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Cambridge City Council

ENVIRONMENT SCRUTINY COMMITTEE

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

Alternates: Councillors Ashton

Executive Councillor for Environmental and Waste Services: Councillor Swanson

Executive Councillor for Planning and Climate Change: Councillor Ward

Executive Councillor for Public Places: Councillor Reiner

Despatched: Monday, 23 December 2013

Date: Tuesday, 14 January 2014

Time: 4.00 pm

Venue: Committee Room 1 & 2 - Guildhall

Contact: James Goddard

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 (*Pages 9 - 42*)

To approve the minutes of the meeting held on 8 October 2013 as a correct record. (*Pages 9 - 42*)

4 PUBLIC QUESTIONS

Please see information at the end of the agenda.

5 DECISION TAKEN BY EXECUTIVE COUNCILLOR

- 5a Delegation to South Cambridgeshire District Council 1: Prosecute Under the Environmental Protection Act 1990 (*Pages 43 - 48*)

Record of Urgent Decision taken by the Executive Councillor for Environmental and Waste Services.

To note decision taken by the Executive Councillor for Environmental and Waste Services since the last meeting of the Environment Scrutiny Committee.

- 5b Delegation to South Cambridgeshire District Council 2: Enforcement Action Under the Environmental Protection Act 1990 (*Pages 49 - 54*)

Record of Urgent Decision taken by the Executive Councillor for Environmental and Waste Services.

To note decision taken by the Executive Councillor for Environmental and Waste Services since the last meeting of the Environment Scrutiny Committee.

- 5c Reported Overspend on Replacement of Grand Arcade Car Park Management System (*Pages 55 - 58*)

Record of Urgent Decision taken by the Executive Councillor for Planning and Climate Change.

To note decision taken by the Executive Councillor for Planning and Climate Change since the last meeting of the Environment Scrutiny Committee.

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 Public Places

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

6 PUBLIC PLACES PORTFOLIO REVENUE AND CAPITAL BUDGETS 2013/14 (REVISED), 2014/15 (ESTIMATE) AND 2015/16 (FORECAST)

Report to follow.

7 RIVERSIDE MOORINGS CONSULTATION FINDINGS AND OPTIONS APPRAISAL

Verbal update regarding the Feasibility Study, Mooring Policy and Riverbank Policy.

8 CHANGES TO THE RIVER MOORINGS POLICY (Pages 59 - 66)

Decisions for the Executive Councillor for Environmental and Waste Services

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

9 ENVIRONMENTAL & WASTE SERVICES PORTFOLIO REVENUE AND CAPITAL BUDGETS 2013/14 (REVISED), 2014/15 (ESTIMATE) AND 2015/16 (FORECAST)

Report to follow.

10 PROPOSED CHANGE TO SUBSIDISED WORKING WITH THE COUNTY COUNCIL IN RELATION TO GRASS CUTTING OF VERGES

Report to follow.

11 CHARGING FOR THE SECOND GREEN BIN SERVICE

Report to follow.

12 CESSATION OF THE PEST CONTROL SERVICE

Report to follow.

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| Decisions for the Executive Councillor for Planning and Climate Change |
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Items for Decision by the Executive Councillor, Without Debate

13 JESUS GREEN SHARED CYCLE AND FOOT PATH IMPROVEMENTS

Report to follow.

14 PERNE ROAD/RADEGUND RD ROUNDABOUT

Report to follow.

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

15 PLANNING & CLIMATE CHANGE PORTFOLIO REVENUE AND CAPITAL BUDGETS 2013/14 (REVISED), 2014/15 (ESTIMATE) AND 2015/16 (FORECAST)

Report to follow.

16 SUSTAINABLE CITY GRANTS 2014-15 *(Pages 67 - 78)*

17 CONSERVATION AREA APPRAISAL FOR THE KITE *(Pages 79 - 164)*

18 ARTICLE 4 DIRECTIONS - PUBLIC HOUSES AND BUILDINGS OF LOCAL INTEREST *(Pages 165 - 180)*

19 ARTICLE 4 DIRECTION - ACCORDIA ESTATE *(Pages 181 - 192)*

20 CYCLE PARKING PROJECT APPRAISAL

The Cycle Parking Project Appraisal report will be presented as a PowerPoint presentation.

21 CAMBRIDGE LOCAL PLAN 2014

This item will not be considered until at least 6.30pm.

The Cambridge Local Plan Appendix documents are too large to attach to the agenda in hard copy format. All documents are published on the Council's website:

- i. Main report and Appendices A & C are attached to the agenda document.
- ii. Appendix B is accessible via the following hyperlink (**please copy all lines as the address is split over several**):

Appendix B: Schedule of Proposed Changes

https://www.cambridge.gov.uk/public/ldf/draft_submission/Schedule/Appendix%20B%20Schedule%20of%20Proposed%20Changes%20FINAL%20for%20ESC.pdf

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.

Most meetings have an opportunity for members of the public to ask questions or make statements.

To ask a question or make a statement please notify the Committee Manager (details listed on the front of the agenda) prior to the deadline.

- 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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people**

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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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ENVIRONMENT SCRUTINY COMMITTEE

8 October 2013
5.00 - 10.40 pm

Present: Councillors Kightley (Chair), Saunders (Vice-Chair), Blencowe, Marchant-Daisley, Owers, O'Reilly, Reid and Tunnacliffe

Executive Councillor for Environmental and Waste Services: Jean Swanson

Executive Councillor for Planning and Climate Change: Tim Ward

Executive Councillor for Public Places: Councillor Reiner

Officers:

Director of Environment: Simon Payne

Head of Planning Services: Patsy Dell

Head of Refuse & Environment: Jas Lally

Head of Tourism & City Centre Management: Emma Thornton

Project Delivery & Environment Manager: Andrew Preston

Urban Growth Project Manager: Tim Wetherfield

Streets and Open Spaces Asset Manager: Alistair Wilson

Senior Planning Policy Officer: Brendan Troy

Cambridge 20mph Project Officer: Ben Bishop

Committee Manager: James Goddard

Other Officers:

Cambridge BID Chair: Michael Wiseman

BID Manager: Edward Quigley

FOR THE INFORMATION OF THE COUNCIL

13/21/Env Filming of Committee

The Chair gave permission for Mr Taylor to film the meeting. It was confirmed with Mr Taylor that the filming would take place from a fixed position and cease if members of the public or speakers expressed a desire not to be filmed. Members of the public were given an opportunity to state if they did not want to be filmed.

13/22/Env Apologies

No apologies were received.

13/23/Env Declarations of Interest

| Name | Item | Interest |
|---------------------------------------|-----------------------|--|
| Councillors O'Reilly, Reid & Saunders | 13/31/Env & 13/33/Env | Personal: Member of Cambridge Cycling Campaign |
| Councillors Reiner | 13/36/Env | Personal: Conservator of the River Cam |

13/24/Env Minutes

The minutes of meetings held on 12 March, 14 May, 23 May and 11 June 2013 were approved and signed as correct records.

13/25/Env Public Questions

There were no public questions in this section of the meeting.

Members of the public asked a number of questions, as set out under individual minute items.

13/26/Env Petition - 20mph Speed Limit on Victoria Road for Safety Reasons

Mr Quinn presented a petition requesting a speed limit of 20 mph on Victoria Road for safety reasons. Mr Quinn addressed the committee in support of his petition.

The Executive Councillor for Planning and Climate Change made the following comments regarding the petition:

- i. Thanked Mr Quinn for submitting his petition.
- ii. The County Council policy was not to fund 20 mph schemes, but it would allow communities to pay for schemes; so long as these were not on class 'A' or 'B' roads.
- iii. The Executive Councillor for Planning and Climate Change had liaised with the former County Cabinet Member (responsible for highways), who

- had agreed that the City Council could make the city a 20 mph zone except for 'A' and 'B' roads.
- iv. The Executive Councillor for Planning and Climate Change has subsequently liaised with the current County Cabinet Member responsible for highways, who reiterated the City Council could make the city a 20 mph zone except for 'A' and 'B' roads.
 - v. Victoria Road was currently a class 'A' road, and so could not be included in the main 20 mph project. Councillors noted residents wish for a 20 mph limit in Victoria Road, so North Area Committee propose to take it forward as a separate project to the main 20 mph one. The Victoria Road 20 mph project should be taken forward in line with the East Area one. Monitoring work was being undertaken to provide an evidence base of need for presentation to the County Council.
 - vi. It would be easier to implement a 20 mph limit in Victoria Road if it were not an 'A' road. The City Council is intending to suggest to the County Council, in a response to their transport strategy consultation, that they consider declassifying Victoria Road. This might not happen until the remodelling of Mitcham's Corner.

Mr Quinn stated that the remodelling of Mitcham's Corner had been proposed for some time; he hoped the 20 mph project could be implemented before then.

The Executive Councillor for Planning and Climate Change said that 20 mph work was not dependent on the remodelling of Mitcham's Corner.

13/27/Env Presentation by Cambridge BID Limited on its Activity Since the Launch on 1st April 2013

Public Question

Ms Preston raised the following issues:

- i. **Referred to a Council meeting in 2012 where members of the public were concerned that security guards would be employed by the Grand Arcade. The Council gave assurances that security guards would not be present on the city streets.**
- ii. **More recently, Ms Preston had been reassured by Mr O'Shea regarding security guard arrangements around St Andrew's Street, but she still expected them on the perimeter of the Grand Arcade. Ms Preston asked if this role could be undertaken by maintenance staff. Ms Preston still had concerns about security guards on the city streets.**

iii. Queried why the Business Improvement District (BID) report had moved from Strategy & Resources Committee to Environment Committee.

The Director of Environment said the BID report had moved to Environment Committee due to the rearrangement of Executive Councillor responsibilities.

The Head of Tourism & City Centre Management said the BID had committed not to have enforcement powers or security guards. Security guards were privately hired by the Grand Arcade, not the BID.

Scrutiny Considerations

The Committee received a presentation from the BID Manager regarding the activities of Cambridge BID Limited since its launch on 1st April 2013.

In response to Members' questions the BID Chair and BID Manager said the following:

- i. Legislation set out the BID was required to pay the City Council for services provided.
- ii. A typographical error had led to a delay in payment of some historic invoices, but this issue had been resolved since telephone payment details had been amended.
- iii. The BID Rapid Response Team would not duplicate the responsibilities of the City Council Rapid Response Team, they would work in partnership. Details of the service were being worked up based on good practice from elsewhere.
- iv. BID Ambassadors would provide general information plus specific BID organisation information to members of the public on request.
- v. The BID would undertake projects that others would not find viable, these could be old and new ones. For example, Christmas lights. The BID website had full details of projects on offer. BID Officers offered to liaise upon request with Councillors post meeting regarding projects offered by the BID.
- vi. The BID would cease in five years unless members voted to continue.

13/28/Env Decisions Taken by Executive Councillors

13/28/Env Dog Control Orders

Matter for Decision

To approve the creation of four Dog Control Orders under the Clean Neighbourhoods and Environment Act 2005:

- i. The Dogs Fouling of Land (City of Cambridge) Order 2013
- ii. The Dog Exclusion (City of Cambridge) Order 2013
- iii. The Dogs on Leads (City of Cambridge) Order 2013
- iv. The Dogs on Lead by Direction (City of Cambridge) Order 2013

The Council proposes to use these Orders to introduce greater control of dogs in particular areas, promote responsible behaviour through the ability to ask that dogs are placed on a lead when out of control or exclude dogs from some sensitive areas.

Decision of Executive Councillor for Environmental and Waste Services

Agreed to make the following Dog Control Orders following consultation:

- i. The Dogs Fouling of Land (City of Cambridge) Order 2013.
- ii. The Dog Exclusion (City of Cambridge) Order 2013.
- iii. The Dogs on Leads (City of Cambridge) Order 2013.
- iv. The Dogs on Lead by Direction (City of Cambridge) Order 2013.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

Committee did not request this item for pre-scrutiny.

The Director of Environment undertook to provide Councillor Owers with copies of the report appendices post meeting.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/28/Envb Tourist Information Centre - Air Cooling (Special Urgency)**Matter for Decision**

The Executive Councillor was asked to approve the commencement of the Tourist Information Centre Air Cooling Project, which was already included in the Council's Capital and Revenue Project Plan (SC573).

