms.

	Respondent	Comment	Response	Action
1	Cambridge Past, Present and Future	<p>(iii)(i) The review is welcomed</p> <p>(ii) Article 4 Directions should be used to positively manage all conservation areas. It should be made clear that their purpose is to retain or enhance local neighbourhoods not to prevent change</p> <p>(iii) A definition is required for the term 'positive buildings'</p> <p>(iv) References required highlighting methodology used to draft appraisal</p> <p>(v) Ensure descriptions and illustrations/maps are robust so that they can be used at appeal</p> <p>(vi) Maps should be annotated with names of key buildings, green spaces, roads etc</p> <p>(vii) There is an overall lack of seating along main routes/thoroughfares, poorly designed lighting columns and poor access for disabled residents</p> <p>(viii) Grantchester Meadows, Paradise Local Nature Reserve, Lammas Land and St Catharine's College playing Fields are all within the Green Belt</p> <p>(ix) Have other important stakeholders been consulted such as Cambridgeshire County Council?</p> <p>(x) The boundary delineation styles of Lammas Land do not reflect a good park boundary and should be</p>	<p>(iii)(i) Noted</p> <p>(ii) Noted. There are references in the report and the draft appraisal regarding possible Article 4 Directions.</p> <p>(iii) Noted. A glossary will be produced for the final version of the appraisal</p> <p>(iv) In the Introduction and section 2 the methodology used is highlighted</p> <p>(v) Noted. Additional information added to the final maps (see points below)</p> <p>(vi) The maps already have the key roads annotated. It would be difficult to add the names of buildings at the scale used. Key green spaces will be added to the final version of the appraisal</p> <p>(vii) Noted. These are not within the control of the City Council</p> <p>(viii) The green belt will be added to the final map</p> <p>(ix) All the relevant stakeholders have been consulted</p> <p>(x) The park boundary is not considered to be a negative feature. The Bowls</p>	<p>(iii)(i) 3</p> <p>(ii) 3</p> <p>(iii) 1</p> <p>(iv) 3</p> <p>(v) 1</p> <p>(vi) 1</p> <p>(vii) 2</p> <p>(viii) 1</p> <p>(ix) 3</p> <p>(x) 3</p>

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		<p>listed as a negative feature. In addition the Bowls Club detracts and needs improving</p> <p>(xi) Comments on text</p> <p>(xii) The suggestion for altering the boundary to exclude Newnham Mill is not supported as it is one of only two listed structures in the conservation area, the other being the South Green Road gas lamp</p> <p>(xiii) Suggest that Old Newnham be linked with Newnham Croft and that St Mark's Court is included in a conservation area</p> <p>(xiv) Support the protection of unlisted buildings</p> <p>(xv) Support the introduction of 'tree wardens' if funding available. Would favour detailed tree and park management plans formulated with local stakeholders. Should include park furniture to ensure overall quality is retained and enhanced</p> <p>(xvi) Tree management plans should consider suitable replacements for lost trees as well as control of excessive sycamore seedlings</p> <p>(xvii) Comments on streets and street furniture</p> <p>(xviii) Comments on traffic and possible parking scheme</p> <p>(xix) The proposed additions to the list of Buildings of Local Interest are supported</p> <p>(xx) Incorrect spellings</p>	<p>Club is not felt to detract from the local character</p> <p>(xi) Alterations made where appropriate</p> <p>(xii) The proposed boundary change will be part of a different exercise. However, conservation areas do not need listed structures within them for them to be 'areas of special architectural or historic interest'. Both of these areas are within the West Cambridge Conservation Area which was recently reviewed. At that time proposals were put forward regarding the realignment of the conservation area boundaries. This will be taken forward at the appropriate time</p> <p>(xiv) Noted</p> <p>(xv) Noted</p> <p>(xvi) Noted</p> <p>(xvii) These are not within the control of the City Council</p> <p>(xviii) These are not within the control of the City Council</p> <p>(xix) Noted</p> <p>(xx) Noted</p>	<p>(xi) 1</p> <p>(xii) 3</p> <p>(xiii) 3</p> <p>(xiv) 3</p> <p>(xv) 2</p> <p>(xvi) 2</p> <p>(xvii) 3</p> <p>(xviii) 3</p> <p>(xix) 3</p> <p>(xx) 1</p>
2	1 Comment Sheet from a local resident	<p>(i) The protection of the setting of the conservation area is supported, but there must be opportunities to introduce innovative development</p>	<p>(i) Applications for development are considered on a case-by-case basis</p>	<p>(i) 3</p>

	(ii)	The protection of unlisted properties is too wide a definition. It should be possible to replace or alter buildings without unnecessary restraints	(ii)	It is possible to alter buildings within conservation areas, provided that the changes 'preserve or enhance' its 'character or appearance'	(ii)	3
	(iii)	Comments on care of trees. Section 8.4.3 should be removed as it gives the address of a property regarding a tree issue	(iii)	The document gives a number of addresses of properties that contribute both positively and negatively to the character of the conservation area. However it is not a 'naming and shaming' approach, it merely highlights where there may be issues	(iii)	3
	(iv)	Comments on the maintenance of roads and on the traffic and parking in the area. The suggestion of a Residents' Parking Scheme is not supported	(iv)	Noted	(iv)	3
	(v)	The possible introduction of Article 4 Directions is not supported.	(v)	Noted	(v)	3
	(vi)	The proposed additions to the list of Buildings of Local Interest are not wholly supported	(vi)	Noted	(vi)	3

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NEWNHAM CROFT CONSERVATION AREA APPRAISAL

Review

Draft for public Consultation

April 2013



NEWNHAM CROFT CONSERVATION AREA CHARACTER APPRAISAL Contents

- 1 Introduction
 - 1.1 Method
 - 1.2 Location
- 2 The National Planning Context
 - 2.1 National policies
 - 2.2 Local policies
- 3 Summary of Special interest
 - 3.1 General Character
 - 3.2 Landscape setting
 - 3.3 Archaeology
 - 3.4 Historical development
- 4 Spatial Analysis
 - 4.1 Newnham Road and The Fen Causeway
 - 4.2 Lammas Land
 - 4.3 Paradise Nature Reserve
 - 4.4 The principal residential streets
 - 4.5 St Catharine's College Sports Field and the fields down to the River Cam
- 5 Architectural Overview
- 6 Trees, Landscape and Open Spaces
- 7 Key Characteristics of the Conservation Area
- 8 Issues and Recommendations
- 9 References
- 10 Contact details
- 11 Appendix 1: Listed Buildings
- 12 Appendix 2: Existing Buildings of Local Interest and proposed Buildings of Local Interest
- 13 Appendix 3: Maps

1 Introduction

This Appraisal seeks to define what is special about the Newnham Croft Conservation Area, and to provide information about its landscape, architectural merit and historical development. A campaign to designate Newnham Croft as a Conservation Area was started by local residents in 1997, when a public meeting was held to gauge support for the proposal. The meeting showed almost unanimous support for the idea. As the City Council were unable to take forward proposals for new Conservation Areas at the time due to other work commitments, the residents formed a working group and under the direction of the Conservation team, prepared a Character Appraisal of the proposed area themselves. The working group included a core of around 20 people, including City and County councillors. This document, and the recommendation for designation, was approved by the Council's Environment Committee on 8 June 1998.

1.1 Method

The Conservation Studio, working on behalf of Cambridge City Council, has surveyed the area and assessed the character of the Newnham Croft Conservation Area. This document therefore includes an assessment of the special interest of the Conservation Area, as informed by survey work and the previous Character Appraisal, and provides guidance on measures which may in the future ensure its protection and enhancement, as required by law.

1.2 Location

Newnham Croft lies a mile to the south-west of the historic city centre of Cambridge. The area is bounded to the north-west and north by the college buildings, open spaces and spacious houses of the West Cambridge and Cambridge Central Conservation Areas; by the line of the River Cam to the east and south-east, beyond which lies part of the Cambridge Central Conservation Area and the Southacre Conservation Area; and by the water-meadows which lie on either side of the River Cam, which eventually lead to Grantchester, which lies within South Cambridgeshire District, to the south. Barton Road, which connects to the M11 motorway, commences within the Newnham Croft Conservation Area, at the busy junction with Newnham Road and Grantchester Road.

2 The National Planning Context

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to designate as 'Conservation Areas' any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

The special character of Conservation Areas means that the control of development is stricter than in other areas. The law requires that all new development in or around Conservation Areas must 'preserve or enhance' the special character of the area. The siting, scale, height, form, details and building materials for all new development will therefore need to be carefully chosen.

2.1 National policies

2.1.1 *The National Planning Policy Framework (NPPF)*, adopted in March 2012, sets out the Government's requirements for the operation of the planning system, and includes planning policies for England and guidance on how these are expected to be applied. Section 12 of the NPPF *Conserving and enhancing the historic environment* is largely an abbreviation of the policies and guidance formerly contained in Planning Policy Statement 5 *Planning and the Historic Environment*. The English Heritage guidance, which accompanied PPS5, is still relevant.

2.2 Local policies

2.2.1 The Cambridge Local Plan 2006 sets out policies and proposals for future development and land use to 2016. The policies of the Local Plan are currently under review with a view to adoption in summer 2014. Further information about Local Plan policies and the major implications of Conservation Area designation can be found on the Council's website.

2.2.2 Potentially, the Newnham Croft Conservation Area may be affected by 'Areas of Major Change' that will see the expansion of Cambridge on its fringes. This, and other matters which may affect future development in the Conservation Area, are discussed later in this document in Chapter 8 *Issues and Recommendations*.

3 Summary of Special interest

3.1 General Character

3.1.1 The Newnham Croft Conservation Area was largely developed as artisan housing between the late 19th century and World War I. It contains streets of well preserved two storey Victorian or Edwardian terraced houses, built at a high density with small front gardens and long thin back gardens accessed by pedestrian paths. The occasional non-residential use, including a number of shops and other facilities, have been accommodated with little visual impact as most of these businesses are located in buildings which were either once houses or retain a residential character. It is notable that architectural styles and details vary slightly, so each street has its own particular character, providing a strong sense of place. These residential streets contrast sharply with the attractive open green spaces around and within the Conservation Area, some left wild and untamed, and others, including Lammas Land, more heavily managed and therefore more urban in character. This connects to the small group of buildings which lie to the north of The Fen Causeway, between Newnham Road and the River Cam, which are mainly commercial buildings which in terms of their architecture and uses relate far more to the historic core of Cambridge.

3.1.2 The peculiar quality of Newnham Croft lies in the close juxtaposition of the urban and the rural. Excellent shops including a general shop/Post Office, a small Co-op supermarket, a bakery and a butchers/greengrocers lie one street away from snipe meadows, kingfishers and almost impenetrable woods. Most of the buildings are seen against a background of big trees, many of which are left over from the now-vanished orchards or gardens of big houses, whilst others have sprung up on abandoned meadows and at the bottoms of the present gardens.

3.2 Landscape setting

3.2.1 Newnham Croft is characterised by its open spaces as much as its buildings, with more than half the Conservation Area being parkland, fields or woodland, which surround the built-up area except on the west, where the boundary abuts the back gardens of the houses in Millington Road. These include the more formal public parkland of Lammas Land, with its shrubberies, bowling-green and mown grass, to the wild, purposely-untamed woodland and marshland of the Paradise Nature Reserve. Further south are the wider open spaces of the playing fields and Grantchester Meadows. The south-eastern boundary of the Conservation Area is provided by the River Cam, with further green spaces beyond, kept as a wild flower meadow, grazing pastures and plough land. These features all contribute to the tranquil setting of the Conservation Area.

3.3 Archaeology

3.3.1 Evidence for Iron Age and Roman occupation has been found in the adjoining Southacre Conservation Area, as have burials which have been dated to the Anglo-Saxon period. Within Newnham Croft, some of the roads follow the lines of ancient tracks, and fence and hedges also sometimes follow early field boundaries. The slight variations in the ground level in some gardens betray the original sites of gravel pits.

3.4 Historical development

3.4.1 The origins of Newnham Croft can be traced to the middle ages when a 'croft' was an area of private land not within the open field system. Newnham crofts were partly in Grantchester and partly in Cambridge. The crofts appear on maps of the 1660s produced by George Skinner for King's and Corpus Christi Colleges when access to the river followed the present line of Grantchester Street and continued along a roadway which is now marked by the modern Grantchester Meadows footpath. A further map for King's College, by A. Watford in 1795, showed how little had changed in the last 150 years or so since Skinner's map. The only building of this earlier period which remains appears to be Paradise House, located on an island in the river, which apparently dates to c1780 although its appearance is more of the early 19th century.

3.4.2 By the beginning of the 19th century, the area began to develop with a market garden where Owlstone Croft now stands. A gravel pit was dug in the area of Eltisley Avenue, the road later appearing in Baker's map of 1830 as a diagonal footpath to the river. A house called Paradise Garden, buildings on Barton Road, and a large villa called Croft Lodge are also marked. Owlstone Croft was added in c1880 and The Grove, facing what is now Lammas Land, may be slightly earlier. Both properties are clearly shown on the 1888 map.

3.4.3 The development of the Derby Street area began in the 1850s and the map of 1888 confirms that by this time, larger detached houses had been built on the south side of Barton Road, with terraced houses behind these properties along the east side of Hardwick Street, on either side of Derby Street, on the west side of Grantchester Street, and on the south side of Merton Street, with just four houses (now Nos. 8, 20, 12 and 14) on the north side. One of these two houses facing Barton Road is marked as the 'Union Building' on the 1903 map, so was presumably used as a parish workhouse. There had also been some sporadic development along Grantchester Meadows by 1888 – what are now Nos. 103/105, 113, and possibly 115 appear to have been built. The original St Mark's Church is also marked on the same site as the present building, and it is still shown on the 1903 map, squeezed in between the new church and the new parsonage. It appears on the 1957 map as a 'Church school' but has since been demolished. The 1903 map also confirms that there had been some limited development in Grantchester Meadows but otherwise the area had changed very little since 1888.

3.4.4 The biggest changes came between 1903 and the 1920s, and the map of 1927 confirms that properties in South Green Road, Eltisley Avenue, Marlowe Road, the southern end of Grantchester Street, and most of Owlstone Road had all been built. Stylistically these date to the late Edwardian period, so it is likely that they were built between 1903 and World War I. Nos. 1-15 (odd) Owlstone Road are the latest, and date to 1912. In 1915 a new school was also provided in Chedworth Street which was demolished and replaced with another in the late 1980s. A Grade II listed gas lamp in South Green Road (privately owned), similar to listed street lights in nearby Millington Road, is an interesting survival of this period and was presumably once replicated elsewhere in the Conservation Area. During the 1920s and the 1930s, the field on the south side of the track which continues Grantchester Meadows towards the footpath was regularly flooded in the winter to create a skating rink. The lamp standard which still rather bizarrely remains in the middle of this field (now called Skaters Field) is the sole reminder of this use and should be preserved.

3.4.5 Grantchester Meadows was completed by the 1930s and the rest of the century has seen infilling and the redevelopment of the school and some of the open sites, including the

addition of Lammas Field. This is an interesting development of a former hockey pitch in the 1970s by the Granta Housing Association, and has provided a group of single storey houses off Grantchester Street, with courtyard gardens and a very private character which is largely accessed by pedestrian-only footpaths.

3.4.6 During the late 1950s, after being used as a school and, since 1946, for nurses' accommodation, Owlstone Croft was developed for student housing by Queens College, adding substantial additions to the 19th century villa and building new blocks within the grounds. Some of these have recently been demolished, reinstating some of the original garden setting to the historic building.

3.4.7 Historically, the Newnham Croft area was mostly developed with modestly-sized terraced houses to provide homes for artisans, college servants and trades people, but since World War II the character of the area has changed, with the houses being bought by professional people and academics, or adapted as student accommodation. There remains a core of local people, however, who remember the area's earlier history. Today, although the area functions as a suburb of Cambridge, it retains the character of a separate village, with its own shops, church, school and inns and a strong sense of community.

4 Spatial Analysis

The Newnham Croft Conservation Area has five areas of distinct character, according to landscape features, architecture and use. These character areas are:

- Newnham Road and The Fen Causeway
- Lammas Land
- Paradise Nature Reserve
- The principal residential streets
- St Catharine's College Sports Field and the fields down to the River Cam

These areas are described in greater detail below, and include a summary of the key positive and negative features of each.

4.1 Newnham Road and The Fen Causeway

4.1.1 The Newnham Croft Conservation Area includes this small section of buildings which have a far more urban character than the rest of the Conservation Area, despite the close proximity of the River Cam and the adjoining water meadows to the east (Sheep's Green). The current Conservation Area boundary also cuts through the principal Listed Building, the former mill which is now the Bella Italia Restaurant. Changes to the Conservation Area boundary, to exclude this small area from the Newnham Croft Conservation Area and include it in the Cambridge Central Conservation Area (to which it more logically belongs), are included in section 8 *Issues and Recommendations*.

4.1.2 The buildings in this part of the conservation are enclosed by a triangle created by Newnham Road, The Fen Causeway and the former mill leat which drains the Mill Pit pond into the River Cam. From the roundabout at its junction with The Fen Causeway, Newnham Road curves round to the Granta public house, past the pond and then straightens out to the Queens Road junction. The portion of the road nearest to the roundabout is very narrow before the road widens out after the Granta. On the west side of Newnham Road, within the Cambridge Central Conservation Area, are several groups of Listed Buildings and Buildings of Local Interest including the Perse Almshouses (Grade II). A Shell petrol-filling station, which tends to dominate the road junction, is a negative feature.

1007 1930s flats (Causeway) face Fen Causeway and are BLIs
0964 Nos. 45-51 odd Newnham Road

4.1.3 The Fen Causeway, formerly Coe Fen Lane, was constructed in the late 1920s after fierce local opposition to link Newnham village with Trumpington and to provide a southern bypass to the City Centre. Facing Fen Causeway and the mill leat frontage are three blocks of 1930s apartments built in the Art Deco style and providing 42 units. Called simply 'Causeway', these are now Buildings of Local Interest (BLIs). The frontage onto The Fen Causeway is brick built with uneven three storey bays picked out in white. The flat roofs are hidden by a false mansard in pantiles. Each set of flats is entered by a porch in 1930s 'cinema' style in white with red ochre coloured double front doors. The frontage onto the mill leat is also red brick with bays picked out in white paint. Further similarly detailed porches to this block are situated on the back elevations, facing away from the road. In front of these buildings, facing The Fen Causeway, is a deep grass verge which has been planted with cherry trees and silver birches – these are important in long views along the street and link to the planting in Lammas Land on the opposite side of the road.

4.1.4 On the east side of Newnham Road there is a notable group of purpose-built shops (Nos. 45-51) with offices above, accessed by separate front doors, with those to Nos. 47 and 49 retaining their original neo-Tudor boarded doors. These date to c1900 and retain three original shopfronts, with central entrances and fluted pilasters to either side (No. 49 Cambridge Book and Print Gallery, No. 47 CD Designer Style Hire, and No. 45 Domenico Di Martino Hairdressers). These shopfronts must be preserved, and signage carefully controlled, in the future. The buildings are three storeys high and are built using purple brick with red brick detailing. The attic floor has original arched and pedimented dormer windows, although modern skylights have been added to No. 51. Some of the original timber sash windows have been detrimentally replaced in uPVC. No.49 has an arched door with a stained glass window. These buildings are proposed to be included on the Council's list of Buildings of Local Importance (BLIs). Beyond Nos. 49 and 51, and accessed through a carriageway, is a small late 19th century mews, now turned into a variety of commercial and residential uses, and a probably 1980s office development (Gwen Raverat House), a bulky three storey building of little architectural merit.

4.1.5 Nos. 39-43 are a similar brick two storey block, with a first floor across the entrance into Andersons Court and an entrance to Gwen Raverat House. The windows have glazing bars, and the whole is built of the same purple brick with the windows quoins and string courses picked out in red brick. However, this group lacks the mansard roof of its neighbour, and also has no shopfronts, so it is not proposed to include it as a BLI.

4.1.6 Next door, and terminating the terrace, are Nos. 33, 35 and 37 Newnham Road, which appear to date to the 1920s or even later. No. 37 (The Rice Boat) is a flat-roofed single storey structure of little merit. Nos. 35 and 37 are two storeys high, with neo-Tudor details including false timber framing to the first floors. No. 33 retains more prominent gables which face down the street and are therefore relatively prominent, but none of these buildings can be said to make a particularly positive contribution to the street scene. The current Conservation Area boundary cuts through Nos. 37 and 39 and returns towards the mill leat, again bisecting the former mill, now the Bella Italia restaurant. The principal visual feature at this point is the outstanding view over the Mill Pit pond towards the open water meadows of Sheep's Green and the River Cam.

4.1.7 The Bella Italia restaurant faces the mill pond, and is a former corn mill, built in 1853, with its mill wheel still visible inside the building with the leat running underneath it. It was later extended and used as a factory, hence the tall chimney to the rear. Listed Grade II, it is a largely three storey building of Gault brick with sash windows with glazing bars. In front of the restaurant there is a sitting-out area which leads to a bridge over the mill leat. It is paved with Staffordshire blue pavers and defined by tall cast iron bollards. This also provides access to a pleasant pathway which runs along the edge of the leat and reconnects to The Fen Causeway. A white painted timber palisade fence protects pedestrians from falling into the pond, and suits the location. In many locations, there are extremely attractive views over the mill pond and over the surrounding river meadows and trees which are of special note.

Key positive features:

- Newnham Road is tightly defined by high quality historic buildings, some of them listed, on both sides
- The former mill, now Bella Italia restaurant, is listed Grade II
- Nos. 45-51 (odd) Newnham Road should be Buildings of Local Interest, due to their high quality shopfronts

- Attractive views over Sheep's Green and Mill Pit pond
- The trees and open green spaces of Sheep's Green
- Causewayside are well detailed and relatively unaltered 1930s apartments with Art Deco details, and are also BLIs, although their bulk and visual impact is somewhat at odds with the more domestic scale of the buildings in Newnham Road

Key negative features:

- Gwen Raverat House is a large 1980s office building of little merit, although its impact is lessened by its somewhat hidden location in the former mews to Nos. 39-51 Newnham Road
- The visually dominant modern petrol-filling station on the west side of Newnham Road, in the adjoining Conservation Area
- The busy traffic at the junction of Newnham Road and The Fen Causeway, which causes difficulties for both pedestrians and cyclists
- The visually dominant car parking around Gwen Raverat House and at the back of the Bella Italia restaurant, which can be glimpsed from the public footpath on the other side of the mill leat
- Nos. 33, 35 and 37 Newnham Road are poor quality 1920s (or later) buildings
- The poor quality pavements, public seating, street lights and litter bins

4.2 Lammas Land

4.2.1 Lammas Land was formed from fields which were levelled and turned into a public park in 1925. It is a well-used recreation area with randomly placed trees and is managed as a public park. The former 1920s public toilets have been imaginatively reused as a bicycle repairs workshop. Today it is a wide open green space, with avenues of trees along its boundaries facing The Fen Causeway and Newnham Road. Further trees, in both groups and planted individually, make a major contribution to the character of the space.

4.2.2 Of note, although its visual impact is relatively muted, is the early 19th century building, The Grove, which lies on the southern edge of Lammas Land and is accessed via the Driftway. A Building of Local Interest, a full description is included at Appendix 2. This has a large garden and field which in effect is the southern boundary to Lammas Land and continues the sense of greenery and open space beyond the access road to the public car park mentioned above. This road retains the character of a country lane due to the soft hedging boundaries and the mature trees within Lammas Land and the similarly numerous trees within the garden and field attached to The Grove. The high brick wall to part of the garden to The Grove is another feature of note. Serving the adjoining Lammas Field development, Lammas Field Pavilion is the offices of the Granta Housing Association and is probably also 1970s in date. The building is also accessed from The Driftway but is set back from the road, so although modern it is well concealed in views across Lammas Field.

4.2.3 The large paddling pool is a wonderful example of old-style council provision, providing a constant source of pleasure to children during the hot summer months and at other times. It has also been used in the past as an excellent miniature boating lake although at the time of survey (November 2012) it was empty. Less attractive are the adjoining public conveniences which now have a fortress-like appearance due to the threat of vandalism. A kiosk opens in summer to cater for the large numbers of visitors who are attracted by the facilities, including tennis courts, a bowling green, and a large children's play ground.

4.2.4 There are visual reminders that the mill race was previously used as a bathing place for children - boys where the foot/cycle bridge crosses it, and girls on the opposite bank to the car park. The high fences which shielded the girls and women (who swam in the main river) have long since gone. The men's swimming facility on both sides of the main river (also previously fenced) has now been reduced and converted to a learner pool and canoe club building.