The total cost of the project is £34,480, funded from Reserves, of which £25,000 has been approved and £9,480 is pending approval.

Decision of Executive Councillor for Public Places

Approved the commencement of the project, which is already included in the Council's Capital & Revenue Project Plan (SC573).

The total cost of the project was £34,480, funded from Reserves, of which £25,000 had been approved.

The Executive Councillor approved the additional funding of £9,480.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

Committee did not request this item for pre-scrutiny.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/28/Envc Stourbridge Common Riverbank Restoration

Public Question/Comment

Mr Phillips said that residents had been asking for improvements to the common and riverbank for some time. He asked if mooring rings for the boating community could be included in bank restoration work. Mr Phillips also said trees on Stourbridge Common raised safety issues for river users.

The Executive Councillor for Public Places noted Mr Phillip's comments and offered to liaise with him post meeting. She said the moorings issue would be covered under agenda item 13 (13/36/Env).

Matter for Decision

The Executive Councillor is recommended:

To approve the tendering and letting of a contract for a design and build of a river bank restoration programme at Stourbridge Common.

To approve the spending of £100k in year 2013/14

To approve the preparation of future capital bids for future works along the Stourbridge Common river bank

Decision of Executive Councillor for Public Places

- i. Approved the tendering and letting of a contract for a design and build of a river bank restoration programme at Stourbridge Common.
- ii. Approved the spending of £100k in year 2013/14.
- iii. Approved the preparation of future capital bids for future works along the Stourbridge Common river bank.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

Committee did not request this item for pre-scrutiny.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/29/Env Rule-in of A14 Report

The Chair ruled that under 100B(4)(b) of the Local Government Act 1972 the late item from the Head of Planning Services be considered despite not being made publicly available for this committee five clear days prior to the meeting.

The reason that this document could not be deferred was that it was impracticable to defer the decision until the next committee.

13/30/Env A14 Consultation

Matter for Decision

Cambridge City Council has been consulted by the Highways Agency on proposed improvements to the A14 between Ellington and Milton.

This initial stage of public consultation runs from Monday 9 September to Sunday 13 October 2013.

Decision of Executive Councillor for Planning and Climate Change

Agreed the City Council's proposed representations to the Highways Agency's consultation as set out in Appendix B of the Officer's report.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Head of Planning Services.

The Head of Planning Services said Section 3, paragraphs 3.21, 3.22 and Section 4.0 Financial implications of the Officer's report contained typographical errors. All references should be 'Keep **Cambridge** Moving Fund', not 'Cambridgeshire'.

The Committee made the following comments in response to the report:

- i. Appropriate cycle route and park'n'ride site provision should be included in the submission.
- ii. Information regarding traffic modelling was not forthcoming, despite repeated requests.

In response to Members' questions the Head of Planning Services said contributions to the 'Keep Cambridge Moving Fund' could be ringfenced from the overall A14 funding required by Central Government

Councillor Owers sought clarification how composition of the County Council could affect its policy towards infrastructure funding. The Executive Councillor for Planning and Climate Change said the position would only become clear after the change from cabinet to committee structure in 2014. Policy should be unaffected in the meantime.

The Committee resolved by 4 votes to 0 to endorse the recommendation.

The Executive Councillor approved the recommendation.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/31/Env Cambridge Cycle Parking Project

Public Question

Members of the public asked a number of questions, as set out below.

1. Councillor Bird raised the following points:

- i. Raised concern at the loss of disabled parking spaces in the city centre.**
- ii. Took issue with details in the Officer's report regarding demand for disabled spaces, plus the equality impact assessments.**
- iii. Suggested that people with sight impairments would have safety concerns regarding cycle racks as they could be obstacles (street clutter).**

The Project Delivery & Environment Manager responded:

- i. Parking spaces had not been removed to date. This decision was still to be taken by the Executive Councillor post scrutiny by Environment Committee.**
- ii. People could contact officers with questions or concerns regarding the committee report or equality impact assessment.**
- iii. Visually impaired people had responded positively to the bike rack consultation.**

2. Mr Hellowell raised the following points:

- i. Agreed that there was a need for appropriate cycle ways and parking areas.**
- ii. Raised concerns that cyclists cycled in pedestrian areas and parked anywhere, not just in designated areas eg chaining bikes to lamp posts. This raised safety concerns for visually/mobility impaired people.**
- iii. Asked for street clutter (eg advert boards) to be removed from shopping areas and pavements.**
- iv. Called for a bike ban in the city centre.**

The Executive Councillor for Planning and Climate Change said bicycles had been banned from the city centre in the past, but the ban had been revoked. The County Council could be petitioned to reinstate the ban.

Matter for Decision

The project aims to provide one thousand additional secure cycle parking spaces in the heart of the city centre. This is planned to be achieved through the provision of:

- i. Localised on-street cycle parking throughout the city centre where space allows and the demand for cycle parking is high.
- ii. A third undercover secure cycle park, similar to those at Park St and Grand Arcade car parks. This report provides an appraisal of the on-street element of the project. Feasibility work is currently underway to look at the options for a third undercover secure cycle park.

Decision of Executive Councillor for Planning and Climate Change

Financial Recommendation

- i. Approved the commencement of the on-street cycle parking proposals, which is already included in the Council's Capital & Revenue Project Plan. The total estimated cost of the on-street proposal is £235,000 funded from the City Centre Cycle Parking Project capital allocation SC549.

Procurement Recommendations

Approved the carrying out and completion of the procurement of:

- ii. The construction of the proposed cycle parking locations as listed in table 1.0 and detailed in the package of drawings in Appendix C of the Officer's report; subject to the following sites being deferred pending further information (ie equality impact assessments and commuted sum) being presented to a future Environment Committee for further consideration:
 - Pease Hill 014-018/000/102.
 - Guildhall Street 014-018/000/103.
 - Kings Parade 014-018/000/004.
 - Jesus Lane 014-018/000/008.
 - Wheeler Street.

- iii. Consultation approved and the results to be presented to a future Environment Committee for the additional new sites included in table 1.0 namely:
- St Mary's Street.
 - East Road.
 - Peas Hill/Wheeler Street.

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%.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Project Delivery & Environment Manager.

The Committee made the following comments in response to the report:

- i. Expressed concern regarding the loss of city centre disabled parking spaces and the impact this would have on members of the public wishing to use them.
- ii. Suggested the city centre had some existing access issues for people with mobility and visual impairments. For example, street clutter and cycling in pedestrian areas. Increasing cycle parking provision could exacerbate these issues.
- iii. Expressed concern at the proposed increase of cycle parking provision in heritage areas.

In response to Members' questions the Director of Environment and Project Delivery & Environment Manager said the following:

- i. The needs of pedestrians, cyclists and motorists needed to be balanced.

- ii. Various organisations had been included in the parking provision consultation, including Camsight.
- iii. An old version of the equality impact assessment was included in the agenda pack. Details have since been updated. The new report could be circulated upon request.
- iv. The impact of advert boards on thoroughfares could be reviewed.
- v. Disabled parking bays could be kept on Peas Hill if cycle parking provision was reduced.
- vi. Eden Street was erroneously referred to as Elm Street on P108 of the agenda pack.

Councillors requested a change to recommendation (ii). Councillors O'Reilly and Saunders formally proposed to amend the following recommendation from the Officer's report (amendments shown as bold):

- ii. (Procurement) The construction of the proposed cycle parking locations as listed in table 1.0 and detailed in the package of drawings in Appendix C of the Officer's report; **subject to the following sites being deferred pending further information (ie equality impact assessments and commuted sum) being presented to a future Environment Committee for further consideration:**
 - **Pease Hill 014-018/000/102.**
 - **Guildhall Street 014-018/000/103.**
 - **Kings Parade 014-018/000/004.**
 - **Jesus Lane 014-018/000/008.**
 - **Wheeler Street.**

The Committee unanimously approved this amended recommendation.

The Committee resolved unanimously to endorse the recommendations as amended.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/32/Env Re-Ordering Agenda

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the agenda.

13/33/Env Cambridge 20mph Project – Phase 1 Consultation Report

Public Questions

Members of the public asked a number of questions, as set out below.

1. Mr Taylor raised the following points:

- i. Asked for details about 20 mph enforcement.**
- ii. Noted a summary of responses was included in the Officer's report, rather than responses in full.**
- iii. Queried why the Chesterton Lane area would not be made 20 mph.**

The Cambridge 20 mph Project Officer said that the Association of Chief Police Officer guidance on 20 mph enforcement was being revised. Speed awareness courses may be a new option instead of points or a fine. Further details on the scheme were pending.

The Executive Councillor for Planning and Climate Change said:

- i. Signage was designed in consultation with the Police.**
- ii. The Minister, Police & Crime Commissioner plus Police all agreed that 20 mph speed limited should be enforced as per other limits such as 30 mph.**
- iii. Chesterton Road and Chesterton Lane residents had not responded to the 20 mph consultation in the same way as Victoria Road residents, so there was clearly not the same demand to be treated as a special case despite being an A road..**

2. Mr Hall raised the following points:

- i. The Cambridge Cycle Campaign supported the 20 mph project and enforcement of this speed limit.**
- ii. Expressed concern for the safety of cyclists using the road, plus pedestrians when cyclists were forced to ride on the pavement.**
- iii. Took issue with lack of police enforcement of the 20 mph limit.**

Councillor Kightley said the 20 mph project was a reoccurring theme at West/Central Area Committee. He hoped that Area Committees would update residents as 20 mph schemes came into force.

The Executive Councillor for Planning and Climate Change said the 20 mph project should help with bike safety issues.

Matter for Decision

To provide infrastructure (signs and lines) for a new 20 mph speed limit on the public highway in the north area of the city, and to undertake public consultation activities for a proposed similar limit in the east area of the city. The new 20mph infrastructure would include repeater signs mounted on existing lamp columns, and white coloured 20 mph roundel road markings. Entry into new 20mph limits would be via entry points highlighted by larger 20mph terminal signs, roundel road markings and on more main roads, patches of coloured road surface material.

Decision of Executive Councillor for Planning and Climate Change

Financial recommendation

- i. Approved the commencement of phase 1 of this scheme, which is already included in the Council's Capital & Revenue Project Plan. The total cost of phase 1 is £158,700 funded from the 20mph project capital allocation SC532.

Procurement recommendations

- ii. Approved the carrying out and completion of the procurement of:
 - Phase 1 Safety Audit - £4000.
 - Phase 1 traffic order making process including street notices - £8000.
 - Implementation of Phase 1 (in line with the roads recommended for inclusion by North Area Committee on 01/08/13, see list below) - £131,500.
 - Phase 1 post implementation automatic traffic count (ATC) monitoring - £3,700.
 - Phase 2 pre-consultation ATC monitoring - £3,500.
 - Phase 2 consultation and public engagement including exhibitions - £8,000.
- iii. 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%.

Recommendations from North Area Committee

- iv. Inclusion of all unclassified roads in the north phase area.

- v. Inclusion of the following C class roads: Chesterton High Street, Green End Road, Arbury Road.
- vi. Exclusion of the following C class roads: Kings Hedges Road, Gilbert Road - For the provision of 20mph on Victoria Road (an A class road) to be investigated and progressed.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Cambridge 20 mph Project Officer.

In response to Members' questions the Cambridge 20 mph Project Officer said the following:

- i. Cost figures in the report were estimates. These could be revised once quotes on actual costs were received. It was anticipated that cost estimates were higher in the report than the final figures would be.
- ii. The north area was likely to be the most expensive phase of the project.
- iii. City and County Officers regularly liaised about the 20 mph project. The County Council were the Highways Authority, so the project would have to go to Cabinet to start the statutory process in October 2013.
- iv. The Cambridge 20 mph Project Officer had liaised with Brighton & Hove Officers to learn from their experience. He would also liaise with Islington BC officers at Councillor Tunnicliffe's suggestion.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/34/Env Cambridge Community Infrastructure Levy (CIL) – Draft Charging Schedule**Matter for Decision**

The purpose of the report was to update members on the work being undertaken to prepare a Community Infrastructure Levy (CIL) for Cambridge and seek approval that a Draft Charging Schedule is published for public consultation in November 2013.