Key positive features:

- Large, open green space with many mature trees
- Popular facilities for the public, particularly the paddling pool
- Well detailed park-style metal fencing facing The Fen Causeway and Newnham Road
- Attractive views from these roads into the park, although the many mature trees do provide some cover
- Attractive views across the park and out over the mill leat to Sheep's Green and the River Cam
- A path and cycle track across the park links to a controlled crossing by the bridge over The Fen Causeway and is a very well used facility
- Views of the listed Perse Almshouses opposite the junction of The Fen Causeway and Newnham Road
- Simple timber park seating
- The ducks, swans and other wildlife on the mill leat and Sheep's Green

Key negative features:

- Busy traffic along both The Fen Causeway and Newnham Road
- The poor appearance of the public conveniences
- Poor quality street lighting
- Some of the trees in the park may require removal and/or new planting
- The Bowls Club needs some maintenance

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4.3 Paradise Nature Reserve

4.3.1 The 2.17 hectare Reserve is located between Newnham Croft School, Owlstone Croft and the River Cam. The Reserve is owned by Cambridge City Council and is one of eight similar reserves around the City. Day to day management is provided by the Cambridgeshire Wildlife Trust, and a Management Plan was produced in 2001 which details a number of proposed actions. A public car park serves the Reserve and Lammas Land and is accessed from The Driftway, which leads from the junction of Newnham Road with Barton Road and Grantchester Street. This is popular with walkers and other residents although the opening times are controlled to prevent commuters using it to park their cars all day. Speed humps help to control the speed of the traffic.

4.3.2 Whilst it is close to Lammas Land, the Reserve has no visual connection to it although there is a well used public footpath which runs southwards along the mill leat next to Lammas Land towards the Reserve. The leat connects to the River Cam just to the south of the car park, almost at the beginning of the Reserve. The footpath then runs along the river bank and provides extensive views across the Cam to the water meadows and woodland on the opposite bank. Eventually, the pathway turns away from the river and connects to the end of Grantchester Street.

4.3.3 The river at this point is ~~somehow neglected~~ in its natural state, which is no bad thing: rotting oak piles, overhanging willows, and the occasional bank collapse do no harm and are a pleasant contrast to more formal and zealously managed areas of open space. The Reserve was once a meadow which has been allowed to turn into woodland, with huge willows and towering alders. In its informal, unkempt state this area is very attractive to walkers and anglers. It still has some open areas with fen plants such as *Stachys palustris*, and an important collection of different species of willow. It should be maintained and not allowed to get further overgrown: the Wildlife Trust has this in hand. A programme of repollarding willows is admirable and should be continued, including new pollarding where appropriate. New pollard trees should be started along the river bank to replace those that have fallen into the river. The muddy paths (the nearest rough ground to the middle of Cambridge) should not be levelled or hardened but board-walks have been installed in places to prevent erosion of the river bank.

4.3.4 Trees within the Reserve include willow, alder, ash, horse chestnut and hawthorn. Wildlife includes shrews, bats, grass snakes, and many types of bird including black caps, tree creepers, sedge warblers, siskins and snipe.

4.3.5 The disused field to the east of The Grove is turning into an elm wood with suckers from the elms which used to fringe The Driftway. This should be welcomed. All of the land associated with The Grove is covered by a group TPO.

Key positive features:

- The Paradise Nature Reserve is a good example of a semi-marshland habitat
- Popular local facility
- Peaceful location next to the River Cam
- Attractive views across the river and into the woodland
- Well managed and provides educational opportunities

Key negative features:

- The public car park is ill-maintained, the recycling centre attracts litter, and the use of this facility brings further traffic to the already over-loaded junction of Newnham Road, Barton Road and Grantchester Street
- Ash die-back could be a problem in the future

4.4 The principal residential streets

4.4.1 This section includes all of the built-up streets which were largely developed between the 1850s and the early 20th century on a street-by-street basis, with each street having slightly different designs although there is a strong architectural cohesion due to the more or less ubiquitous use of two storey terraced forms. These houses are generally well preserved so that the windows, front doors and roof materials and details are all original. Most of the houses also have small front gardens, rather than sitting tight on the back of the pavement, which softens the views along each street and provides opportunities for good quality railings or brick walls. The layout of the streets reflect 18th or 19th century footpaths and field boundaries, although the line of Grantchester Street and Grantchester Meadows may be earlier. The oldest terraced properties are generally to the north, closest to the City, although three detached houses, all dating to the late 18th or early 19th century remain – Owlstone Croft, Paradise House and The Grove. Typical of the Conservation Area, and one of its most

attractive characteristics, are the positive views along these streets which often terminate in trees or woodland. Similarly, the gaps between the houses are often notable for the way the properties frame shorter views or glimpses of mature trees or woodland.

Barton Road

4.4.2 Part of the northern boundary of the Conservation Area is marked by a short section of Barton Road. All of the properties date to after 1900 apart from The Red Bull Public House, which is mid-19th century. The buildings start in the west with Maitland House, a 1930s block of flats which fills in the whole plot between Grantchester Street and Derby Street and is a Building of Local Interest, Cherwell Court at the end of Derby Street (another development of flats, probably dating to the 1980s), and the St John's Ambulance building which fronts Newnham Croft Street and adjoins Hardwick Street. Finally there are two important historic buildings, the Red Bull Public House and St Mark's Church, with its notable parsonage behind. The church is a Building of Local Interest, and it is suggested later in this document that the parsonage is also designated as a Building of Local Interest. Mature trees around the church are also of note, and in the back garden of the vicarage most of them are also covered by TPOs. Long views westwards along Barton Road take in the trees in the front garden of Maitland House and the tall hedge on the opposite side of the road which conceals the Gonville and Caius College playing field.

4.4.3 The Red Bull is a pleasant hostelry which was probably built as a short terrace of four houses in c1850. Next door, St Mark's Church and its parsonage were built in 1900 to replace a 1870s wooden structure that was retained until at least the late 1950s as a church school. The church makes an important contribution to the community life of its parish and the St Mark's Community Centre's classes, clubs and other activities are well attended by Newnham Croft residents as well as people living some way from the area.

Key positive features:

- Attractive views along the road, taking in the belfry to St Mark's Church and the many mature trees, some of which are covered by TPOs
- St Mark's Church, a Building of Local Interest, and its parsonage and hall
- The Red Bull Public House dating to the mid-19th century
- Maitland House, a notable block of 1930s flats, extremely well preserved and a Building of Local Interest
- Views towards Lammas Land
- The former driveway to the public house retains its original stone setts which have been covered in part by tarmacadam
- Some granite setts in the road gutters, and narrow stone kerbing

Key negative features:

- Busy traffic
- Poor quality street nameplates and modern street lighting
- The highly visible car parking area next to Cherwell Court
- The view of the poorly designed 1960s Ambulance Station
- Concrete paver footways

Hardwick Street

4.4.4 Hardwick Street runs from Barton Road to Merton Street with Newnham Croft Street joining it on its east side. It is a pleasant, mainly residential street although the only visible greenery are the trees which are set back in the grounds of the St John's Ambulance building Station. The street was laid out from the 1850s onwards, but because it was incrementally built, and not developed as a whole, there are variations in the height of buildings, particularly on the east side. The majority of the buildings are two storey terraced cottages, two windows wide, with slate roofs facing the street. The earlier houses on the east side are all set against the back edge of the pavement, whilst the post-1903 properties on the west side have small front gardens, some with low walls.

4.4.5 The rhythm of the terraced housing is punctuated at each end by larger, non-residential buildings, with the Red Bull public house and its garden to the north, facing the poorly designed, modern Ambulance Station. To the south is the purpose-built Newnham Social Club building, dating to 1909 and of some social significance. It is faced in Gault brick with red brick dressings, which match the details on some of the other properties in the street. The windows are largely modern. Within its grounds is a modern, slate-roofed house built in brick sympathetic to the clubhouse building but not particularly appropriate within the larger group of terraced houses with their strong vertical emphasis. Opposite, on the east side of Hardwick Street, is a recently constructed building comprising two dwellings in reclaimed bricks on the site of a former perfume factory.

4.4.6 Looking southwards, the Social Club building effectively masks the end of the street, whilst looking northwards, the end of the street is demarcated by the beech hedge surrounding the playing field on the opposite side of Barton Road and by the more distant vista of the Darwin College hostel.

4.4.7 The house materials vary. The earliest houses on the east side of the road are flat fronted with no front gardens. Some are built from Gault brick with two over two sash windows and panelled front doors, with many examples of original joinery remaining. Positive features include the inset boot scrapers and cast iron coal-chute covers. On the west side of the street, the houses are later, and are built from red brick with ground floor canted bay windows faced in stone and capped by battlemented parapets. There are very small front gardens. A similar style cottage is also evident, but faced in Gault rather than red brick, with the parapets to the ground floor bay windows being flat but decorated with a row of incised circles. Stained glass fanlights over some of the front doors are of note.

Key positive features:

- Well detailed terraced houses dating to the mid to late-19th, and early 20th centuries
- High survival of original details and traditional materials
- The Newnham Social Club, dating to 1909

Key negative features:

- The cohesive qualities of the street have been somewhat marred by the painting of the original brickwork of the houses over the years
- No. 18 Merton Street is a modern building which turns the corner into Hardwick street and is somewhat out of character due to its three (rather than two) storeys, small horizontal windows, and elaborate window head detail

- Parked cars, yellow lines at the ends of the road, telephone poles, overhead wires and television aerials are obtrusive features.
- The tarmac pavements, particularly on the east side, are patched, uneven and unsightly, and the carriageway and kerbs merit attention
- The car park and back garden area of the Red Bull public house – this would benefit from improved landscaping
- The modern St John's Ambulance building on the east side is completely out of character to the rest of the street being bulkier and much lower than the houses
- Outside the club, on the pavement, is a large cable junction box which could be made less obtrusive by being painted a more suitable colour

Derby Street

4.4.8 Derby Street runs north-south from Barton Road to Merton Street. The view to the north takes in Gonville and Caius College playing field, bordered with a beech hedge, and the Darwin College hostel. The road curves slightly to the east at the south end so that the view centres on the new house built on the formerly vacant plot in Merton Street. This sits back slightly from the road, with a roofline and brick chimney stack which is in keeping with the historical form of development. The first floor is clad in green-painted timber boarding, and is cantilevered over the ground floor to create two parking spaces. The street divides into two – the less cohesive northern section, with buildings dating to the 20th century, and beyond the junction with Newnham Croft Road, the far more satisfactory southern section, which is lined with mid 19th century two storey terraced cottages, similar to the cottages on the east side of Hardwick Street.

4.4.9 The first block of the northern end, on the west side, is taken up with the side view of Cherwell Court, which fronts onto Barton Road with trees planted in the main area. Opposite, Maitland House presents a tidy but plain facade. Beyond it is the western frontage of the development facing Grantchester Street which includes the Co-operative Society store. This section was the temporary home of the Co-op and it retains the blank green nameplate running the length of both flanks.

4.4.10 Beyond Newnham Croft Street the road is faced on both sides by rows of cottages of various dates, broken by three alleyways and one tunnel. The lintels to the front doors vary, being semi-circular with matching fanlights or horizontal with rectangular fanlights; the latest developments have no fanlights. The roof line is seldom constant for more than three houses; there is a front dormer above the only remaining garage at No. 17. Brickwork varies but is generally the local yellow or grey Gault, frequently painted or sometimes rendered (not always successfully). The two shops, Derby Stores Post Office on the corner of Newnham Croft Street and the bakery at Hope Cottage (No. 7) are focal points of the community. The Post Office has an early shopfront but there is no visibility into the premises, a rather regrettable feature.

4.4.11 Features of interest are the Sun Insurance plaque (recently erected) over the door of No. 9 and the pleasing alterations to the garage frontage and window above at Kirwee Cottage now divided as nos. 18a, 18 and 18b.

Key positive features:

- The southern section of the road contains well detailed mid to late 19th century cottages, with well preserved details
- Some granite sett gutters and stone kerbs remain

Key negative features:

- Derby Street has the usual obtrusive telephone poles and wires, poorly maintained pavements and lines of parked cars on both sides
- Poor quality 20th century development either side of the northern section of the road

Newnham Croft Street

4.4.12 Newnham Croft Street is a connecting 'back' street which runs parallel to Barton Road and consists mostly of the backs of buildings and garages. Looking west down the road from Grantchester Street, the view is of a terrace of houses along Hardwick Street presenting a pleasant demarcation with an attractive roofline and original features such as patterned brick detail surviving. On the right are the Pembroke College flats at the rear of the Co-operative Society store with associated garaging and parking space. These are constructed of beige brick, which is not in keeping with the rest of the area, nor is the black metal walkway around the first floor. The sash windows attempt to match the local vernacular but the scale is not quite right and, being set flush with the wall, they lack depth. Where this building meets Derby Street are the former premises of the Co-operative Society store. This appears to be in use as apartments. Further along the street, the red brick garages at the rear of Cherwell Court have doors painted a soft pink colour which tones well with the gravel surface of the parking area. The old horse chestnut tree in the garden softens the outline of the garages, making this a much more pleasant aspect from the street. Another positive feature which should be kept is the retaining wall with the old setts alongside. Adjacent to this parking area is the St John's Ambulance car park fronted by very obtrusive road markings. Looking east from Hardwick Street along Newnham Croft Street, the plain beige bricks of this building form a large and featureless wall.

4.4.13 On the south side, the view is of the painted gable ends of three streets of terraced housing (Grantchester Street, Derby Street and Hardwick Street). The telegraph pole at the rear of No.5 Grantchester Street is enhanced considerably by the presence of a large climbing hydrangea. The passageway at the rear of the Derby Stores Post Office is, in general, a pleasant flower-lined alleyway with a view of trees and bushes in the back gardens of Derby Street and Grantchester Street. Derby Stores are, on the whole, still in keeping with the surrounding area and the vegetable display adds an ambiance to the street. Less attractive are the blank windows which present a flat and lifeless principal elevation.

4.4.14 The kerb stones are still the original blue/grey stone, and the gulleys have their original pink granite setts (an interesting reversal of those in Grantchester Street). These should be retained.

Key positive features:

- The historic street name plates
- The gabled ends of the historic properties in Hardwick Street and Derby Street
- Small areas of traditional paving

Key negative features:

- Signage for the Derby Stores on the boundary wall facing Newnham Croft Street
- Views into the Ambulance Station and car parking area

- Views into the garages and parking for Cherwell Court (although a high brick boundary wall has been built to try and conceal this).
- At the rear of No. 1 Derby Street there is a large brick garage with metal roller doors opening straight onto the pavement
- An abundance of overhead wires and telegraph poles, poor quality street lighting and obtrusive road markings
- Street signs and notices proliferate
- The street seems to be dominated by parked cars and car parks

Merton Street

4.4.15 Merton Street is a straight street running west from Grantchester Street passing the ends of Derby Street and Hardwick Street, terminating in a probably 1970s development of detached houses called The Cenacle. A small cul-de-sac of cottages called West View dates to the late 19th century and leads off to the south just before The Cenacle. The street contains almost continuous terraced houses dating from the 1870s – the date stone on Nos. 1 and 3 confirms that they were built as Crofton Cottages in 1877 and were occupied by Hughes Hall, a graduate college of Cambridge University, in 1885 – this College specialised in teacher-training for women. The College moved to its permanent home overlooking the Fenner's Cricket ground in 1895. There are 11 houses along the south side, and four on the north, with some two storey and some three storey buildings. All the houses except Daisy Cottage (with a minuscule front garden) open directly onto the pavement.

4.4.16 Features on the north side (from the west) include the flank of the Edwardian (1909) Newnham Club, which has a plain facade in yellow Gault brick with the red brick decoration to window heads. Apart from one original cast iron window facing Merton Street, all have been replaced. At the end of Hardwick Street is a recent infill of two three-storey houses which contrast markedly with surrounding buildings. These are built in yellow brick with red brick soldier courses marking each floor, curved window head details in the same material, and a cut-away corner at ground floor level. The irregular window pattern and the use of modern glazing are further discordant features. Adjoining is a row of four cottages (Nos. 8 to 14 even) all well detailed apart from No. 8, which has been refenestrated and new window openings made. On the opposite side of Derby Street, a new house has been built in 1999, which although clearly modern does fit into the street scene relatively well due to its scale and overall form. The following plot is the very large garden of No. 31 Grantchester Street. The fence here is in good repair and there is a well-tended row of pollarded limes with pleasing shrubbery beyond.

4.4.17 On the south side (from the east) there are eight changes of roof line, confirming that each property was built separately. Of note is the flank wall of The Porch (which faces Grantchester Street), pleasantly covered with a virginia creeper. Then follow Crofton Cottages, Weymouth Cottage, Daisy Cottage, Stanley Terrace, Merton Cottage and Clifton Collage, all built at different times. These lead to Croft Cottage (No. 21 Merton Street), formed from the back of No.1 West View, which is heavily masked with shrubbery around the door. The ground floor window, inserted when the garage was converted, is interesting and not displeasing.

4.4.18 The Cenacle is situated at the west end of Merton Street; only half of one house is visible from a distance – an intriguing if probably unintentional feature. The buildings are a modern infill development of the early 1970s on the former allotments at the south end of St Mark's parsonage garden. They consist of six non-aligned detached Georgian-style houses in light pinkish local brick. This is the latest complete housing development in the Croft. Though

it does not have the same character as the traditional buildings, the development is not intrusive and, having become well softened with vegetation, is being well maintained. Most gardens are unfenced, so lawns and flower beds generally meet the pavement though a hedge has been planted to screen gardens at the farther end. There are mature trees, including a copper beech, masking the far end of the Newnham Croft Club.

4.4.19 West View is a terrace of four secluded and well maintained cottages approached by a private pathway on the south side of Merton Street just to the east of The Cenacle. It is a more cohesive group, clearly of one build, and probably dating to around the 1890s (it is shown on the 1903 map, but not on the 1888 map). It is built from Gault brick with red brick dressings and slate roofs, and the first house in the group has an original dormer windows. Sash windows are typical, with a single pane of glass to each opening sash. Virtually all the original metal fencing and gates have been retained and all are painted black. Heavy planting on a low bank screens the terrace from the roadway of The Cenacle. The vista is punctuated by the high fencing erected to screen the fronts of Nos. 3 and 4.

Key positive features:

- Varied late 19th century houses retaining their original details and materials
- Original rows of stone setts in the street gutters
- Stone kerbing

Key negative features:

- Dominant roof extension to No. 1 West View
- Nos. 16 and 18 are modern houses which relate poorly to the street
- The pavement is poor on the north and there is parking on both sides of the street
- A telegraph pole with obtrusive wiring stands outside Nos. 16 and 18.

Grantchester Street

4.4.20 Grantchester Street runs through the heart of the Newnham Croft Conservation Area from Barton Road in the north to Grantchester Meadows in the south, forming the historic 'spine' of the Conservation Area. It appears to be an upgrading of the footpath to the river which is shown on 17th century maps, and may well have been formalised at the end of the 18th century when Paradise House was built. The street contains the largest shop in the area, the Co-operative Supermarket, as well as a butchers/greengrocers. Otherwise it is all in residential uses, Nos. 5-31 (odd), 24-26 (even), and 37-63 (odd) forming three quite separate terraces of which Nos. 5-31 (odd) were built by 1888, with the others being added between 1902 and 1914.

4.4.21 Looking south down the street from Barton Road there is a striking contrast between the busy road junction and the relative calm of the residential streets within the Conservation Area. The vista is terminated by the end building (No. 32) on the corner of Eltisley Avenue, with the old brick wall of the former hockey field defining the immediate view on the left. The Granta Housing Association development behind this wall was built considerably later than other housing in the area, but still blends in well with the original buildings. Behind this, the sheltered housing at Lammas Court is set back from the street and is well screened by trees. This impression of greenness on entering Grantchester Street is reinforced on the right by the elms, yews and silver birch trees alongside Maitland House – these trees are protected by TPOs. Beyond is the more recent Co-operative Supermarket with some apartments above,

providing quite a large building whose scale, materials and detailing do not reflect the general character of the area.

4.4.22 Moving down the road to the corner of Newnham Croft Street, the belt of trees on Paradise Island can be seen in the far distance. Yet more trees can be glimpsed behind the Lammas Field car park and the stepped roofs of the attractively set-back houses on the corner of the access road. The large robinia (*Robinia pseudoacacia*) trees in the front gardens of Nos. 18 and 20 Grantchester Street also enhance this aspect of the street.

4.4.23 On the west side of the street, Nos. 5-31 (odd) form a long terrace of two and three storey houses. The first seven in the row are modest cottages with flat fronts, slate roofs and two over two sashes – stylistically, they are very similar to cottages in Derby Street and Hardwick Street and probably date to the 1860s. There are then two larger Gault brick properties, again with slate roofs, then a bay-fronted cottage. Most of the remaining properties in the group are three storey Gault brick houses, two windows wide with two over two sashes. The ground floors have canted bay windows with plain parapets. A plaque saying *Grantchester Terrace 1874* confirms the date of their construction. Most of the houses in this terrace also still have wooden panelled doors, windows and other original features such as the arches over the doors of Nos. 17 and 19.

4.4.24 Turning the corner into Merton Street, No. 31 is a neo-Gothic Gault brick house with a gable facing the street, and opposite, No. 33 (The Porch), is another late 19th century detached house with a high wooden fence which runs along Grantchester Street for several metres. Both of these houses have large gardens which add important open (though private) spaces within this part of the Conservation Area.

4.4.24 On the opposite side of Grantchester Street, Nos. 24-32 (even) form a row of bay-windowed Edwardian houses, constructed in brick with slate roofs. These houses are symmetrical in design, and have original, attractive features. These include brick eaves details, house names carved into the sandstone of the bays, stone arches over the doorways each with a different plant/flower design on the keystone, black iron railings and wood-panelled front doors on the end houses with elaborate glass panels in the centre doors of the terrace. The butcher's shop which forms the end of this group, on the corner of Chedworth Street, was evidently intended to be the end feature of the terrace and is constructed using matching materials. The traditional canvas awning, and displays of flowers and other wares for sale, all add to the vitality of the street. On the opposite side of the road, on the corner with Chedworth Street, a small area of landscaping provides public seats and some planting. This is in need of some upgrading, but does provide the area with a focus, enhanced by the use of the timber fence on the opposite side of the road, returning down Eltisley Avenue, which is used to display posters with community news and other local matters. Further shops, purpose-built, can also be found here, (Nos. 30/32 Eltisley Avenue) which are used as a chemist and hairdressers.

4.4.25 Beyond this point, Grantchester Street changes in character, as the east side is undeveloped, being formed by the back boundaries to the houses in Owlstone Road. The gardens and fences are diverse in character though fortunately some of the more decrepit garages have been removed. A big apple tree could be a survivor of Paradise Gardens. On the west side of the street is a long row of very cohesive terraced houses (Nos. 37-63 even), dated 1902 although they are not shown on the 1903 map. These have red brick facades with painted stone details, punctuated by prominent chimney stacks, and with a two storey canted bay windows to each property. Some of the original front garden fences of cleft oak

boards remain or have been replaced in similar materials. This terrace ends at the junction with Grantchester Meadows, but continues as a short ~~gravelled~~-resin-bounded drive towards Paradise House, possibly built in c.1780 and the earliest house in the area, which is almost invisible on a tree-covered island in the river. This is a Building of Local interest. However, a hidden turn carries the road past the end of Owlstone Road, where the end house in the terrace has a notable bay window in its end wall and another Paradise Gardens apple tree. The road skirts the edge of the woodland of the Paradise Nature Reserve and leads to Owlstone Croft, described with *Owlstone Road*.

Key positive features:

- Three good groups of terraced houses, well preserved, dating to the late 19th or early 20th centuries
- Paradise House is the earliest remaining property in the Conservation Area and dates to the late 18th century – it is a BLI
- The survival of original windows, doors, roof materials, and chimney details
- The well tended front gardens
- The activity provided by the shops and other facilities
- The survival of pink granite kerb stones and the gulleys with their original blue/grey stone sets
- The original cast iron street name plates, fixed to the walls of the houses

Key negative features:

- Intrusive road markings, poor quality street lights
- Some use of uPVC windows
- The pavements in general are in poor condition – they are much patched, uneven and some slope alarmingly
- Modern pressed aluminum street name plates
- Intrusive car parking signs
- The public seating area next to the entrance to Chedworth Street is in need of enhancements including the removal of a cable ~~TV~~-television box, improvements to the planting, seating and litter bins, and the replacement of the modern bollards with a better quality product

Chedworth Street

4.4.26 Chedworth Street is a short, straight cul-de-sac to the east of Grantchester Street. The houses on the north side were built in 1913-14 and those on the south side in 1992-3, replacing the original Newnham Croft School building dating from 1914-15. The new school at the south-east end of the road opened in 1989.