Consultation took place on a Preliminary Draft Charging Schedule between 18 March and 29 April 2013. They have influenced a Draft Charging Schedule, which must be independently examined before it can be brought into effect.

Decision of Executive Councillor for Planning and Climate Change

- i. Approved the publication of the Cambridge Draft Charging Schedule (the Draft Charging Schedule is included within the Draft Charging Schedule Consultation Document which is attached at Appendix 1 of the Officer's report) for a six-week consultation period starting in November 2013.
- ii. Approved, for publication alongside the Draft Charging Schedule, a statement outlining how S106 policies will be varied following the adoption of CIL.
- iii. Approved, for publication alongside the Draft Charging Schedule, a draft Reg.123 List (Appendix B of the Draft Charging Schedule Consultation Document) which illustrates the Council's intention with regard to what infrastructure items will or may be funded via CIL.
- iv. Approved, for consultation alongside the Draft Charging Schedule, a draft Instalment Policy (Appendix D of the Draft Charging Schedule Consultation Document).
- v. Agreed that, once the period of consultation has closed and all comments collated, arrangements be made for the Draft Charging Schedule to be subject to independent examination in accordance with the appropriate Regulations.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Senior Planning Policy Officer.

In response to Members' questions the Senior Planning Policy Officer said the following:

- i. Consultants had advised that it was not viable to claim CIL from hotels.
- ii. Developers appeared to have a lot of influence on national policy. A fourth version of the charging schedule was pending.
- iii. CIL was applied only to new build properties. Stepped increments for charges should not be required to provide a break for small businesses as they did not traditionally go into new build premises.
- iv. Undertook to clarify for Councillor Marchant-Daisley if interest was chargeable on the payment by instalments policy.
- v. The CIL process was separate to the Local plan one. It would be reviewed every three years.

The Committee resolved by 4 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/35/Env Rouse Ball Pavilion - Project Appraisal

Matter for Decision

Previous Heritage Lottery Fund (HLF) bids in 2008, 2011 and 2012 have considered options to develop the Rouse Ball Pavilion into a valued community asset providing a café facility, meeting space, storage for operational use and new toilets.

Bids have also considered the location, and the merits of forging links with the Jesus Green swimming pool.

The building is in a poor state of repair, both externally and internally, and is currently providing little value to Jesus Green.

Developer contributions collected for community facilities and formal sport can be used to meet the costs of some work. A capital bid may be required and external funding opportunities will also be sought prior to any bid.

This project reflects on the previous consultation undertaken for the HLF bids, it also takes into consideration the previously developed, audience development plan and business case used to support the grant bids.

Decision of Executive Councillor for Public Places

- i. Instructed Officers to consultation on a range of options for the future of the Rouse Ball Pavilion on Jesus Green, to include the following:
 - The refurbishment of existing pavilion.
 - The demolition and rebuilding of the pavilion around the same location.
 - The demolition and rebuilding of a pavilion in a new location on Jesus Green.
 - The demolition and rebuilding of a pavilion in a location that would provide facilities for users of both the Green and the outdoor swimming pool and retain the kiosk in the current position.
- ii. Instructed officers to seek external funding to support options, and to prepare a project appraisal for a future Scrutiny Committee.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

Committee did not request this item for pre-scrutiny.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/36/Env Riverside Moorings Consultation Findings and Options Appraisal

Public Questions

Members of the public asked a number of questions, as set out below.

1. Ms Gilbert made the following points:

- i. **The City Council had muddled two issues: A) Proposing to install permanent mooring infrastructure on the riverside. B) How to make this stretch of riverside safe.**
- ii. **Suggested implementing option 3 from the Officer's report in the short term, and option 2 in the long term.**
- iii. **Some stretches of Riverside are too narrow for pavements now. The option 2 Caveat "not where the river is narrowest" must be extended to include the further caveat "not where the highway is narrowest".**

2. Mr Brown made the following points:

- i. **Suggested outside assistance (technical expertise) would be required to undertake the feasibility study.**
- ii. **Suggested a strategic approach to look at the river as a whole should have been taken instead of looking at one area in particular. Cambridge is not seen as accessible to visitors.**
- iii. **The Local Plan did not refer to river moorings in detail.**

The Streets and Open Spaces Asset Manager referred to the Officer's report and said that funding had been set aside for adaption and changes to the riverside. Specialist advice would be sought where necessary.

3. Dr Eva made the following points:

- i. **Expressed concern at the lack of progress on Riverside moorings.**
- ii. **He had campaigned to get riverside railings painted for some time.**
- iii. **The City and County Councils had argued over who was responsible for railings maintenance.**
- iv. **Dr Eva felt the City Council had not undertaken maintenance in a timely fashion.**
- v. **Requested details on a timetable for implementing work. The railings were merely one illustration of continuing problems caused by delay to moorings work.**

4. Mr Phillips made the following points:

- i. **Suggested that Cambridge needed a marina.**
- ii. **Requested a feasibility study be undertaken.**
- iii. **Suggested specialist input was required to undertake riverside mooring work.**

- iv. **Asked for details on a timetable for implementing work (as per Dr Eva).**
- v. **Felt that people who moor on the riverside should pay to do so, as per other legal mooring areas. Boat owners undertaking maintenance work raised health and safety issues for other river users.**
- vi. **Asked for details on funding available to implement a marina feasibility study.**

5. Councillor Roberts made the following points:

- i. **Expressed concern that railings were in a poor of repair and needed re-painting.**
- ii. **Riverside moorings were an on-going issue.**
- iii. **Expressed support for option 2 in the Officer's report.**
- vii. **Supported Mr Phillip's point that boat owners undertaking maintenance work raised health and safety issues for other river users.**
- iv. **Supported Mr Phillip's point that Riverside needed a specific mooring area.**

In response to the comment that the railings were in a poor state, the Chair asked officers to clarify the responsibility for this aspect of maintenance. It was confirmed that this was a County Council highways issue.

Matter for Decision

The Officer's report set out the results of the recent consultation (Spring 2013) on exploring options for the future management of the moorings at Riverside.

The City Council has asserted its ownership of, and registered its title to, the subsoil of Riverside. The registration of title provided an opportunity to consider management options for moorings at Riverside.

In early 2013, Officers carried out an assessment of the possible approaches that could be adopted at Riverside. The appraisal was intended to assist identification of suitable solutions for addressing the management of moorings, whilst minimising or mitigating any adverse effects of any solution.

The Council identified six possible options for the Riverside Wall moorings. None of these has been tested for legality, technical feasibility, or cost, as it was felt appropriate to put all options to consultation before going to the

expense of detailed feasibility appraisal on options that might actually prove unacceptable to the public interest.

The Council expressed a wish to consult with statutory and other bodies concerned with Riverside, and, with boat owners, local residents, and other stakeholders, to ensure that any final decision is informed by an appropriate range of views.

Decision of Executive Councillor for Public Places

- i. Instructed Officers to carry out feasibility work on options 2 & 3 (detailed at paragraph 3.6 of the Officer's report); and to consult on Executive Councillor approved solutions and to report back consultation findings to Environment Scrutiny Committee for further consideration and decision. A verbal update is required at a future Environment Scrutiny Committee regarding the Feasibility Study, Mooring Policy and Riverbank Policy.
- ii. Agreed not to pursue creating solutions for options 1, 4, 5 & 6 (detailed at paragraph 3.6) at this stage, or to consult on these options further. Agreed not to discount these options completely until the outcomes of further study of options 2 & 3 are known.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Streets and Open Spaces Asset Manager.

In response to Members' questions the Streets and Open Spaces Asset Manager said the following:

- i. The County Council were responsible for maintenance of Riverside railings.
- ii. A feasibility study would set out how the Riverside area could be made suitable for moorings. This may recommend a combination of options 2 and 3 from the Officer's report.
- iii. The feasibility study would set out how many boats would be displaced.
- iv. Noted Councillors and members of the public's comments that it had taken a long time to implement work on Riverside. It had taken some

time to clarify City and County Council responsibilities. The City Council had only owned the land for 3.5 years. It had only been in a position to take action during this time.

Councillors requested a change to recommendation (i). Councillor Owers formally proposed to amend the following recommendation from the Officer's report (amendments shown as bold):

- i. Instructed Officers to carry out feasibility work on options 2 & 3 (detailed at paragraph 3.6 of the Officer's report); and to consult on Executive Councillor approved solutions and to report back consultation findings to Environment Scrutiny Committee for further consideration and decision. **A verbal update is required at a future Environment Scrutiny Committee regarding the Feasibility Study, Mooring Policy and Riverbank Policy.**

The Committee unanimously approved this amended recommendation.

The Committee resolved unanimously to endorse the recommendations as amended.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/37/Env Parker's Piece Lighting

Public Question

Ms Steele made the following points:

- i. **Students had campaigned for lighting on Parker's Piece for circa ten years.**
- ii. **Residents also supported installing lighting.**
- iii. **The City Council should do what it can to overcome gender based violence (eg rape). The lighting would help women in particular.**

Matter for Decision

The Officer's report provided details of the proposed project to install additional lighting columns on the two diagonal footpaths across Parker's Piece.

A consultation took place earlier in 2013, which was responded to by over one thousand members of the public. This informed the lighting measures being proposed.

Decision of Executive Councillor for Public Places

- i. Authorised the procurement of specialist lighting design and construction services for the Parker's Piece Lighting Project, in accordance with the City Council Contract Procedure Rules.
- ii. Agreed to take the decision to approve the final project appraisal and implementation of the Parker's Piece Lighting project, out of the Environment Scrutiny Committee cycle, in consultation with the Chair and Spokes, subject to the final proposed project cost not exceeding £60,000.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Project Delivery & Environment Manager.

The Committee expressed support for lighting on Parker's Piece.

In response to Members' questions the Project Delivery & Environment Manager said the following:

- i. Environmental Improvement Project funding was required to implement the lighting as County Council Highway funding could not be rolled over from a previous financial year.
- ii. Lux light testing would be undertaken to review if four or six light columns were appropriate.
- iii. If the light scheme proceeds, the Council would have to make a business case to the County Council to put in an additional power supply sufficient for the skating rink (and may be for similar people who would prefer power to generators). The City Council would need to justify the need for a standing charge as the additional power would not always be required.

- iv. The Project Delivery & Environment Manager was liaising with the Urban Conservation Team to ensure lighting column designs were appropriate for the area, and reflected consultation comments.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/38/Env Parkers Piece Public Art Project

Matter for Decision

This project proposes to commission an artist to make a proposal for an artwork, which celebrates the 'Cambridge Rules' and acknowledges the important role that these rules played in establishing the Football Association Rules in 1863.

This commission will also signify the importance of Parker's Piece as the birthplace of football not only within the City of Cambridge, but both nationally and internationally.

The maximum budget for this commission is £115,000, which includes project management fees.

Decision of Executive Councillor for Public Places

Financial recommendation

- i. Approved the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan (PR034d). The total cost of the project is £115,000 funded from developer contributions.

Procurement recommendation

- ii. Approved the carrying out and completion of the procurement of the 'Cambridge Rules' Public Art Commission. If the quotation or tender sum exceeds the estimated contract value by more than 15% the permission of the Executive Councillor and Director of Finance will be sought prior to proceeding.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Project Delivery & Environment Manager.

The Committee made the following comments in response to the report:

- i. This was an important project and the city needed to attract high calibre artists.
- ii. Members of the public should like the piece of art when it is finally designed/made.

In response to Members' questions the Project Delivery & Environment Manager said the following:

- i. High calibre artists would not apply to an open tender, therefore artists would be shortlisted for invitation to submit works of art for consideration.
- ii. Artists would be paid for the work submitted.
- iii. £115,000 was allocated as a budget for the project. £12,000 of this was for officer costs. InSite Arts were acting as consultants free of charge.
- iv. £9,000 had been spent on the art project to date. This would be paid from other funds and not be charged to the project budget.
- v. Officers and the Executive Councillor for Public Places would shortlist four pieces of art. The public would be consulted on these items. The Executive Councillor for Public Places would make the final decision at a future Environment Scrutiny Committee based on consultation feedback.

The Committee resolved by 4 votes to 4 and on the Chair's casting vote to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/39/Env Developer Contributions: 2nd Priority - Setting Round

Matter for Decision

Developer contributions are payments received by the council from property owners or developers to help address the impact of greater demand for facilities arising from development in the city. Alongside the council's approach to devolved decision-making for the local use of developer contributions, half the payments from major developments are assigned to a city-wide fund. This is for strategic projects to create or improve facilities that would benefit residents from more than one area of the city.

Following the first priority-setting round in late 2012/early 2013, the next round is now underway. This is planning ahead for the next set of projects to be taken forward once first round and on-going projects are completed.

The Officer's report asked the Executive Councillor to identify second round strategic priorities for the contribution types in the Public Places portfolio (informal open space, play provision for children & teenagers, public art and public realm).

Decision of Executive Councillor for Public Places

- i. Allocated a further £27,000 of public art developer contributions from the city-wide fund to the 'Cambridge Rules' project on Parker's Piece.
- ii. Allocated £39,000 of public realm developer contributions from the citywide fund towards lighting for Parker's Piece.
- iii. Noted the consultation feedback and officer comments on other strategic project ideas for Public Places (Table 3 and Appendix C of the Officer's report).
- iv. Identified follow-up action needed to build on the progress so far in the second priority-setting round over the use of developer contributions, namely to return to North Area (for devolved decision-making) those informal open space contributions from North Area that had been assigned to the city-wide fund (in the region of £15,000-£25,000).

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Urban Growth Project Manager.

He said the report contained a typographical error on page 21 where PP7 listed 'Jesus Green' instead of 'Parker's Piece'.

In response to the report, the Committee felt there should be the option to return contributions that had been assigned to the city-wide fund for strategic priorities back to area committees on case-by-case basis, if area projects were in a position to go ahead and strategic projects were not. The Committee noted this would deplete the city-wide fund and so the option should be used with caution as returning funds to areas could stop strategic citywide projects going ahead.

In response to Members' questions the Director of Environment and Urban Growth Project Manager said the following:

- i. The use of developer contributions needed to be consistent with the tests set out in official regulations (such as the CIL Regulations).
- ii. Second round area committee short-listing reports have generated discussions about how to make best use of the devolved funding available. It has become clear that there is not enough funding to take forward all the suggestions and so priorities will have to be identified.
- iii. Area Committee Chairs and others have asked whether further funding would be available from appropriate categories in the city-wide fund to support local priority projects. If the relevant Executive Councillors wished to take up this option, the most appropriate way of doing so would be to return to an area committee those contributions from that same area which previously accrued to the city-wide fund (as part of the 50:50 split of developer contributions from major developments permitted by the Planning Committee).

Councillors requested a change to recommendations in the Officer's report. Councillor Kightley formally proposed to amend the following recommendation:

- iv. Identified follow-up action needed to build on the progress so far in the second priority-setting round over the use of developer contributions, namely to return to North Area (for devolved decision-making) those informal open space contributions from North Area that had been assigned to the city-wide fund (in the region of £15,000-£25,000).

The Committee unanimously approved this amended recommendation.

The Chair decided that the recommendations highlighted in the Officer's report and amended by (iv) above should be voted on and recorded separately:

The Committee endorsed recommendation (i) by 4 votes to 3 with 1 abstention.

The Committee endorsed recommendation (ii) unanimously.

The Committee endorsed recommendation (iii) unanimously.

The Committee unanimously endorsed recommendation (iv) as amended.

The Executive Councillor approved the recommendations as amended.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/40/Env Joint Materials Recycling Facility Procurement Process

Matter for Decision

Cambridge City Council currently has a contract for the bulking, sorting and onward processing/sale of recyclable materials, collected from blue bins. This contract expires at the end of November 2014.

The Council needs to procure a new contract before the current expiry date, various options have been analysed.

Officers consider that a joint procurement with the relevant RECAP partners is likely to result in an overall net saving for the partners and represents the best overall option.

Collaborative procurement is an important part of the Whole Systems Approach Programme agreed by the RECAP partners, which should provide gains for all partner authorities involved. 1.5 Work has commenced on market testing and putting together an Invitation to Tender with a view to contract award taking place in March 2014.

Decision of Executive Councillor for Environmental and Waste Services

- i. Approved the 'RECAP Partnership Charter', as attached at Appendix 1 of the Officer's report, including approval of the additional Schedule 2

Governance Agreement relating to the operation of the Joint MRF contract, commitment to participating in the joint contract and the inclusion of kerbside recyclate materials in the contract.

- ii. Committed the Council to the appointment of a Contractor to deliver Joint MRF services for bulking, sorting and onward processing/sale of recyclable materials for all RECAP participating partners, unless all participating partners agree not to appoint.
- iii. Agreed delegation of authority to the Director of Environment, in consultation with the Executive Councillor for Environmental and Waste Services plus the Chair and Spokes of ESC, to approve the final Invitation to Tender and to award the Contract for Cambridge City Council.
- iv. Agreed that Peterborough City Council (as lead authority for the joint procurement exercise) will nominate, in collaboration with and on behalf of the participating RECAP partners, a preferred supplier for the contract of providing the services of bulking, sorting and onward processing/sale of recyclable materials. The contract would be awarded to the contractor who submits the Most Economically Advantageous Tender to the partners as a whole.
- v. Agreed the approach to compliance with the Waste Framework Directive regarding source separation of recyclate, as agreed by the RECAP Board on 4th September 2013 and as attached at Appendix 2.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Head of Refuse & Environment.

The Committee supported the proposal.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/41/Env Proposal for Collection of Commercial Food Waste for Composting

Public Questions

Mr Roberts asked a number of questions, as set out below:

- i. Queried how many customers had replied to the survey, and of these, how many had expressed an interest in the food waste collection.**

Officers have only received twenty seven responses so far. However from those who have responded, a high proportion advised they produce food waste, and more than half would be interested in the Council collecting food waste.

Going forward Officers will be contacting specific establishments such as colleges and restaurants to generate an interest in the service.

- ii. Queried how the daily tonnage of food waste had been calculated.**

Sections 3.7 and 3.8 in the Officer's report show an aspirational aim to establish a core service which provides an indication of the level of service, and one which will grow. Again this will relate to marketing the service and reducing the amount of waste sent to landfill.

- iii. Queried what work had been carried out to ascertain the capacity needed to facilitate the food waste collections.**

Officers see year on year reductions in commercial residual waste tonnage. This has been encouraged by the commercial recycling collection service which has increased year on year. A route optimisation exercise is yet to be completed for trade waste. A half vehicle resource would be sufficient to support a viable service.

- iv. Queried if the £30,000-£60,000 for the first 3 years was to offset the operating costs, disposal costs and bin purchase with a small surplus at the end of year three. Asked if this income would be lost from the general waste.**

It is anticipated that the growth in a food waste service will be greater than any reduction in refuse services, as new customers will be attracted to the business and existing customers review their service as they determine their needs. This was the case when officers introduced the commingled service. The base budget will not be altered until the service has become established; hence the operational costs which would have been covered by the residual collection charges which may be lost have been included.

The potential tonnage achievable with the available resource
50 bins x 80kg = 4 tonnes or 100 bins x 40kg = 4 tonnes etc.

Matter for Decision

In the Government's Review of Waste Policy 2011 it identified preventing and reducing food waste sent to landfill from commercial businesses as a priority.

Unlike household premises educational establishments and businesses are currently unable to have a segregated food waste collection service provided by the City Council.

The Council is currently undertaking a survey of existing commercial customers and it is anticipated that a high proportion of those responding will be interested in food waste collections. Officers are aware that a number of customers from the education sector have expressed an interest and it is therefore anticipated that food waste collections would be welcomed by many of Cambridge's business and the education sector. It is proposed to start a food waste service for businesses utilising existing resources with vehicles becoming multi use. Initially the scheme is expected to be self-financing and in the future some income forthcoming to secure the future sustainability of the service.

Decision of Executive Councillor for Environmental and Waste Services

- i. Approved a food waste collection service for businesses and educational establishments to begin in April 2014. At this stage this service would not require any capital investment as it is proposed to use existing vehicles which will become multi use. The scheme would initially be self-financing.
- ii. Approved that any net profit generated from the service be retained to support vehicle and bin R & R contributions for the first 3 years, at which point a review will be undertaken and a decision made as to the capital

required for the service as a more specialised vehicle may be required. If capital investment is not required the money will be returned to the general fund as a saving.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Head of Refuse & Environment.

In response to Members' questions the Head of Refuse & Environment said the following:

- i. The survey to ascertain interest in food waste collections had been running for circa three months. Information had been published in this time to signpost the survey.
- ii. Officers have contacted restaurants etc to show how they could reduce food disposal costs through targeted food waste disposal instead of using general landfill.
- iii. Higher/further education establishments and other organisations would be approached as well as restaurants.
- iv. Cambridge BID was expected to support the food waste disposal service.
- v. Profits from the service would be ring fenced to grow it from scratch. Funding could be allocated to the general fund when the service has been established (as was normal council practice).

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

13/42/Env Scrap Metal Act 2013**Matter for Decision**

The Scrap Metal Dealers Act 2013 replaces the Scrap Metal Dealers Act 1964 and Part 1 of Vehicles (Crime) Act 2001 and introduces a new licensing regime for scrap metal and vehicle dismantling industries.

The City Council will have powers to grant or refuse licences and to revoke them if the dealer is considered to have become 'unsuitable'.

The Local Authority (Functions and Responsibilities) (England) Regulations 2000 state in section 2 that Schedule 1 sets out the functions that are not to be the responsibility of the executive authority. In that Schedule, under licensing and registration functions there is reference to the power to license scrap yards under section 1 Scrap Metal Dealers Act 1964.

The Scrap Metal Dealers Act 1964 is repealed by section 19 of the Scrap Metal Dealer's Act 2013. The 2013 Act comes into force on 1st October 2013. Reference to scrap metal dealers Act 1964 in Schedule 1 will cease to have any relevance after that date; it effectively disappears from the Schedule, and therefore automatically falls to the Executive function of the Council.

It is therefore necessary to bring this report to the Environment Scrutiny Committee for approval rather than Licensing Committee. A report will go to Licensing Committee for information.

It is likely that The Local Authority (Functions and Responsibilities) (England) Regulation 2000 will be updated by December 2013 to allow this function to return to Licensing Committee, whereby a report will then be taken to Licensing Committee for approval.

Decision of Executive Councillor for Environmental and Waste Services

- i. Noted the powers conferred by the Scrap Metal Dealers Act 2013.
- ii. Approved the scheme of delegations as set out in Appendix A of the Officer's report; and referred it to Civic Affairs Committee to amend the Constitution.
- iii. Approved the fee structure as set out in Appendix B; and for it to be reviewed on an annual basis.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Head of Refuse & Environment.

The Committee unanimously resolved by to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

The meeting ended at 10.40 pm

CHAIR

CAMBRIDGE CITY COUNCIL

Record of Executive Decision

| |
|---|
| Delegation to South Cambridgeshire District Council pursuant to the Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2000 |
|---|

Decision of: Executive Councillor for Environmental and Waste Services, Cllr Swanson

Reference: 13/URGENCY/ENV/5

Date of decision: 13/12/13 **Recorded on:** 13/12/13

Decision Type: Non-Key

Matter for Decision: To delegate to South Cambridgeshire District Council the authority to:

1. Prosecute "A" under the Environmental Protection Act 1990 in relation to offences relating to the unlawful disposal of waste (see attached Confidential Report)

Why the decision had to be made (and any alternative options):

Background

South Cambridgeshire District Council (SCDC) has recently investigated the unlawful deposit of waste in its area. SCDC is intending to prosecute the person responsible (“A”) for failing to dispose of the waste to an authorised person or alternatively to an authorised carrier.

During the course of their investigation, SCSC officers became aware that City Council officers had also investigated a similar offence committed by “A” in relation to waste unlawfully deposited within the City, and that the City Council were intending to prosecute.