4.4.27 The road is dominated by the long terrace of houses along the northern side, Nos. 1-25 (odd), built in Gault brick, with some red brick detailing. The details match other very similar houses in Hardwick Street (Nos. 14-20 even). The houses are uniformly two storeys high, the exception being the last house which is slightly taller, with a more steeply pitched roof. This has a dormer window and a two storey bay to the front, whereas the others have a bay at ground floor level only. Nos. 21 and 23 at the east end have slate roofs with red ridge tiles; all the others have tiles of varying shades of grey/brown and a variety of ridge tiles. The attractive brick chimneys have red brick detailing and terracotta chimney pots. The character of the houses has changed somewhat by being painted, with no uniformity of colour although pastel colours predominate. Some of the houses retain their original front doors and fanlights,

but some have their fanlights only with replacement front doors. There is a variety of low brick walls although some of the houses have had their walls and fences at the front removed. Little of the rear aspect can be seen from the Lammas Field car park.

4.4.28 Newnham Croft Primary School can be found at the end of the street, between the built-up area and playing fields which back onto the Paradise Nature Reserve. This was completed in 1989 in a simple modern style with brick and rendered elevations and shallow mono-pitched roofs. Its impact on the street scene is therefore relatively muted. The original 1915 metal railings remain around the entrance.

4.4.29 A terrace of houses was built in on the south side of the street, replacing the old school in 1992-3, their two storey bay windows matching the easternmost house on the north side of the street and some of the housing in Grantchester Street. Carefully detailed, they are built using a modern Gault brick with some red brick detailing and have slate roofs with traditional chimneys and terracotta ridge tiles to the bays. The front gardens are well laid out and are finished to the road with an attractive brick wall with contrasting red brick copings. No.14 includes a well established almond tree. The lack of aerials and telephone wires is a welcome feature. The bay at the west end of No. 2 relieves what could have been a very blank aspect to Grantchester Street and Eltisley Avenue. At the rear, all of the houses have two storey bays except Nos. 10 and 12 which are on either side of an archway. A communal driveway at the back provides useful access but does mean there is less sense of enclosure, and it is possible to see a variety of fences, carports and sheds. The roofline has been altered by the addition of dormers or solar panels. The rear driveway has two fine trees: a lime and a Norway maple (*Acer platanoides*) which are protected by a TPO. At the eastern end the view is onto the school field, bounded by trees and railings and with the distant trees of the nature reserve. To the west, the east end of The Porch on Grantchester Street is an attractive eye catcher.

Key positive features:

- Nos. 1-25 (odd) are a well designed early 20th century terrace with some remaining historic details
- The high quality of the more recent development (Nos. 2-18 even) on the south side of the road

Key negative features:

- Loss of original front doors
- Changes to the chimneys and chimney pots
- Loft conversions
- Street signage
- Views to both east and west are spoilt by the parked cars, mainly on the north side
- Telegraph poles on the south side with dominant wires to the houses on the other side of the road.

Owlstone Road

4.4.30 Owlstone Road runs from Grantchester Street to Owlstone Croft and the Paradise Nature Reserve. There are 45 two storey houses in total, all built between 1904 and 1912. Mostly laid out in terraces, the unity of their original design has hardly changed, although some of the properties now have painted stonework, roof lights or solar panels. Nos. 1-15 odd on the north side form a uniform terrace of eight, with facades of brick to the ground floor

and render painted white to the first floor under slate roofs. The properties have recessed front doors, decorated 'porch' pilaster strips and two storey front bays. Nos. 17, 19 and 21 at the outer side of the road's right-angle turn to the south are the only detached properties in the road. They are all of identical design, using Gault bricks with red brick arches and window heads and slate roofs which extend well beyond their supporting walls with decorative 'half-timbered' gables. On the east side, which backs onto Owlstone Croft, Nos. 23 to 33 odd form a red brick terrace of six with feature gables to the end properties and a pair of shared gables to the middle four. There is a wide range of stone detailing with arched lights above the front doors and two storey bay windows. All of the properties on this side have low brick walls to the pavement. No. 23 has a roof extension which unfortunately raises its ridge above the line of the rest of the terrace. Nos. 35 to 49 odd form a terrace of eight on a repeating pattern. They are also built using Gault bricks with good quality red brick details and ridge tiles to the two storey bays all with slate roofs. All of the window and door lintels, mullions and pilasters are of stone with fleur-de-lis type motifs on the lintels. Nos. 51 and 53 are a side to back semi-detached pair, built using red brick with bays of two and one storey with slate and lead roofs. No. 53 faces Paradise Nature Reserve and has an oriel window as well as other second floor roof extensions.

4.4.31 The west side of Owlstone Road is one continuous terrace built in two parts. Originally behind railings on low brick walls enclosing the shallow front gardens, Nos. 54 to 32 even start with the sideways-on No. 54 facing the Reserve. The first twelve terraced properties are red brick with two storey bays and slate roofs including the ground floor part of the bays which extend out slightly further. Nos. 30 to 20 even form a terrace of six smaller houses also with two storey bays and slate roofs. Two have painted facades. No. 20, which has a side fence along its northern boundary facing Nos. 1 to 15, bears a stone street nameplate on its gable wall reading 'Owl-stone Road 1904.'

4.4.32 Owlstone Road terminates at the junction with a private driveway which leads to an entrance to the Reserve and Owlstone Croft. The house, together with its two cottages, was built in about 1880 as a country house for Major R Calvert, Chief Constable for the county. It was a girls' school in the 1920s and 1930s, and was extended in 1946 when it became a nurses' hostel. It is now a student hostel for Queens' College. The entrance gatehouse, Lodge Cottage, is built using Gault bricks with a slate roof, and has curiously curved eaves detail. The remains of its construction date were once on the dormer but have been lost during the recent repair work. The property is a Building of Local Interest. Turning into the site, the view is dominated by the four storey block of apartments, probably dating to the late 1940s, which conceal the original house (Owlstone Croft) beyond, and to which it is joined by a three storey link. Owlstone Croft is also built using Gault brick and has been extended to the east with a number of single storey additions, concealing the main part of the building, but some original six over six sash windows can still be seen, similar to the details on the gatehouse. Behind the gatehouse there are some original stable buildings, again somewhat altered and extended. The large garden also contains the footprint of a further modern building, shown on recent maps but now demolished.

Key positive features:

- Long terraces of well preserved early 20th century houses retaining much of their original detailing
- Original low brick front walls and wrought iron railings, like the ones between Nos. 47 and 49
- Small front gardens add to the green ambience

- The backdrop of mature trees in views into the street from Grantchester Street
- The close proximity of the Paradise Nature Reserve and the River Cam
- Owlstone Lodge, a BLI

Key negative features:

- Some replacement windows
- Telegraph poles and overhead wires
- The 1960s street lamps are not particularly attractive
- The poor condition and general appearance of the Owlstone Croft site and buildings, although the gatehouse has been recently repaired

Eltisley Avenue

4.4.33 Eltisley Avenue runs from Grantchester Street to Grantchester Meadows along the line of an historic footpath shown on the 1888 map. It was built in two individually cohesive sections, the south-east side between 1902 and 1912 and the opposite side 10 to 15 years later. It is a straight road, mostly lacking in trees. An obvious exception is the magnificent, mature Tree of Heaven (*Ailanthus altissima*) in the garden of No. 33. This is protected by a Tree Preservation Order. The views at both ends of the road are dominated by trees, including two adjacent Scots pines (*Pinus sylvestris*), giving a surprisingly defined boundary to the road. A feature of the street is the extent to which it is used by walkers, particularly on weekends, as it provides a link between Cambridge and the footpath over Grantchester Meadows. The numbering of the street is unusual, numbering from Nos. 1-32 continuously on the south-east side, then back down to No. 65 on the opposite side, reflecting the development of the properties in two phases.

4.4.34 The street is entirely in residential uses apart from the three purpose-built shops at the northern end, and the modern garage at the southern end (GP Motors), rebuilt in the late 1990s. The workshops associated with the garage are located on the backland site to the north-west of the road, where there are 88 lock-up garages arranged in several rows, which seem to date to the 1930s. The private road which leads to these garages provides access to narrow passageways which service the terraced houses on the north-west side of Eltisley Avenue and on the east side of Marlowe Road. It also provides a pleasant pedestrian short cut through to Marlowe Road. On the south-east side of Eltisley Avenue, but accessed from Grantchester Street, is another short cut. This one is for pedestrians only and runs parallel to Eltisley Avenue (with a separate section serving the rear of the Grantchester Street properties) emerging in Grantchester Meadows. It is pleasantly untended, being mud beaten to a hard surface. Views from these back alleys over the rear elevations and gardens show all the different permutations and possibilities for extending houses and laying out gardens.

4.4.35 The distinct character of the street comes from the contrast in style between the houses on either side although all houses are built in red brick, with grey slate roofs. The shops on the corner have been re-roofed in artificial slate but other roofs retain their original coverings. The houses on the south-east side, which are earlier, have a more Victorian character with canted two storey bay windows, painted or natural stone window surrounds, and unusual fretted soffit boards to the eaves. There are moulded keystones over the front doors, each house having a unique pattern. The roofs face the street with the bays rising through the eaves to create small hips, topped by decorative ridge tiles in red clay. These houses are generally well preserved and the slighter deeper front gardens provide greater opportunities for planting and shrubbery.

4.4.36 On the north-west side of the street, the character is more Edwardian, with dominant shared gables facing the street, decorated with applied timber-framing. The houses are built using red brick but some of them have been painted. The paired windows are sashed, with stone lintels. The gables are set forward, with dentil decoration on the soffit boards and immediately above the first floor windows, where they form a string course. The front doors generally have four recessed panels. Again, this group is very well preserved.

4.4.37 Gardens on both sides of the road are small and fronted with low wooden fences or walls. None of the gardens have been converted into car parking areas, due to their small size. Many of the original front garden paths still remain. There are no road markings, except outside the shops. No speed calming measures exist other than the raised ramp at the entrance to the road.

Key positive features:

- Cohesive terraced houses along both sides of the street retaining high quality details
- Mostly original windows and front doors
- Long views of the gabled elevations on the north-west side are particularly dramatic
- The survival of the original purpose-built shopfronts to Nos. 31a and 32a
- The traditional lettering and signage on these shops enhances the character of the buildings and the area as a whole
- Mature trees in many locations, providing the backdrop in views across the area

Key negative features:

- Loft conversions have been installed in about half the houses in the street, with rooflights on the front elevations
- Some replacement uPVC windows
- Parked cars along both sides of the road
- Cable TV boxes on the pavement

Marlowe Road

4.4.38 The houses in Marlowe Road were probably built around 1912, as stylistically they match the houses on the north-west side of Eltisley Avenue. The land was previously owned by Corpus Christi College and the street is named after Christopher Marlowe, the poet, who was a student there. The road is short and straight, sloping gently down towards Grantchester Meadows. It is a cul-de-sac with only a narrow snicket giving pedestrian access to Millington Road, and has a private and enclosed feeling. It is very symmetrical with the houses on either side of almost identical character. The northern end is enclosed by the trees in the garden of nos.17 /17a Millington Road and the view is enhanced by the pleasant front patio of No. 21 Marlowe Road. Viewed from the north, the handsome riverside trees bordering Paradise Island dominate the skyline, while the roofscape of No. 90 Grantchester Meadows provides a pleasing contrast to the symmetry. The absence of street markings enhances the seclusion and quiet atmosphere of the road, and the general absence of through traffic allows children to play safely in the road.

4.4.39 At street level the variety of garden boundaries adds interest to the otherwise uniform feeling. The front gardens are small, and there is little room for large trees, though some houses have dense hedges that provide a low fringe of green against the red brick of the houses. At the southern end of the road, the wooden fences and tall ash trees in the back gardens of Eltisley Avenue and Grantchester Meadows supply additional texture and colour.

4.4.40 The houses are all of the same design, with timber-faced paired gables which march rhythmically down each side of the street. The survival of the original slate roofing material is a very positive feature. Again, the walls are red brick although a few houses have been painted. The finials on the gables above the bay windows and the bargeboards to the principal gables both give great character to the street. All the houses retain their sandstone mullions and lintels, some of which have been painted white or cream. The houses all have sash windows, with one pane over one pane, and there is an almost total absence of modern replacement plastic frames. However, over the years some of the front doors have been replaced and are now more varied in character, though most retain the original leaded glass fanlights above.

Key positive features:

- Cohesive early 20th century buildings which are little altered, with many retaining their original roof materials, windows and doors
- Long views along the street taking in the gabled front elevations, decorated with applied timbering
- The prominent chimney stacks
- Tranquil character due to the lack of through traffic
- Historic street name plate on the side wall of No. 21

Key negative features:

- Some replacement windows and front doors
- The street lights are a mixture of styles, but at night the harsh orange light of the sodium bulbs drowns the gentle gas light from Millington Road
- Telegraph poles and overhead wires
- The pavements have uneven surfaces
- Wheelie-bins left on the street or in front gardens do little to enhance the area

Grantchester Meadows

4.4.41 Grantchester Meadows runs from Grantchester Street westwards to the beginning of the track over the meadows. In Spalding's Street Directory for 1895, the road appears to have been a path leading to the university bathing shed and the 'golf links'. At that time the land at the eastern end of the present road was water meadows. Residential development was originally concentrated at the western end where the road narrows. The subsequent piercing of the road by Eltisley Avenue divides the present road into two sections, east and west, each with its own characteristics, although overall the street retains the character of a country lane, with buildings of different sizes, ages and materials, set back at varying distances from the frontage, and often concealed by mature trees and other planting. These buildings are all in residential use.

4.4.42 The west side of the road leads towards the river and the water meadows. Immediately next to the junction with Marlowe Road is a row of Edwardian houses (Nos. 85-99 odd) which have been altered and partly rebuilt after bomb damage. These are similar to the houses in Marlowe Road but with smaller gables and sit close to the pavement with very small front gardens. The rebuilt houses in the middle of the group are poorly detailed in comparison to their immediate neighbours. Further along, on the north side of the road and closer to the open green spaces, are the earliest houses in this part of the Conservation Area. Of these, (Nos. 85-117 odd), most are marked on the 1888 map including No. 113 (called Brook Lodge on the 1888 map) and Nos. 115/117. Nos. 103 and 105 also belong to this

earlier period, and are similar to the houses in Grantchester Street (Nos. 23-29) which are dated 1874, with plain Gault brick elevations, sash windows and slate roofs. No. 103 is unusually three storeys high. An extension, relatively in keeping, has been added to No. 105, now called No. 105a. Next door, Nos. 107 and 107a are a pair of similarly detailed late 19th century two storey cottages, again with stone defined canted bay windows and red brick dressings, particularly to the eaves cornice. Both have modern dormers, simply detailed. The wrought iron gates are of note. Nos. 109 and 111 are another matching pair, in the late 19th century neo-Gothic style but with similar Gault brick and red brick dressings, this time with a three storey elevation facing the road with a two storey stone bay. No. 109 retains a well detailed timber entrance porch which might well be modern but copying a late 19th century conservatory in its detailing. It also retains the name 'Grantchester Meadows' in stone on its front gate pier. No. 111 has a particularly fine six panelled green painted front door, with raised panels which follow the Gothic style. No. 113 is very hidden from the road by planting, but is a late 19th century detached villa, again built from Gault brick, with a slate roof. The windows appear to have been changed in the 1930s, although some sashed windows can be seen from South Green Road. It has an interesting series of roofs, some with chimneys with tall clay pots. Nos. 115 and 117 are a pair of similar age, both being late 19th century, but differently designed. They sit in an almost isolated location facing out over Skaters Field, with long views towards the River Cam. Both a Gault brick with two storey bay windows (No. 117 is double-fronted), and both have slate roofs with tall brick chimney stacks. The simple one over one sash windows appear original. No. 115 has a two window dormer, probably an addition.

4.4.43 Development along the south side of Grantchester Meadows was clearly sporadic and relatively late, with many examples from the 1920s, 1930s and even the 1960s. There are just two 19th century buildings, both substantial detached houses (Nos. 100 and 102) both enclosed by large gardens and mature planting. Otherwise the properties in the road date to the early or mid-20th century, and there is even a small group of 1960s houses (Nos. 104, 106 and 108) at the western end of the road. However, the impact of this modern development is lessened by the high hedges, front boundaries, and mature trees which reinforce the country lane character. There are long gardens to the rear of some of these houses (Nos. 58 to 100 – the numbers are not continuous) which stretch down to a branch of the Granta river which encloses the north side of Paradise Island. Ash and sycamore trees along the line of the river provide a pleasing backdrop which can be glimpsed from the road through the gaps in the buildings. The hogging surfacing of the adjacent footpath provides an attractive alternative to the customary tarmac. Most of this eastern section of Grantchester Meadows contains what appear to be 1920s houses, some nicely detailed, on the south side. These are arranged in a short terrace, or, where the road turns towards Paradise House, as a well preserved pair.

4.4.44 On the opposite side of the road is another short terrace of older houses (Nos. 65-79 odd). They are two storeys high with canted two storey stone bay windows which rise slightly above the eaves to create shallow hips. The eaves are decorated with scalloped timber, similar to the details on south-east side of Eltisley Avenue, which they back on to. The streetscape in this part of the road has been somewhat compromised by the differing angles of the houses, so there is a certain amount of visual exposure to the back elevations, gardens, sheds and other less attractive features of these properties. Another negative feature is the modern garage showroom building at the junction of Eltisley Avenue and Grantchester Meadows, although it does provide a useful local facility for the community.

Key positive features:

- Well detailed late 19th century houses along the northern side of the road, with a variety of building forms
- Nos. 103-115 are mainly pre-1888 houses, the oldest ones in this part of the Conservation Area
- The survival of the roof materials, windows and front doors in these properties
- Nos. 65-79 odd are a well preserved group of early 20th century houses, similar to the houses in Eltisley Avenue, which they back on to
- The green qualities of the area, with mature trees and shrubbery in the large gardens
- The longer views towards mature trees and Paradise Island
- The close proximity of the water meadows and the River Cam

Key negative features

- Some of the 20th century houses along the south side of the road are of little architectural merit, although due to the deep front gardens their visual impact is lessened

South Green Road

4.4.45 South Green Road is a private cul-de-sac leading north from the western end of Grantchester Meadows. The first pair of houses (Nos. 1 and 2) is marked on the 1903 map, so presumably development took place around that time. Previously the area was fields and a gravel pit, but by 1903 the land opposite the houses had become St Catharine's College Cricket Ground.

4.4.46 Nos. 1-8 are a continuous terrace of two storey houses, built from Gault brick with red brick string courses, giving a pleasantly 'stripey' effect. There are stone ground floor canted bay windows, with circular pierced parapets similar to houses in Hardwick Street. The bright red clay pots are worthy of special mention.

4.4.47 The entrance into South Green Road is contained by mature planting on both sides of the street. A small, probably 1960s, single-storey building on the east side of the road is a former consulting room associated with No. 113 Grantchester Meadows. Following is a detached modern house, 'Innisfree' and then the terrace of early 20th century houses (Nos. 1-8 cont). There is another small infill house (No. 9), then the road turns to the right, leading to a new sports hall. This is relatively hidden by No. 9, although it is quite a bulky and tall building. On the opposite side of the road is a modern development of student accommodation by St Catharine's College which admirably reflects the style of the adjoining Edwardian terrace. The western side of the road is separated from the adjacent St Catharine's College playing fields by a low hedge. The road is unadopted, one half being the responsibility of the College, the other half that of the residents.

Key positive features:

- Well preserved early 20th century terrace with original details
- Early 20th century Grade II listed gas street light outside Nos. 4/5, still operational
- Attractive long views over St Catharine's Playing Fields, taking in the mature trees and the recently extended pavilion

Key negative features:

- Large rooflights in some of the terraced houses
- A prominent sewerage vent pipe at the north-west end of the road would be improved by a coat of paint
- The poor condition of the 1960s building in the garden of No. 113 Grantchester Meadows

Millington Lane

4.4.48 Millington Lane is accessed from Millington Road, so although within the Newnham Croft Conservation Area, it cannot be reached from it. It comprises a relatively recent development of five red and yellow brick modern houses with intricate and dominating red tiled roofs. Since construction, the landscaping has become more established and the development is generally softened by the large number of mature trees, some of which have TPOs, between the newer houses and the back gardens of the houses in South Green Road. There are further TPOs on trees in the gardens of Nos. 101, 101a and 103a Grantchester Meadows, three houses of a similar age which are accessed from a gap between Nos. 99 and 103 Grantchester Meadows, so they can hardly be seen from the street.

4.5 St Catharine's College Sports Field and the ~~fields~~-river meadows down to the River Cam

4.5.1 Roughly where it joins South Green Road, Grantchester Meadows becomes an unadopted road covered in rough tarmac and gravel, which leads to the footpath towards the river and Grantchester Meadows. This is at the point where urban Newnham Croft adopts a more ~~semi~~-rural character as it opens up to the fields of Grantchester Meadows – this change being a vital characteristic of the area.

4.5.2 To the south are meadows stretching to the river which were once flooded and used in winter for skating. This is known by several names - 'Skaters ~~Field~~-Meadow', 'Lamp Post Field' or 'Electric Light Field'. - A single electric lamp remains in the centre of the field to remind the onlooker of this previous use. The meadow is owned by Cambridge Past, Present and Future (formerly Cambridge Preservation Society), but managed on a long term lease by the local Wildlife Trust. ~~These are now managed as a nature reserve.~~ To the east the meadow is bounded by a footpath which leads to the former university bathing shed. To the north-west are the playing fields of St Catharine's and Pembroke Colleges, the latter also providing some allotment space for local residents.

Key positive features:

- Attractive rural character with long views over the water meadows towards the River Cam
- Popular footpath, well used by local residents and visitors
- Views from the river over the meadows

Key negative features:

- The area is sometimes used for car parking or for caravans
- The road surface, as well as the narrow single pavement on the western end of the road, both need attention

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- A TPO'd oak tree in the front garden of No. 115 Grantchester Meadows is in need of some attention

5 Architectural Overview

5.1 The Newnham Croft Conservation Area is notable for its well preserved terraces of late 19th or early 20th century houses, mainly two storeys high and built from the local Gault brick. Shallow pitched slate roofs, with dominant chimneys and tall clay pots, are another notable feature. Some of the houses are paired or detached, principally in Grantchester Meadows. The Conservation Area also includes some early 20th century purpose-built shops, a church dating to 1900, and several blocks of well preserved 1930s apartments. The only Listed Buildings are Newnham Mill and a street light in South Green Road. Descriptions are included at Appendix 1. There are five Buildings of Local Importance (BLIs). Descriptions are included at Appendix 2.

5.2 Development appears to have commenced in the north along Barton Road in the 1850s, then down Hardwick Street, Derby Street, Grantchester Street and Merton Street between the 1860s and 1900. Some of the properties in Grantchester Meadows also date to this period. Otherwise, Eltisley Avenue, Marlowe Road (which are similar building types) and Owlstone Road date to the early 20th century, although there was a certain amount of infilling in Grantchester Meadows in the 1920s and again in the 1960s or 1970s.

5.3 The only buildings which pre-date this are Paradise House, a BLI and dating to the late 18th century; Newnham Mill, Grade II listed and dating to the 1850s; and then two unlisted houses (The Grove in The Driftway – a BLI, and Owlstone Croft off Owlstone Road) which both appear to date to the 1870 or 1880s. The Red Bull Public House in Barton Street appears to have been built as four separate cottages – the details suggest a date of between 1850 and 1860.

5.4 The predominant building type is the terraced house, with many good examples throughout the Conservation Area. These are generally two storeys high, the earlier houses (1860 to the 1880s) in Hardwick Street, Derby Street and Grantchester Street being flat fronted. Later, mainly in the period between 1900 and 1914, canted one or sometimes two storey bays were added, built from stone with attractive details such as fleur-de-lis incised decorations. Sash windows, usually two over two panes, and panelled front doors are also common. The later terraces, such as the houses on the north-west side of Eltisley Avenue, and in Marlowe Road, also have dominant front gables, faced with false timber framing, a foretaste of the 'Tudorbethan' details of the 1920s and 1930s. Whilst a yellow or grey Gault brick is usually used, there are examples of the use of red brick, such as the houses on the south end of Owlstone Road, facing the Paradise Nature Reserve, which date to the early 20th century. Slate roofs are also ubiquitous with shallow pitches and red clay ridge tiles. Everywhere, the tall brick stacks, often with their original clay pots, make a very important contribution to the special character of the area.

5.5 Of note are the several examples of purpose-built shops: Nos. 45-51 (odd) Newnham Road, with their historic shopfronts intact; Nos. 31a and 32a Eltisley Avenue, which have simpler purpose-built shopfronts, again intact (an adjoining shopfront has been much altered); and No.36 Grantchester Street, a single storey shop which was added to an existing terrace but in a sympathetic way. Two further shops, the bakery in Derby Street (No. 7) and the Derby Stores/Post Office at No. 26 Derby Street, have shopfronts which are simple and in keeping but have probably been altered.

5.6 One of the few non-residential buildings in the Conservation Area is St Marks' Church, which is a simple neo-Gothic red brick building with a large stone-faced parsonage next door. The church dates to 1900 and is a BLI.