As the offences are closely related, the delegation to SCDC will enable them to summons “A” for both offences before the Magistrates at the same time so that the cases can be dealt with together.

Powers

The City Council has power under the Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2000, regulation 7, to delegate the function, which would enable South Cambridgeshire Council to make enforcement decisions and to take such action under the delegation as they consider appropriate.

The Executive Councillor’s decision(s):

Pursuant to regulation 7 of the Local Authorities (Arrangement for the Discharge of Functions) (England) Regulations 2000, the Executive Councillor delegated to South Cambridgeshire District Council the power to prosecute “A” under the Environmental Protection Act 1990 in relation to offences relating to the unlawful disposal of waste.

Reasons for the decision:

These are explained above.

Scrutiny consideration:

The Executive Councillor and Spokesperson were consulted prior to the decision being made.

Report: See attached confidential briefing note.

Conflicts of interest: No conflicts of interest were declared by the Executive Councillor.

Comments: THE ATTACHED REPORT IS NOT FOR PUBLICATION: The report relates to an item during which the public is likely to be excluded from the meeting by virtue of paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

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By virtue of paragraph(s) 7 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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CAMBRIDGE CITY COUNCIL

Record of Executive Decision

| |
|---|
| Delegation to South Cambridgeshire District Council pursuant to the Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2000 |
|---|

Decision of: Executive Councillor for Environmental and Waste Services, Cllr Swanson

Reference: 13/URGENCY/ENV/6

Date of decision: 13/12/13 **Recorded on:** 13/12/13

Decision Type: Non-Key

Matter for Decision: To delegate to South Cambridgeshire District Council the authority to:

1. Take such enforcement action, including prosecution under the Environmental Protection Act 1990, as South Cambridgeshire District Council considers appropriate against the person referred to as "M" in relation to offences of unlawful disposal of waste (see attached confidential Report)

Why the decision had to be made (and any alternative options):

Background

South Cambridgeshire District Council (SCDC) has recently investigated the unlawful deposit of waste in its area. SCDC proposes to prosecute the person “M” responsible for passing waste to an authorised person or alternatively to an authorised carrier.

Powers

The City Council has power under the Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2000, regulation 7, to delegate the function, which would enable South Cambridgeshire Council to make enforcement decisions and to take such action under the delegation as they consider appropriate.

The Executive Councillor’s decision(s):

Pursuant to regulation 7 of the Local Authorities (Arrangement for the Discharge of Functions) (England) Regulations 2000, the Executive Councillor delegated to South Cambridgeshire District Council the power to take such enforcement action against M, including prosecution under the Environmental Protection Act 1990, as South Cambridgeshire District Council considers appropriate in relation to offences relating to the unlawful disposal of waste.

Reasons for the decision:

These are explained above.

Scrutiny consideration:

The Executive Councillor and Spokesperson were consulted prior to the decision being made.

Report:

Confidential briefing note attached

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor.

Comments:

THE ATTACHED REPORT IS NOT FOR PUBLICATION: The report relates to an item during which the public is likely to be excluded from the meeting by virtue of paragraph 7 of Part 1 of Schedule

12A of the Local Government Act 1972. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

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By virtue of paragraph(s) 7 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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CAMBRIDGE CITY COUNCIL Record of Executive Decision

Reported Overspend on Replacement of Grand Arcade Car Park Management System

| | | | |
|---|---|---------------------|----------|
| Decision of: | Tim Ward, Executive Councillor for Planning and Climate Change | | |
| Reference: | 13/URGENCY/ENV/3 | | |
| Date of decision: | 10/10/13 | Recorded on: | 10/10/13 |
| Decision Type: | Non Key | | |
| Matter for Decision: | The Executive Councillor is recommended: To approve additional expenditure of £36,000 funded from the existing Car Park Equipment Repairs and Renewals Fund being the additional net cost of £34,000 plus the anticipated cost of £2,000 for relocation of the back-up server for the new system. | | |
| Why the decision had to be made (and any alternative options): | The original project appraisal approved at Environment Scrutiny Committee on 4 October 2011, anticipated the receipt of £34,000 from the sale of the existing equipment which sum was deducted from the capital cost rather than being shown as a funding source against an actual scheme cost of £434,000. Following the award of the contract for the new management system, the sale has fallen through as a result of compatibility problems with some of the software, which is no longer supported by the manufacturer. | | |
| The Executive Councillor's decision(s): | Approved additional expenditure of £36,000 funded from the existing Car Park Equipment Repairs and Renewals Fund being the additional net cost of £34,000 plus the anticipated cost of £2,000 for relocation of the back-up server for the new system. | | |
| Reasons for the decision: | As set out in the Officers Report | | |
| Scrutiny consideration: | The Executive Councillor and Spokesperson were consulted prior to the decision being made. | | |
| Report: | See attached memo. | | |
| Conflicts of interest: | No conflicts of interest were declared by the Executive Councillor | | |
| Comments: | None | | |

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Briefing Note: Reported Overspend on Replacement of Grand Arcade Car Park Management System

Background

The capital cost of the Replacement of Grand Arcade Car Park Management System, which is already on the Capital Plan (SC506), has increased from a net cost of £400,000 to £436,000. The original project appraisal approved at Environment Scrutiny Committee on 4 October 2011, anticipated the receipt of £34,000 from the sale of the existing equipment which sum was deducted from the capital cost rather than being shown as a funding source against an actual scheme cost of £434,000. Following the award of the contract for the new management system, the sale has fallen through as a result of compatibility problems with some of the software, which is no longer supported by the manufacturer.

Decision Required

It is therefore necessary to approve as an urgent decision additional expenditure of £36,000 funded from the existing Car Park Equipment Repairs and Renewals Fund being the additional net cost of £34,000 plus the anticipated cost of £2,000 for relocation of the back-up server for the new system.

If the old system is eventually sold, the proceeds will be appropriately coded in accordance with the Council constitution, Part 4F (Financial Regulations and Financial Procedure Rules).

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To: Executive Councillor for Public Places: Councillor
Andrea Reiner
Report by: Head of Streets and Open Space
Relevant scrutiny Environment Scrutiny Committee 16/1/2014
committee:
Wards affected: Abbey East Chesterton Market Newnham

CHANGES TO THE MOORINGS POLICY

Not a Key Decision

1. Executive summary

- 1.1 This report contains recommendations for amendments to, and the management of, the Council's River Moorings Policy.
- 1.2 The report details issues and options that have been raised by stakeholders since January 2010, when the policy was last reviewed.
- 1.3 The report also highlights areas for further consideration and scrutiny relating to fees and charges, the formulation of an enforcement policy and the subsequent management of moorings.

2. Recommendations

The Executive Councillor is recommended:

- a) To give delegated authority to Officers to periodically close and review the River Moorings Waiting list when the expected wait for a mooring position is in excess of 18 months;
- b) To change the terms and conditions of the 48-hour visitor moorings, so that if a boat that moors at any City Council visitor mooring, the boat may not use any other visitor mooring in Cambridge within 7 days (without reasonable cause).
- c) To instruct officers to review the RML pricing structure, fees and charges for 2014 and beyond, to include an equality impact assessment, for future consultation and consideration by Environment Scrutiny Committee. The recommendation is to include a review of the discounts offered for sole occupancy and student status (but not the discounts offered for those receiving means tested benefits or pension credits); and
- d) To instruct officers to draft a River Moorings Policy document reflecting the Executive Councillor decisions to date, which would also

include an enforcement policy. It is recommended that the document be the subject of consultation and further approval by Environment Scrutiny.

3. Background

3.1 The River Moorings policy came into effect on the 1st April 2006 and further adaptations to the policy have been made since that time following periodic reviews.

3.2 At present there is no single document that can be called the definitive River Moorings Policy. The policy is a collection of previous Executive Councillor decisions.

3.3 In administering the River Moorings Policy, the City Council meets regularly with a range of stakeholders to discuss issues and concerns such as:-

- Mooring at Riverside;
- Liaison between river users;
- Events;
- And Waiting lists

3.4 Stakeholders include the Cam Conservators, Camboaters, and river users and residents groups and people who enjoy the river for its amenity value.

3.5 This report details discussion points, actions and outcomes from these meetings, sets out work to date and is intended to give background to recommendations as set out in section 2 of this report.

3.6 Management of the Waiting List

3.6.1 Following the decision by the Executive Councillor for Sports, Arts and Public Place in January 2008, two Waiting Lists (Narrow Beam and Wide Beam) were merged to form one list in April 2008 in chronological date order.

3.6.2 There are currently 251 applicants waiting for a narrow beam position (with 30 month wait for offer) and 75 waiting for a wide beam position (with 8+ year wait). It is recommended that the waiting list is closed and reviewed periodically, to help manage the waiting list and help manage expectations.

3.6.3 A closed waiting list has the advantage of highlighting that the River moorings have reached capacity and that there are no more currently available. It may also discourage some boats and their owners from

entering onto the River Cam, and using the visitor moorings and other third party moorings as permanent locations.

3.6.4 Closing the waiting list is a management tool used in other areas of the Council, for example waiting lists for allotments lists are closed time to time for management purposes and to help manage expectations.

3.6.5 Closing the waiting list means that the list is closed to new applicants, but officers would continue to issue available licences in chronological order as spaces become available on the river.

3.6.6 It is therefore recommended that the Executive Councillor gives delegated authority to Officers to periodically close and review the River Moorings Waiting list, when the expected wait for a mooring position is in excess of 18 months.

3.7 Management of the 48 hour visitor moorings

3.7.1 There are currently approximately 8/9 visitor moorings at Jesus Green and Midsummer Common. Visitor moorings are free of charge, and are meant to be used by visiting boaters to the city.

3.7.2 Boats are allowed to stay at any given visitor mooring for up to 48 hours, and after that may not return to that visitor mooring within 7 days.

3.7.3 However, issues surrounding the use of the 48 hour visitor moorings have increased in 2013/14 with regular reports of the rules surrounding the use of these areas being flouted, both by local and visiting craft. Many boats stay longer than 48 hours on the visitor moorings, or shuttle between different visitor moorings in the city. There are regular reports of boats over staying 48 hours or returning to the same visitor mooring within 7 days.

3.7.4 It is therefore recommended to change the terms and conditions of the 48-hour visitor moorings, so that if a boat that moors at any City Council visitor mooring, the boat may not use any other visitor mooring in Cambridge within 7 days (without reasonable cause).

3.8 Review of River Mooring Licence pricing, fees and charges

3.8.1 Research completed by Officers in 2009 showed that the City Council is one of the largest local authority providers of moorings for residential craft in the country. The City Council has 70 River Moorings Licences.

3.8.2 It was agreed at Community Services on the 25th March 2010 to retain the existing Mooring Policy pricing structure and review after a 3-year period. This report sets out areas for the review to cover.

3.8.3 The Mooring Licence Fee (MLF) is the fee that boat owners pay to City Council on an annual basis.

3.8.4 City Council charges a flat fee of £1105.20 per annum. It also applies a 25% discount for the following categories:

- Single occupancy;
- Students;
- Those on means tested benefits; and
- Those receiving pension credits.

3.8.5 It should be noted that the single person occupancy discount and the student discount are reliant upon the integrity of the applicant and without considerable intrusion and resource are difficult to monitor and enforce.

3.8.6 The MLF flat rate is priced at a lower level than many other sites, and that the difference is particularly marked for larger vessels.

| Location | Type | Basis for Charge | Fee for mooring of a 17.5m boat |
|---------------------------|----------------------|------------------|---------------------------------|
| Brentford | Basin | Flat Fee | £6526.11 |
| Ware (Tumbling Bay) | Online linear | Length | £2867.90 |
| Birmingham (Hockley Port) | Online and Offline | Length | £2258.55 |
| Lincoln (Fosdyke) | Online linear | Length | £2105.78 |
| Oxford City Centre | Online linear | Length | £1917.82 |
| Cambridge City | Online linear | Flat Fee | £1105.20 |

3.8.7 Our current charging policy therefore favours those with larger boats in that they receive the same service for the same fee, whilst occupying more space. Cambridge is one of only a very few inland areas offering online moorings (i.e. part of the waterway) for wide beam vessels.