5.7 Maitland House facing Barton Road is a complete anachronism within this mainly Victorian and Edwardian Conservation Area, being a 1930s purpose-built block of flats with original details such as the Crittall windows. Well maintained and only two storeys high, it does retain a more domestic character which is in keeping with the area. It is also a Building of Local Interest, a designation shared with the Causewayside, the three blocks of much taller 1930s apartments overlooking The Fen Causeway. This retains its original Art Deco details and is an imposing collection of buildings in a very focal location.

6 Trees, Landscape and Open Spaces

6.1 The Newnham Croft Conservation Area is a mainly late 19th or early 20th century residential area which includes, or is enclosed by, notable open green spaces, river frontages, and woodland. This contrast between the built-up more urban frontages, and the open green spaces with their abundant wildlife, is one of the principal features of the Conservation Area.

The principal landscape features are (from north to south):

Mill Pit, the River Cam, Sheep's Green

6.2 This area lies just outside the northern tip of the Conservation Area to the east of the listed former corn mill and links though to the City Centre – it includes many footpaths which wind through the water meadows on either sides of the Cam.

Lammas Land

6.3 This large area of public open space, created in 1925, lies within the Conservation Area and is a well managed public park with a variety of facilities including the paddling pool, tennis courts and children's play area. It is crossed by footpaths and in the summer is a very popular facility. The Mill leat forms the eastern boundary to the park and to the Conservation Area, separating it from Sheep's Green and the River Cam water meadows beyond.

The Paradise Nature Reserve

6.4 This Council-owned wildlife reserve is managed by the Cambridgeshire Wildlife Trust which has reintroduced unmanaged woodland along the banks of the Cam which provide excellent habitats for a variety of plants, animals, reptiles, invertebrates, and birds. A winding pathway follows the line of the Cam along its western bank, the river forming the boundary to the Conservation Area. Views from this side of the river, over the water course to the water meadows and willow trees beyond (within the Southacre Conservation Area) are of special note. It is a quiet, tranquil area enlivened by the distant sounds of children playing in the neighbouring Newnham Croft School. A public car park at the end of The Driftway is used by the many visitors, often accompanied by children and dogs, although the opening hours are controlled to prevent the spaces being used by commuters.

6.5 Beyond the Nature Reserve, there are privately owned areas of woodland and water meadows associated with Paradise Island. Whilst not publically accessible, the many mature trees can be seen from the built-up area in Grantchester Meadows and Owlstone Road.

Skaters Field-Meadow and Grantchester Meadows

6.6 This area of open green fields, some managed as a nature reserve, wraps around the southern edge of the Conservation Area. Popular with walkers, it provides attractive footpaths to the water meadows and beyond. The playing fields for St Catharine's and Pembrokeok Colleges are also included within the Conservation Area, and although their short grass and managed boundaries do little for wildlife, they do provide attractive views and open up the landscape, particularly from South Green Road.

7 Key Characteristics of the Conservation Area

The key characteristics of the Newnham Croft Conservation Area can be summarised as follows:

- Mainly residential Conservation Area containing well preserved late 19th or early 20th century houses, mostly arranged in terraced form
- Cohesive building forms with traditional materials and details well preserved
- Tranquil village character reinforced by the lack of through-traffic
- A high proportion of the Conservation Area is open green space or woodland, including Lammas Land, a popular public park; the Paradise Nature Reserve, notable for its wildlife habitats and location next to the River Cam; and the rural nature of the water meadows which lead towards Grantchester to the south west of the City
- Attractive views from many locations over open green spaces, woodland or water
- The northern tip of the Conservation Area, beyond The Fen Causeway, has a more urban character with more commercial buildings, focused on the Grade II listed Newnham Mill and its adjoining mill pond, which is now a restaurant
- The only other listed entry is an early 20th century gas street light in South Green Road, still in use
- There are several Buildings of Local Interest (BLIs): Causewayside, a 1930s block of apartments; Maitland House, Barton Road, a smaller block of 1930s apartments; St Mark's Church, Barton Road, a neo-Gothic red brick church completed in 1900; The Grove, The Driftway, a probably mid-19th century house, now somewhat altered; and Paradise House, a somewhat isolated late 18th century building on Paradise Island, next to the River Cam
- The earlier houses can be found in Hardwick Street, Derby Street, Grantchester Street, Merton Street and the northern side of Grantchester Meadows – these are predominantly simple, flat fronted Gault brick cottages with some larger three storey houses including Grantchester Terrace in Grantchester Street, dated 1874
- Early 20th century terraces in Eltisley Avenue, Marlowe Road, Owlstone Road and Grantchester Meadows, dating to between 1900 and 1914
- Use of yellow or grey Gault brick, or, for some of the later properties, red brick
- Most of the roofs are slated with prominent chimney stacks with tall clay pots
- Maitland House, Causewayside and the parsonage to St Mark's Church have clay pantiled or plain clay tiled roofs

8 Issues and Recommendations

8.1 Conservation Area boundary review

8.1.1 The existing boundary to the Newnham Croft Conservation Area was drawn up in 1998. It abuts the Southacre Conservation Area to the east, the Cambridge Central Area to the north and north-east, and the West Cambridge Conservation Area to the north-west. The northern-most tip of the Newnham Croft Conservation Area is a triangular area between The Fen Causeway, Newnham Road and the mill leat, and is enclosed on two sides by the Cambridge Central Conservation Area. The properties within it are mainly commercial properties and include the listed former corn mill (Newnham Mill), now a restaurant. This area has an urban character which is reinforced by these commercial uses, the proximity of the City Centre, and busy vehicular and pedestrian traffic. It is also physically separated from the residential streets which make up the core of the Newnham Croft Conservation Area by the large public park called Lammas Land. It is the Council's intention to review the boundaries of all of its Conservation Areas shortly and it is recommended that the boundary is redrawn to exclude this area from the Newnham Croft Conservation Area and add it to the Cambridge Central Conservation Area to which it more logically belongs due to its location, buildings, and building uses.

8.1.2 The inclusion of Selwyn Road was also considered as part of this Appraisal process. The cottages along the south side are shown on the 1888 map, and their simple details are similar to properties in the Newnham Croft Conservation Area. However, they are located some distance away, on the other side of Millington Road and Kings Road, and have little physical relationship to the Newnham Croft Conservation Area. In addition, they face probably a 1930s development of no special interest, so they are somewhat isolated. It is therefore concluded that there is no justification for their inclusion within the Newnham Croft Conservation Area. Otherwise, after careful consideration of the remaining boundaries, no further changes are considered necessary.

Recommendation:

- Implement the above changes when appropriate

8.2 Protection of the setting of the Conservation Area

8.2.1 The setting of the Conservation Area is provided on several sides by open green spaces including Sheep's Green, the mill leat, the River Cam, playing fields, and the water meadows leading towards Grantchester. Lammas Land, a large public park, and The Paradise Nature Reserve also lie within the Conservation Area. Together these provide the Conservation Area with an attractive setting and a rural ambiance which is one of its main characteristics.

8.2.2 These landscape features are already protected by being public open spaces in public ownership, but some land, including private gardens, is not under public control and there will inevitably be pressure for new development including the sub-division of plots or the addition of over-large extensions. These must be strongly resisted although the redevelopment of neutral or negative 20th century buildings, and their replacement with a building of similar size and bulk, might be acceptable subject to the usual controls. The City Council has strict Local Plan policies which seek to protect Conservation Areas and ensure that new development either 'preserves or enhances' the special character of the area. These will continue to be

rigorously enforced by the City Council when any proposals for new development are submitted. The new National Planning Policy Framework (NPPF), adopted in March 2012, and the accompanying guidance, also contains policies relating to the historic built environment. All new applications for change within the Conservation Area must therefore be judged against these criteria.

Recommendation:

- Continue to protect the setting of the Conservation Area

8.3 The protection of unlisted properties

8.3.1 The demolition of any of the unlisted but 'positive' buildings (as marked on the Townscape Appraisal Map) will be resisted by the City Council, so any applications for demolition will have to be accompanied by a Justification Statement similar to that required for the demolition of a Listed Building. The retention of unlisted but 'positive' buildings is included in English Heritage guidance relating to the protection and management of Conservation Areas, and there is a presumption within the new NPPF for the protection of undesignated heritage assets, such as these buildings. There is already a presumption in favour of the retention of Listed Buildings and Buildings of Local Interest.

Recommendation:

- Continue to protect unlisted but 'positive' buildings from demolition

8.4 Care of the trees within the Conservation Area

8.4.1 Whilst many of the trees within the Conservation Area are publically owned, and their management is therefore assured, a large number are also owned privately. Some were planted before the residential development of the late 19th century, and now, after 120 years or so, are beginning to reach the end of their lives. Given the number of trees, and their location on private land, it has not been possible to survey each tree within the area as part of this Appraisal, and it is therefore suggested that local residents consider instigating some community effort on this issue. This could include:

- Appointing a local volunteer to act as a 'tree warden' for the Conservation Area
- Asking private owners if they are willing to allow access onto their land so that the trees can be surveyed to ascertain:
 - Species
 - Age
 - Condition
 - Is there any need for a replacement tree?
 - Recording the results on a map with linked data base

8.4.2 This information could also be provided to the City Council to assist with the work of their Tree Officer. The aim would be to provide some long-term Tree Management Plan for the whole Conservation Area, and to encourage private owners to care for their trees and to replace them with appropriate species if this is needed.

8.4.3 It was noted during the survey work for this Appraisal that the oak tree outside No. 115 Grantchester Meadows, which is protected by a Tree Preservation Order, is in poor condition. The owner should be approached to see if remedial work needs to be undertaken.

8.4.4 Of note is the potential threat from ash dieback (Chalara) with over 20% of the trees in Cambridge as a whole being this species. Whilst older trees are more resistant to this disease, younger trees are particularly vulnerable. Only time will tell how Chalara will impact on the landscape within and around Cambridge in the years to come.

Recommendation:

- Facilitate the production of a Tree Management Plan for the Conservation Area, assisted by the local community

8.5 Maintenance of the roads, grass verges, pavements and street lighting

8.5.1 Most of the streets within the Conservation Area are the responsibility of the County Council. Street lighting, litter bins, street signage, and other public realm features are utilitarian at best and rather poor quality at worst. The condition of the pavements has often been compromised by trench-work, and whilst original stone kerbs and gutters remain in some locations, these features are potentially under threat.

8.5.2 Street-by-street enhancements, as funds allow, could be implemented to cover such matters as:

- The use of traditional street lights
- The use of a standard palette of materials (high quality, and traditional) for paving, kerbings and street gutters
- New litter bins
- New public seats
- New cast metal bollards
- Reintroduce the old street name plates, and place them on the buildings
- Prioritise the end of Chedworth Street or an enhancement scheme

Any improvements should be first agreed with the local community.

Recommendation:

- The County Council could consider a wide range of improvements to the public realm, subject to funding and after consultation with the local community.

8.6 Traffic and parking

8.6.1 Long term parking by commuters, which is the responsibility of the County Council, is a particular problem in this Conservation Area. Subject to the views of the community, a residents' parking scheme could be introduced, although road markings and signage must be kept to the minimum necessary. In addition, more traffic calming measures could be considered at the primary junctions, using good quality traditional materials and the minimum of signage.

Recommendation:

- The County Council could consider a Residents' Parking Scheme, subject to the views of the local community.

8.7 Protecting the houses from inappropriate alterations

8.7.1 Even within Conservation Areas, owners of houses in use as a single family residence (rather than apartments or houses in multiple occupation) are allowed to alter their properties in a number of ways without requiring planning permission from the City Council. These are called 'permitted development rights'. Typically, they include changing roof materials, installing modern windows and front doors, and altering front gardens and front boundaries to allow car parking. Permitted development rights can be removed by the City Council under what is called an Article 4 direction. This means that planning permission will be required for such alterations, the purpose of this additional constraint being to encourage house owners to use traditional materials and details, rather than to stop change occurring at all.

8.7.2 It has been noted during the survey work for this document, that a number of houses have been adversely affected by the loss of their original front doors, windows, roofing materials, chimneys or by painting. Given that these are currently in the minority, and that many of the houses do remain remarkably well preserved, the use of an Article 4 direction would seem to be advisable at some stage in the future, subject to the necessary resources and funding being available to the City Council.

Recommendation:

- The City Council could consider the use of Article 4 Direction in the Newnham Croft Conservation Area at some stage in the future

8.8 Buildings of Local Interest

8.8.1 It is recommended that the following buildings (which are marked on the Townscape Appraisal Map) are added to the City Council's list of Buildings of Local interest:

- Nos. 45-49 odd Newnham Road
- St Marks' Church parsonage and hall
- Nos. 31a and 32a Eltisle Avenue

Full descriptions and photographs are included at Appendix 2.