3.8.8 Cambridge Mooring Licence holders have an almost unique advantage with the exemption from council tax.

3.8.9 The MLF is below the rate of many marinas in the region, which means it is cheaper to keep a boat on the River Cam than it is to pay for a place off the waterway.

- 3.8.10 On the other hand, mooring licence holders in Cambridge have lower levels of amenity than moorers at other sites for example access to power, toilets, showers, postal services, car parking and the supply of goods such as gas and coal.
- 3.8.11 In terms of improving services to boat owners, current licence holders have asked for the Council to consider an additional Elsan point, which is a waste disposal point for chemical and cartridge toilets. There is currently one Elsan point in Jesus Green, so the need for further such facilities is most acute for those based at Stourbridge Common, who are the furthest distance from the facilities at Jesus Green. Any review of pricing, fees and charges should consider these improvements.
- 3.8.12 It is recommended that the Executive Councillor instruct officers to review the RML pricing structure, fees and charges for 2014 and beyond, to include an equality impact assessment, for future consideration by Environment Scrutiny Committee. The recommendation is to include a review of the discounts offered for sole occupancy and student status (but not the discounts offered for those receiving means tested benefits or pension credits).

3.9 Review of River Moorings Policy

- 3.9.1 As noted above, at present there is no formal overarching document that could be described as the River Moorings Policy. The policy is a collection of previous Executive Councillor Decisions from 2006 until present.
- 3.9.2 This has presented difficulties when boat owners, river users, residents or other stakeholders have asked for clarification of the policy, or for the policy to be enforced.
- 3.9.3 To ensure that all stakeholders have a clear understanding of City Council policy, it is recommended that all previous Executive Councillor Decisions are presented as an amalgamation to form the basis of a single River Moorings Policy document.
- 3.9.4 The River Moorings Policy document should include provision for enforcement. This will ensure that officers comply with the principles of good enforcement by having clear standards and practices,
- 3.9.5 The Council aims to carry out enforcement fairly and in a way that avoids, as far as possible, unreasonable burdens and to offer simple advice to help individuals to comply with the law.

3.9.6 The Council requires Services to follow the principles of good enforcement, in particular:

- Courtesy and helpfulness
- Openness
- Clear standards and practices
- Proportionality
- Consistency
- Trained staff

3.9.7 It is therefore recommended that the Executive Councillor instruct officers to draft a River Moorings Policy document reflecting the Executive Councillor decisions to date, which would also include an enforcement policy. It is recommended that the document be the subject of consultation and further approval by Environment Scrutiny.

4. Implications

(a) Financial Implications

There are no financial implications in relation to the recommendations set out in this report

(b) Staffing Implications

There are no staff implications in relation to the recommendations set out in this report.

(c) Equal Opportunities Implications

Any pricing, fees and charges review will be set within the context of the findings of an equality impact assessment of the current pricing schedule and River Moorings Policy. This to ensure that the City Council applies a consistent principle of fairness related to evidenced need and ability to pay, whilst at the same time applying a cost effective and prudent approach to maximising revenue income from the policy.

(d) Environmental Implications

The Terms and Conditions of the River Moorings Licence set requirements for Licence holders in connection to environmental considerations.

(e) Procurement

There are no procurement implications identified in this report.

(f) Consultation and communication

It is recommended that a public consultation is completed to influence the review of pricing, fees and charges. It is recommended that the consultation sets out the context with an issues and options paper. Responses and feedback to this issues and options paper will be used to formulate a response to the recommendation to review of pricing, fees and charges.

(g) Community Safety
None identified

5. Background papers
Meeting documents Community Services Scrutiny Committee, Thursday,
14th January, 2010:

6. Appendices
None

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

Author's Name: Alistair Wilson
Author's Phone Number: 01223 - 458514
Author's Email: alistair.wilson@cambridge.gov.uk

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To: Executive Councillor for Planning and Climate
Change: Councillor Tim Ward
Report by: Jackie Hanson, Operations & Resources Manager
Relevant scrutiny Environment Scrutiny 14/1/2014
committee: Committee
Wards affected: All Wards

SUSTAINABLE CITY GRANTS 2014-15

Key Decision

1. Executive summary

- 1.1 This report makes recommendations for 2014-15 Sustainable City grant funding to voluntary and not for profit organisations and seeks approval for an efficient and consistent approach across the authority for the approval of grant awards.
- 1.2 The report also outlines plans to review Sustainable City grants.

2. Recommendations

The Executive Councillor is recommended:

- 2.1 To approve the recommendations for Sustainable City grants to voluntary and not-for-profit organisations in 2014-15 as set out in Appendix A of this report, subject to confirmation of the Council's 2014-15 budget in February 2014 and, in some cases, to the provision of further information from applicants.
- 2.2 To approve the increase in delegated powers relating to the approval of sustainable city grant awards as follows:
 - § Awards up to and including £5,000 to be approved by officers
 - § Awards from £5,001- £10,000 to be approved by the Executive Councillor inviting comments from the Chair and Spokes of the relevant scrutiny committee
 - § Awards above £10,000 to be approved by the Executive Councillor following consideration by the relevant scrutiny committee

- 2.3 Officers carry out a review of the Sustainable City grants as set out in section 3.8 of this report and report back to this committee in June/July 2014 with recommendations about future budgets and funding priorities and arrangements.

3. Background

- 3.1 In January 2011 the Executive Councillor for Planning and Climate Change approved the following after a review of the Sustainable City grants:
- § The budget for Sustainable City grants be rationalised into a single project based budget of £50,000
 - § There is a maximum £5,000 award towards projects
 - § The management and administration of this budget to transfer to the grants team in the Community Development Service
 - § The grants process to be aligned to those used in Community Development for other Council grants budgets
- 3.2 Officers in Community Development and Corporate Strategy, with experience on the grants and the environmental objectives, work closely together to promote, support and assess grant applications.
- 3.3 The funding priorities, which link to the Council’s Climate Change Strategy 2013 -16, are as follows:

| |
|---|
| Tackle the causes and consequences of climate change |
| § Reduce carbon dioxide emissions |
| § Manage climate change risks |
| Minimise waste |
| § Reduce the amount of waste generated |
| § Increase waste reuse, recycling, and composting |
| Protect the local environment |
| § Reduce pollution of air, water and land |
| § Protect and enhance local wildlife |

- 3.4 The Sustainable City grants for 2014-15 were publicised with a closing date of 3rd October. Detailed assessments on all of the applications were undertaken looking at:
- § How the priorities are met and what outcomes are expected
 - § Who the beneficiaries are, how many and where they are from
 - § The evidence of need, partners involved in the project, and consultation undertaken
 - § How projects will be measured and monitored

- § Whether the organisation meets the eligibility criteria
- § The amount requested in relation to the total cost of the project and anticipated benefit to city residents

3.5 A chart of applications and proposed awards for Sustainable City grant funding 2014-15 is attached as Appendix 1. The budget is summarised as follows:

| 2014-15 Priorities and Funds | Available £ | Offers £ | Balance £ |
|---|------------------------|---------------------|----------------------|
| Sustainable City Grants | 50,000 | 21,855 | 28,145 |

- 3.6 A one-off reduction in the Sustainable City grants for 2014/15 of £20,000 will be made representing unallocated funds following the annual grants round. The remaining £8,145 will be available for organisations to apply for in accordance with the eligibility criteria. Officers will continue to promote this funding and applications will be considered on an individual basis until the budget has been spent.
- 3.7 Current year, 2013-14, funding and monitoring information for 2012-13 is summarised in Appendix 2.
- 3.8 It is proposed that a review of Sustainable City grants is undertaken in the spring considering:
- § possible reductions to the budget from £50k to £30k
 - § moving from a grant to commissioning approach to achieve the climate change strategic priorities
- Consultation will be undertaken in line with the Cambridgeshire Compact and a report brought back to this committee in June/July 2014 with recommendations about future budgets and funding priorities and arrangements from 2015-16 onwards.

4. Implications

- (a) Financial Implications - as detailed in the report
- (b) Staffing Implications - none
- (c) Equal Opportunities Implications - none
- (d) Environmental Implications - Climate change rating +H
- (e) Consultation and Communication – 3.8 above
- (f) Community Safety - grant aided projects may have a positive impact on community safety although this is not a primary outcome
- (g) Procurement – 3.8 above

5. Background papers

- § Strategy & Resources Scrutiny Committee report January 2011
- § Applications (not available to the public)

6. Appendices

Appendix 1 – Chart of Sustainable City Grant Applications and Award Recommendations 2014-15

Appendix 2 – 2013-14 Award Summary and 2012-13 Monitoring Summary

7. Inspection of papers

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

| | |
|------------------------|--------------------------------|
| Author's Name: | Jackie Hanson |
| Author's Phone Number: | 01223 - 457867 |
| Author's Email: | jackie.hanson@cambridge.gov.uk |

Appendix 1 – Chart of Sustainable City Grant Applications and Award Recommendations 2014-15

The following recommendations are subject to confirmation of the Council's 2014-15 budget in February 2014 and, in some cases, to the receipt and verification of further information from applicant organisations (this could include projects, programmes, finances, governance etc). The recommendation is for the application purpose unless otherwise stated in italic. No offer is generally due to not meeting the funding priorities and/or eligibility criteria.

| Ref | Group | 2014-15 Bid Purpose | 2014-15 Bid | 2013-14 Award | 2014-15 Offer |
|-----|--|--|-------------|---------------|---------------|
| 1 | Cambridge Carbon Footprint - promotes sustainable living. Projects and activities motivate and empower people to reduce carbon footprint. Eco homes informs and inspires homeowners to improve their energy efficiency through demonstrations, wood burners, insulation, green roofs | Bid 1: Open Eco Homes January 2015 - residents can visit homes to observe and replicate energy saving measures x 2 weekends x 15 homes and 1 event <i>Must link with action on energy and must target new audiences</i> | 3,520 | 1,930 | 1,000 |
| 2 | Cambridge Carbon Footprint | Bid 2: Low Carbon Living Programme - CCF projects and events to raise awareness of climate change and actions individuals can take to live a more low carbon life style. (Food for a Greener Future; eco renovation; consumption reducing swaps (swishing); speakers and discussions following films; Carbon Conversations programme; Climate Friendly Homes Project (home energy surveys); sustainable food and consumption challenges; stalls at public events (500 - 450 city) <i>Subject to developing a programme of detailed activity and budget which reaches people who currently do not engage</i> | 5,000 | 4,010 | 3,500 |
| 3 | Cambridge Carbon Footprint | Bid 3: Climate Change Communication: projects informing residents about climate change enabling them to reduce carbon footprint - educational materials for eco-coaching and outreach projects, and training volunteers. Workshops and talks for organisations eg Women's Institute, business, schools, universities, BME and other community groups. <i>Link to above programme</i> | 5,000 | 1,500 | 0 |

| Ref | Group | 2014-15 Bid Purpose | 2014-15 Bid | 2013-14 Award | 2014-15 Offer |
|-----|---|--|-------------|---------------|---------------|
| 4 | Cambridge Carbon Footprint | Bid 4: Second Hand Style project - rent empty shop for 2 weeks via "Changing Spaces" to show the benefits of second hand items, low consumption events skills share and swops, professional photographs <i>No award but suggest they consider a partnership approach with existing second hand shops</i> | 5000 | | 0 |
| 5 | Cambridge Carbon Footprint - promotes sustainable living. Projects and activities motivate and empower people to reduce carbon footprint | Bid 5: Yearlong Low Carbon Skills Share programme - 1 daylong event and at least 12 workshops each for 8-10 focussing on skills needed for low carbon lifestyle eg sewing, DIY, cookery, bike maintenance, refurbishing furniture - complements other projects by providing practical skills <i>More partnership and links to what is already out there and on-going, signposting etc. Contribution to event only</i> | 3480 | | 1000 |
| 6 | Cambridge Friends of the Earth - promotes and campaigns for environmental awareness and environmentally sustainable lifestyles and practices. Work undertaken at Strawberry Fair to increase recycling | Strawberry Fair Environment Team 2014 - to further increase recycling rates via further signage, infrastructure increased volunteer involvement and paid staff and separation of materials from the waste stream. <i>Contribution to additional bins and signage only.</i> | 1700 | | 700 |
| 7 | Cambridge Past Present & Future - provide environmental education, promote awareness, influence local planning issues, champion protection and enjoyment of green open spaces through activities aimed at all ages. | Informal education learning environment - for all age groups to learn about local nature and wildlife at Wandlebury Country Park and 2-3 events at Coton Countryside Reserve. 20-25 learning events for children, young people and families in Easter holidays to understand wildlife and the environment aiming to look after their local wildlife | 2,000 | 1,900 | 2,000 |
| 8 | Centre 33 - counselling, information, homelessness and advocacy services for young people aged 11-25 | Project developed by 20 isolated young carers to increase their reliance on taxis etc - supporting them to develop skills and confidence to use bikes safely. 8 interactive sessions building confidence in cycling, training skills and bike maintenance. | 2,655 | | 2,655 |

| Ref | Group | 2014-15 Bid Purpose | 2014-15 Bid | 2013-14 Award | 2014-15 Offer |
|-----|--|--|-------------|---------------|---------------|
| 9 | CycleStreets Ltd - cycle journey planner system, plan from A to B by bike, designed by cyclists for cyclists, caters to all levels, includes photomaps and best practice sharing | Add functionality and improvements to web based toolkit enabling cycling campaigners to gather, discuss and use dispersed geographical knowledge within the Cambridge Cycling Campaign. <i>Exit strategy for this project: 2k 13-14 1k 14-15 (CWP grant 13-14 £4,500 journey planner)</i> | 5,000 | 2,000 | 1,000 |
| 10 | e-Luminate Foundation CIC - promotes best of Cambridge using light as a theme and a medium. Show case latest technology in clean-tech lighting | One day family event as part of e-Luminate Cambridge Festival February 2015 - talks and activities to promote sustainability awareness <i>Contribution for venue to enable it to happen. (£4,500 award from A&R grants)</i> | 4,500 | 2,000 | 1,000 |
| 11 | Empty Common Community Garden - community garden set up to grow produce, train people to grow foods, increase biodiversity, improve health | One off costs of setting up community garden at Empty Common - shed, materials, tools, bicycle powered water pump, charcoal kiln, admin costs etc <i>2nd instalment - no further funding for this project</i> | 2,385 | 2,000 | 2,000 |
| 12 | Oblique Arts - an artist led non-profit organisation. Enable communities to work with us and provide spectacular and innovative multimedia urban installations. Workshops | Promote PedalEmpower - a pop up pedal powered stage for use at existing events (Strawberry Fair, Mill Road Winter Fair, Big Day Out) and group's own events at shopping centres, community centres and commercial settings. Use the arts as an engagement tool. | 5,000 | 2,000 | 2,000 |
| 13 | The Wildlife Trust - promote, maintain and protect wildlife and habitats for benefit of public. Research in natural sciences and publications and sharing knowledge | Cambridge City Midweek Conservation Team - undertake practical nature conservation management on wildlife sites and local nature reserves across Cambridge (15 sites) involving local people as volunteers (350-500 volunteer days) | 5,000 | 10,000 | 5,000 |
| | | | | Total | 21,855 |

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Appendix 2 – 2013-14 Award Summary and 2012-13 Monitoring Summary

1. 2012-13 Monitoring Summary

| Group | Purpose | Award 2012-13 | Monitoring |
|---|---|---------------|---|
| BENRA Bentley and Newtown Residents' Association) | New tools and equipment for ongoing maintenance of Clare Wood (running between Hobson's Brook and Trumpington Road) | 500 | Monitoring due March 2014 |
| Cambridge Carbon Footprint | Thermal Camera | 2,247 | Fluke TiR105 camera purchased. 3 training sessions held; 21 people trained to use the camera. 35 thermal imaging surveys undertaken to discover where heat loss is happening in houses, and then take remedial action. Ongoing project. |
| Cambridge Carbon Footprint | Skillsfest event in the north area of the City | 2,615 | 103 participants - 85 city. Useful skills and knowledge gained to change behaviours re gardening/growing, DIY energy efficiently measures, sewing, bicycle maintenance, vegan cooking and encouraging people to waste less. |
| Cambridge Carbon Footprint | Warm Homes in Trumpington | 1,590 | Focused on 360 post World War Two houses around Foster Road. 50 people attended workshops, video screenings, expert talks, home energy displays and home visits. Followed up with thermal imaging and more home energy workshops in the area. |
| Cambridge Carbon Footprint | Open Eco Homes project – launch event and 15 open homes over 2 weekends providing practical examples of eco renovations | 1,840 | 377 beneficiaries - 340 city. Participants were more likely to install insulation (56% surveyed were likely to improve insulation), 41% were more likely to install renewable energy systems; 33% were more likely to install energy recycling products like heat exchanges; and 20% were more likely to buy energy efficient products. Over 80% of those surveyed reported that they felt better informed about the subject, while over half said they had gained more confidence to create significant changes. |
| Cambridge City Greenways | Enhance wildlife habitats in the city, raise the profile of wildlife and its value to the local community, encourage people to get involved | 16,995 | Managed a midweek conservation volunteer team, undertaking 40 conservation tasks; organised management or provided management advice to owners and managers of 20 Wildlife Sites across the City; organised a series of bat and wildlife safari punts along the River Cam. Outcome: 15 to 20 Wildlife Sites remaining in positive conservation management annually. |
| Cambridge Food and Wine Society | Eat Cambridge Food and Drink festival | 1,300 | 4280 beneficiaries - 70% of these were city. Sellers recorded record numbers of people visiting their stalls and try their goods. Very good turn out to listen to talks on issue around Carbon/food waste issues. Information about free food and wild food. Increased visits to local shops afterwards. Information about free food and wild food. More interest in people questioning what they are eating and wanting to reduce air/road miles to access local food. |

| Group | Purpose | Award 2012-13 | Monitoring |
|---------------------------------|---|---------------|---|
| Cambridge Greentech | Bike powered sound system | 1,250 | Monitoring due December 2013 |
| Cambridge Past Present & Future | 20-25 learning events for children, young people and families to understand wildlife and the environment aiming for them to improve habitats at home. | 1,800 | 1523 beneficiaries - 786 city residents. 24 events free of charge. Reduced waste via electronic communication, increased promotion of sustainable transport, Increased awareness and understanding by up to 1000 local people of local environmental and wildlife protection and enhancement. Provide learning to understand how to help achieve protection and enhancement |
| Cambridge Sport Lakes Trust | Move and installation of timber building to become education centre | 2,000 | Timber building secured and installed on site as planned. The area "The Wildplace" is in a previously unused area of Milton Country Park and is used by a range of community groups. 4888 beneficiary visits; 1575 city residents in total. Outcomes - visitor numbers increased, mixed hedgerow planted, cycled of coppicing and storing wood harvested in place (reduce fuel poverty); use recycled materials, and enhanced recycling facilities in partnership with South Cambs DC in place; promote sustainable transport of the park, litter picks and fly tipping dealt with; bird boxes installed. |
| Cambridge Woodworks | Costs of a waste and recycling project working with approx 30 hard to reach young people | 2,000 | Monitoring due December 2013. Delays to project workshops commencing due to recent changes to youth judicial system. Preliminary monitoring due in March 2014, final end of project monitoring due autumn 2014. |
| Close the Door Campaign | Working with retailers, schools and WI to 'close the door' | 995 | Cambridge remains the lead example for work at high street level - 500 shops of all types are signed up - saves up to 50% of energy if their doors are kept closed. |
| Countryside Restoration Trust | Farm School Visits - project introducing primary school children to farming | 1,000 | 840 beneficiaries - 350 city. 3 Cambridge schools - 3 farm visits. Encouraged a greater understanding of the connection between food and farming, inspecting crops and milling wheat into flour with hand mills; farms and wildlife, pond dipping, sweep netting meadows and learning about food chains and care of the Bourn Brook (a River cam tributary) - learn about reducing flooding and stopping pollutants getting into water. |
| Cycle Streets | Add Cambridge specific functionality to a web based toolkit enabling cycling campaigners to gather, discuss and make best use of dispersed geographical knowledge within specific context of Cambridge Cycling Campaign | 3,000 | Greater involvement of the general membership of the campaign by connecting them to specific issues on a geographical/thematic basis; Improved working practices; Increased partnership working with Local Authorities and local residents; Increased reporting of network deficiencies; Reduced need to object to planning applications at a late stage |

| Group | Purpose | Award 2012-13 | Monitoring |
|-------------------------------------|---|---------------|---|
| Friend of Ridgefield Primary School | Wildlife Pond at Ridgefield Primary School | 1,200 | Wildlife pond created. Enhancing schools biodiversity - 234 pupils + parents, + 25 children from Patacake Nursery and Bangladeshi group. Outcome - protect and enhance local wildlife via new presence of newts, tadpoles, frogs and butterflies and pondskaters. |
| Friends of Histon Rad Cemetery | Cemeteries Green Day | 625 | Approx 217 attended. Focussed on biodiversity and important of green spaces. Local residents and visitors were able to see for themselves the measures taken to foster wildlife and care for trees etc and to understand the wildlife value of things like 'untidy' patches of long grass. Many people expressed enthusiasm and approval of the work being done in the Cemetery. |
| Oblique Arts | Fashion label using recycled clothing and household items with printed green messages, includes workshops to create clothes; sell them at Strawberry Fair / Big Weekend | 2,250 | 8,300 of which 5400 city residents. The online audience numbers reached much higher targets than anticipated (ie 4 times above figures). We delivered a radio show (Radio105) and had reports in two newspapers. 4,000 people reusing / swapping 2 items of clothing = 2 tonnes of textiles waste not generated (more people will recycle all grades of textiles. Less new clothes will be purchased. More people will be aware of the location of their nearest recycling bins and charity shops. 4,000 people – 1 item reused – 1 tonne textiles reused / upcycled. All grades of fabric recycled. 4,000 taking 1 item to local textile banks – 1 tonne of textiles not sent to landfill. |
| Romsey Action | Hat making activities with recycled materials for Mill Road Winter Fair includes competition and parade | 50 | Hats made and competition held using recycled materials. Awareness raising of using recycled materials. |
| Transitions Cambridge | Growing Spaces project creating 30 new spaces for growing food in the city from January 2011 to December 2013. Locates unloved or underused spaces | 3,000 | 1338 city residents involved. 20 public or community spaces now have edible landscaping or community gardens via purchasing plants, compost, mulch and tools. Outcomes include : reduced waste via not using shops; increased numbers of birds, insects and other wildlife in planted areas; 23 bin bags of rubbish collected and many composted; rain butts and composter installed and reclaimed wood used; for each person who changes their diet to local food, their carbon footprint from food is reduced by 25%. |
| TOTAL | | 46,257 | |

| | | | |
|--------------------------------------|--|-------|--------------|
| Cambridge University Botanic Gardens | Sculpture at the Station Road gate of Botanic Gardens inspired by a carbon molecule. | 5,000 | Withdrew bid |
|--------------------------------------|--|-------|--------------|

2. 2013-2014 Awards at December 2013

| Group | Purpose | Approval | Award |
|---------------------------------|---|-----------|---------------|
| Cambridge Carbon Footprint | Eco coaching pilot | Committee | 1,500 |
| Cambridge Carbon Footprint | Promoting low carbon Cambridge | Committee | 4,010 |
| Cambridge Carbon Footprint | Open Echo Homes 2014 | Committee | 1,930 |
| Cambridge Carbon Footprint | Carbon friendly homes - fuel poverty project | Exec Cllr | 5,000 |
| Cambridge Film Consortium | Young people's digital film production project | Committee | 4,950 |
| Cambridge Hub | Revised version of Ethical Guide to Cambridge | Officer | 1,230 |
| Cambridge Past Present & Future | 20-25 learning events | Committee | 1,900 |
| Close the door campaign | Research on retailers | Committee | 3,000 |
| Cycle Streets | Add functionality /improvements to web based toolkit as requested by Cambridge users | Officer | 2,000 |
| E-Luminate | e-Luminate Festival January 2014 – 6 workshops for children in partnership with Cambridge University Museums focusing on light and new efficient technologies and promoting sustainability issues | Officer | 2,000 |
| Empty Common Community Garden | Set up costs for community garden at Empty Common (First instalment) | Officer | 2,000 |
| Mill Road Winter Fair | Hats project | Committee | 50 |
| Oblique Arts | Eco fashion house (phase 2) | Committee | 2,000 |
| The Wildlife Trust | Cambridge City Midweek Conservation | Committee | 10,000 |
| Total | | | 41,570 |
| Budget Remaining | | | 8,430 |



To: Executive Councillor for Planning and Climate Change: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Environment Scrutiny Committee 14/01/2014
Wards affected: Market, Petersfield

CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR THE KITE AREA WITHIN THE CENTRAL CONSERVATION AREA 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 The Kite Conservation Area is part of the Central Conservation Area which was designated in 1969. In 1995 it was decided to draw up Character Appraisals for the Central Conservation Area and it was divided into separate areas to do so. The Kite was the first to be written in 1996. In 2013 consultants drafted a review of the Kite Conservation Area Appraisal. This draft Appraisal review provides evidence to illustrate that the Kite 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 14th October and 11th November 2013. There have only been 5 responses to the consultation, one of which proposes an alteration to 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 Kite Conservation Area which is attached as Appendix 2.
- 2.2 That owners/occupiers within the area of the proposed extension, as denoted in Appendix 3, be consulted on the proposal, and the

Executive Councillor with Chair and Spokes approves the proposed extension subject to consideration of the representations received.