Recommendation:

- Add the above buildings to the City Council list of Buildings of Local Interest.

9 References

Newnham Croft Conservation Area Appraisal published 1998 Cambridge City Council

10 Contact details

For further information about conservation areas and historic buildings, contact:

Urban Design and Conservation
Planning Services
Cambridge City Council
PO Box 700
Cambridge
CB1 0JH

Tel: 01223 457000

Email: planning.conservation@cambridge.gov.uk

11 Appendix 1: Listed Buildings

Newnham Mill, Newnham Road listed Grade II

Built in 1853. Grey Gault brick. Old watermill, but converted to factory use for many years. L-shaped, with a later rear wing. Three storeys, three windows, sashes with glazing bars. Weather-boarded sack hoist in west gable end. Slate roof with vent along it.

Gas Lamp Post between Nos. 4 and 5 South Green Road listed Grade II

Street lamp erected by the Cambridge University and Town Gas Light Company, c. 1889. Made of cast iron to a design loosely based on the classical column, the lamp consists of a fluted shaft on a circular base which is set on an octagonal plinth. The shaft tapers slightly before splaying out to form a plain banded capital. A simple four-sided lantern of metal and glass, crowned with a simple round finial detail, rests upon four curved metal supports, and a ladder rest projects from its base.

Gas was introduced to Cambridge in about 1822 by John Grafton. He made gas from oil for street lighting in 1823, producing gas from coal a little later and finally moving his production site to the riverside for ease of coal delivery. An Act of 1834 converted his company to the Cambridge Gas-Light Company, which in 1867 became the Cambridge University and Town Gas Light Company. Gas production ceased on the riverside site in 1969 following the introduction of North Sea gas into Cambridge.

The gas lamp in South Green Road dates from to the early 20th century and is still supplied with gas, having remained in use to the present day.

12 Appendix 2: Existing Buildings of Local Interest and proposed Buildings of Local Interest

Maitland House, Barton Road

1930s, apartment block of two storeys with stuccoed walls and hipped, glazed pantiled roofs, curving first floor balconies and original Crittall windows. The horizontal panes give a sleek, *Moderne*, appearance, evocative of an ocean liner, with symmetrical patterns and large picture windows flanked by smaller slit windows. The central block and end wings are linked by recessed blocks with entrance doors in corners. Maitland House is set behind a low wall on the street frontage amidst communal gardens laid mainly to lawn, with some mature trees around the perimeter.

St Mark's Church, Barton Road

1900, red brick, stone dressed church with brown tiled roof, designed by R Philip Day, Surveyor to the Archdiocese of Canterbury in the Transitional Early English/Decorated Gothic style. Nave with apsidal end and staged buttresses, at north and south aisles and a spirelet (fleche) on the main ridge. Gable facing Barton Road set in north aisle. Simple lancet windows, some in pairs and some with simple plate tracery. Plain west end with gable finished with vertical slate hanging tiles, contains entrance doors. The fleche is a prominent skyline feature. Set well back from the road within a landscaped churchyard.

Causewayside, The Fen Causeway

1930s, development of 42 flats. The principal range of 24 bays faces The Fen Causeway. Three storeys of brown brick and rendered bays. Flat roof with steep pantiled slopes above parapet. Vehicle arch flanked by radius ends through bay 19 gives access to rear 'mews' block. Irregular pattern of two storey bays. Entrance doors with semi-circular canopies and Crittall windows.

Owlstone Croft Lodge, Owlstone Road

Owlstone Croft, together with its two cottages, was built in about 1880 as a country house for Major R Calvert, Chief Constable for the county. It was a girls' school in the 1920s and 1930s, and was extended in 1946 when it became a nurses' hostel. It is now a student hostel for Queens' College. Only the entrance lodge is a Building of Local Interest, as the main house has been much extended and altered.

Lodge Cottage was built as two dwellings using Gault bricks with a slate roof, and has curiously curved eaves detail. The remains of its construction date were once on the dormer but have been lost during the recent repair work. It has a rectilinear plan with small extensions – two stair towers to north and south, bay window to west, paired WC wings to east and modern boiler house to north east corner. The building has a steeply pitched, gabled slate roof with hipped roofs over stair towers and lean-to over WC wings. The walls are Gault brick with a projecting band course between the ground and first floors and rendered cornice to front eaves. There is a shared central brick chimney stack with decorative oversailing courses, and below this a central gabled dormer on front roof slope with casement windows and applied decorative timber framing to gable and panel between windows. The ground floor has canted bay with six-over-six vertically sliding sash windows and an eight-paned fixed light to either side and a brick panel separating the units. There is a cant-nosed

brick plinth to the front bay only. The roofs to these bays and to the porches are flat. Two-over-two narrow sashes to gable end walls and casements under cambered brick heads to rear walls. The lean-to WC extensions have small lights to the flank walls. There is a door to each coal hole (beneath the stairs) in each house but one is behind the later boiler house. The boiler house has a later brick chimneystack breaking through the eaves by the stair tower hip on the northern dwelling. The first floor has a pair of six-over-six vertically sliding sash windows to the front elevation (one to each dwelling) and casements under the eaves on the rear elevation. There are two-over-two narrow sashes in the gables to the attic floor and at the landings in the stair towers.

The Grove, The Driftway

Two storey Gault brick house of c1860. End-on to street with principal elevations concealed by high Gault brick boundary wall. Three bays, the larger central section being three windows wide. Mixture of eight over eight sash windows, with small casement windows to road elevation at ground floor, protected by iron bars. Some cast iron casement windows to back elevation. Gothic pointed glazing bars to one eight over eight sash on rear elevation. Modern windows in central section first floor rear. Shallow pitched hipped slated roofs with brick dentil eaves detail to end bay. A much altered building which probably dates to c1840 with later 19th century extensions to both sides. Important in long views across Lammas Land.

Paradise House Grantchester Street

Said to be dated to c1780 but appearance is of the early 19th century. Rectilinear plan to main range with out shut to left flank. Gault brick with shallow pitched, hipped, Welsh slate roof to front range, gabled M-roof to rear wings with the 'vee' infilled in brick. Short, plain brick stacks symmetrically placed to ends of front range, truncated stacks to both rear gables. The front elevation has a central front door up several steps – the whole house is built off the ground on a brick arched plinth because of regular flooding by the river. Five large symmetrically arranged vertically sliding sash windows with 'eight-over-eight' panes. The door has a semi-circular arched lintel containing a fanlight with radial glazing bars and the windows have rubbed brick flat-arch lintels. The elevation facing the river also has a central door but only four windows, (the top left being blind), and the first floor brickwork above the door – between the windows – shows remnants of the painted sign of the former public house. A modern conservatory extends from this side. The rear elevation is a blank wall of brickwork with only one window, under a timber lintel, serving a first floor bathroom. The elevation facing Newnham Croft is largely obscured by the lean-to out shut, which is not raised off the ground. Hence one steps down into the ground floor boiler room, etc, and down from the stair landing into the subsidiary bathroom above. The interior has some good, plain joinery such as panelled doors and architraves, a stair with slender square-section balusters and mostly original windows. There is a legend that a dollar sign scratched into a window pane in the eastern front ground floor room was put there with a diamond bought with a large sum of money acquired by a former owner of the house.

Outbuildings and garden: There is a curious, mono-pitched roofed stable block between the house and the river, which is in Gault brick with a pantiled roof. There are spaces for two coaches/traps, grooms accommodation, which has a chimney, and a hayloft accessed by a first floor door on the rear elevation. It is not clear why both the house and the outbuilding have such peculiarly blank rear (east) elevations. The house sits in an approximate four acre plot and has a fine, if neglected, avenue of trees leading from the front garden westwards.

Proposed Buildings of Local Interest

- Nos. 45-49 odd Newnham Road

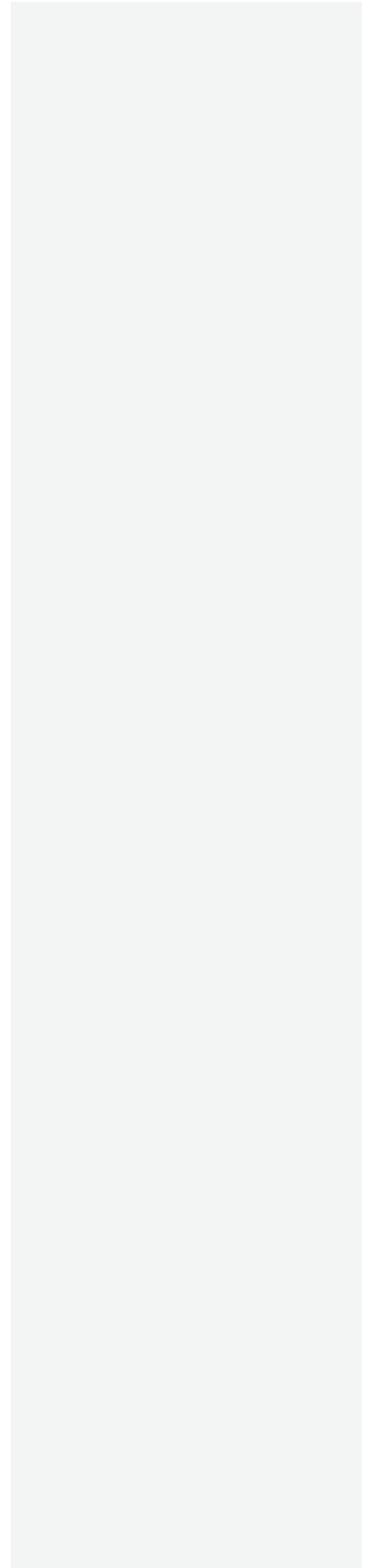
Purpose-built row of shops with apartments above accessed by separate entrance from the front, dating to the late 19th century. Two storeys high with mansard roofs partly concealed by brick parapet. Round or triangular pediments to attic windows in mansard. Slate hung roofs with moulded cornice between attic windows. Plum coloured brick with red brick decoration including dressings to the windows and a first floor string course. Stone quoins to party walls at each end of group on first floor only. Sash windows with six over six lights, sometimes replaced in uPVC with similar divisions. Of special note are the three original timber shopfronts, now used by the Domenico Di Martino Hairdressers (No. 45), GD Designer Style Hire (No. 47) and the Cambridge Book and Print Gallery (No. 49). These match and all have central entrances contained within gently curving glass facades with slim mullions supporting traditional fascias. The spandrels have carved masks and foliage, adding to the attractive detailing. Below are low stall risers with raised panels and to the side, fluted pilasters. All have traditional canvas blinds. Between Nos. 47 and 49 is a pair of Gothic boarded front doors with pointed heads and stained glass fanlights. Similar paired doors between Nos. 45 and 47 but with panelled doors underneath door hoods supported on console brackets. Single front door at end of group to No. 49 has similar doorcase with console brackets but replacement timber front door. Nos. 43 and 51 continue the group in either direction with similar elevations, but do not have the shopfronts or mansard details of Nos. 45-49, so are not included as BLIs.

- St Marks' Church parsonage and hall

This would appear to have been built at the same time as the church (1900) in a neo-Jacobethan style. The church is already a BLI. The parsonage is a large two storey building, built in Gault brick with stone dressings and four course brick eaves cornice. Brick relieving arches. The steeply pitched roof is covered in machine-made clay tiles, now weathered to a dark brown. Two substantial axial brick chimney stacks. The six light mullioned and transomed windows contain simple white-painted casements. The front elevation is notable for the way the entrance is defined by a single bay which steps slightly forward and then rises two storeys with stone kneelers supporting a gable which punctures the roof. This gable contains a six light mullioned and transomed window at the first floor. The front door is located beneath this window is a recessed open porch. To the left, and attached to the parsonage, is a matching bay which steps forward and presumably contains parish rooms and a hall. A possibly 1960s single storey extension has been added to the far end of the building, of little visual impact to the main block.

- Nos. 31a and 32a Eltisley Avenue

Early 20th century purpose-built shops with original shopfronts, now used as a chemist and hairdressers. Low brick stall riser and simple shopfront with two panes of glass. Timber fascia supported on paired timber brackets. No. 32a retains its original glazed door with two recessed moulded panels beneath – No. 31a has a modern version of this. These shopfronts sit in a group of matching houses which continue the character of the buildings on the north-west side of Eltisley Avenue, with half timbered gables and sash windows. A similar shopfront to adjoining property has been very altered, so not included.



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