3. Background

- 3.1 Funding for Pro-Active Conservation work, including the updating of Conservation Area Appraisals, was agreed in 2008/9.
- 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 The appraisal was undertaken by consultants. The methodology the consultants used for the work was in accordance with the best practice guidance set out in Planning Policy Statement 5: Planning for the Historic Environment Practice Guide March 2010 which is still relevant under the National Planning Policy Framework adopted in 2012.
- 3.4 English Heritage, Cambridge Past, Present & Future, Ward Councillors and Residents’ Associations were consulted.
- 3.5 The public consultation period was held from 14th October to the 11th November 2013. The public consultation was promoted on the City Council website with a link to the draft Appraisal and a comments form. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with contact information for making comments.
- 3.6 Ward Councillors and Residents’ Associations were informed as were major property owners within the area. The City Council webteam promoted the consultation through FaceBook and Twitter feed.
- 3.7 The public consultation for the Kite Conservation Area Appraisal received 4 written responses and 1 comment by telephone regarding an inaccurate date within the document. None of the responses was opposed to the draft Appraisal, however there were some suggestions regarding the text and a suggestion from one of the Ward Councillors regarding extension of the boundary. A summary of the responses and any action suggested to be taken is included as Appendix 1. A proposed extension to the Conservation Area is shown on the map which is included as Appendix 3.
- 3.8 There are two recommendations: the first is to approve the draft Kite Conservation Area Appraisal; and the second to approve the

proposed extension to the Conservation Area and a further period of four weeks consultation with the owners and tenants in the specific area affected by the extension.

- 3.9 The proposed extension area is between Dover Street and Burleigh Street, and includes buildings fronting East Road and the most south-easterly end of Burleigh Street. The Conservation Area would then include: the Tram Shed, which has an association with the Tram Depot, which is already in the Conservation Area; buildings along East Road and Burleigh Street which are of historic interest behind the modern shopfronts; and The Snug which is a good example of a nicely detailed public house that successfully turns the corner from Burleigh Street into East 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 the Appraisal, the consultants have suggested consideration of 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 report on the potential use of Article 4 Directions in Conservation Areas will be presented at the Environment Scrutiny Committee meeting in March 2014.
- 3.12 In summary, the Kite 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 is being funded 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 Kite Conservation Area.

(e) Procurement

There are no procurement implications.

(f) Consultation and communication

The consultations and communication are set out in the report above. Should the Appraisal be approved, the final document will be available on the Historic Buildings and Conservation webpage of the Cambridge City Council website.

(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 the Kite Conservation Area Appraisal, 2013

6. Appendices

Appendix 1

Summary of Responses to public consultation

Appendix 2

Draft Kite Conservation Area Appraisal, June 2013

Appendix 3

Map - Proposed Extension to Kite Conservation Area

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 |

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Kite 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 | Christ's Pieces Residents' Association | (i) All the recommendations are endorsed. (ii) 8.4 – no extensions should be allowed in principle. People should move to larger houses. (iii) 8.5 – happy to ask for volunteers to log garden trees (iv) 8.6 – streetlights are to be changed by the County – the issue of the replacement of street nameplates with cast iron will be taken to the AGM (v) 8.9 – the probable redevelopment of the Police Station is not mentioned. When an application comes in, cars should have their own garaging. (vi) Should more buildings be listed to help protect them? | (i) Noted (ii) This is not within the Council's remit (iii) Noted (iv) Noted. The City Council has been working with the County Council's contractors with regard to the retention, where possible and subject to contract and funding, of the historic lamp posts (v) As an application has not come forward for the Police Station, it is not deemed appropriate to comment on what may or may not happen on the site. (vi) If buildings are considered worthy of statutory listing, information should be submitted to English Heritage for consideration | (i) 3 (ii) 3 (iii) 3 (iv) 3 (v) 3 (vi) 2 |
| 2 | 2 responses from local residents | (i) Dates for the Unitarian Church and the Hall are incorrect (ii) The consultation was not widely enough disseminated (iii) The appraisal defines what is special about the Kite Conservation Area. The status of the | (i) Amendments made to text (ii) Noted. The consultation method was as for previous conservation area reviews (iii) Noted. The appraisal will be a material consideration with regard to | (i) 1 (ii) 3 (iii) 3 |

| | | | | |
|---|----------------------------------|--|--|---|
| | | <p>document and of the issues and recommendations in section 8 is not clear</p> <p>(iv) New development to the rear of buildings should also be required to 'preserve or enhance' as well as the street view. Some recently approved rear developments are out of character</p> <p>(v) Wholeheartedly support the statement that the area justifies conservation area designation.</p> <p>(vi) The area attracts many tourists and it offers visitors another view of Cambridge life away from the colleges. The Kite offers a unique environment with its link to the main shopping area to the commercial benefit of the city</p> <p>(vii) Busy traffic is identified as a major negative feature. New proposals to control parking should reduce the impact of traffic. Recommendations should be implemented immediately</p> <p>(viii) Some of the details about the properties are out of date, for example with regard to paint finishes on houses. The planning department should consider controlling how paint is removed from brick elevations to avoid damage</p> <p>(ix) The City Council should use its statutory powers to ensure that 7,8 and 9 Orchard Street, all listed buildings, are secured. It is hoped any future plans for these buildings will meet the criteria for listed buildings and that short-cuts will not be permitted</p> | <p>planning applications within the area.</p> <p>(iv) Conservation are a consultee on all applications within conservation areas and thus take the character of the area into consideration when commenting</p> <p>(v) Noted</p> <p>(vi) Noted</p> <p>(vii) Public highways within the city are under the control of the County Council and are not within the remit of the City Council</p> <p>(viii) Where incorrect details have been revealed, these have been altered. With regard to the removal of paint, this is not something that the City Council can control</p> <p>(ix) The City Council is in contact with the new owner of these properties and is trying to work towards a suitable scheme for all three buildings</p> | <p>(iv) 3</p> <p>(v) 3</p> <p>(vi) 3</p> <p>(vii) 2</p> <p>(viii) 3</p> <p>(ix) 3</p> |
| 3 | Cambridge Past, Present & Future | <p>(i) In general the document is supported</p> <p>(ii) It is disappointing that the wooden Victorian workshop in the courtyard to 37 City Road will be demolished and replaced with houses. This building is not even mentioned in the appraisal</p> | <p>(i) Noted</p> <p>(ii) An appeal against the refusal of the application for this site was upheld by the Planning Inspector. The Design and Access Statement for the application has photographs showing the interior of the workshops and some of the more decorative details. Some of the</p> | <p>(i) 3</p> <p>(ii) 1</p> |

| | | | | |
|---|---|--|---|---|
| | | <p>(iii) There appear to be several form of 'Maids Causeway'. The City Council should add a footnote as to why the existing choice of spelling has been used.</p> <p>(iv) 4.2.2 line 13 – we challenge the notion that the major element in unifying the character of the buildings is brick – other elements are also important. Also additions suggested for key positive and negative features</p> <p>(v) Additional key positive and negative features to various streets</p> <p>(vi) The City Council is urged to use its statutory powers sooner rather than later to bring 7, 8 and 9 Orchard Street back into beneficial use</p> <p>(vii) The protection of unlisted but 'positive' buildings from demolition is supported</p> <p>(viii) The use of Article 4s is supported to prevent addition of inappropriate roof dormers, rooflights, roof extensions and the protection of front boundaries. Further urge the introduction of Best Practice Guidance in detailing these sorts of features in Conservation Areas</p> <p>(ix) The production of a Tree Management Plan for the Conservation Area is supported</p> <p>(x) The City Council should work with the County Council to draw up a definitive programme of public realm improvements</p> | <p>stained glass will be salvaged for use in the new buildings. Text will be added to the document regarding this building</p> <p>(iii) The existing appraisal uses the form 'Maids' therefore this has been used within the document</p> <p>(iv) Alterations made to text</p> <p>(v) Some alterations made to text</p> <p>(vi) The City Council is in contact with the new owner of these properties and is working towards a suitable scheme for all three buildings</p> <p>(vii) Noted</p> <p>(viii) The introduction of Article 4 directions would need to follow a formal process. The City Council has a guide on roof extensions which is widely promoted</p> <p>(ix) Noted</p> <p>(x) Noted</p> | <p>(iii) 3</p> <p>(iv) 1</p> <p>(v) 1</p> <p>(vi) 3</p> <p>(vii) 3</p> <p>(viii) 3</p> <p>(ix) 3</p> <p>(x) 2</p> |
| 4 | Councillor Rosenstiel – Local Ward Councillor | <p>(i) Why has a draft dated 30th June only just been consulted on?</p> <p>(ii) The boundary should be altered to include the East Road frontage between Dover Street and</p> | <p>(i) The consultation period was chosen to avoid the summer holiday period</p> <p>(ii) To be considered by the Executive Councillor</p> | <p>(i) 3</p> <p>(ii) 1</p> |

| | | | | |
|--|--|---|--|----------------|
| | | <p>Burleigh Street to include the Tram Shed building and neighbouring restored buildings which are an important piece of Kite conservation</p> <p>(iii) Why is Petersfield in the Kite Conservation Area? This is particularly odd when the north of Maids Causeway is not within the appraisal</p> | <p>(iii) The Kite, including Petersfield, was part of the original Central Conservation Area designation in 1969. The area to the north of Maids Causeway are in the Central Conservation Area, but is described in the riverside and Stourbridge Common Appraisal</p> | <p>(iii) 3</p> |
| | | <p>(iv) Various comments made regarding terminology and inaccuracies within the document</p> | <p>(iv) Alterations made to the text</p> | <p>(iv) 1</p> |

THE KITE CONSERVATION AREA CHARACTER APPRAISAL

CAMBRIDGE CITY COUNCIL

**Draft No. 2
26 November 2013**

Cover photo: 6370 Listed Buildings in Eden Street

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1 INTRODUCTION

1.1 Background

1.1.1 This Appraisal seeks to define what is special about The Kite Conservation Area, and to provide information about its landscape, architectural merit and historical development. The Kite Conservation Area forms part of Conservation Area 1 – Central Area which was first designated in 1969. This has been extended since and further conservation areas designated beyond the original boundaries. In the early 1980s some of the historic buildings in the area were demolished to make way for the Grafton Shopping Centre which lies immediately adjacent to the eastern boundaries of what is now The Kite Conservation Area. In 1995 it was decided to draw up Character Appraisals for the Central Conservation Area and in order to do this systematically, it was divided into separate character areas of which The Kite was the first area to be tackled. This resulted in the production of The Kite Conservation Area Appraisal on which this document is partly based.

1.2 Method

1.2.1 The Conservation Studio, working on behalf of Cambridge City Council, has surveyed the area and re-assessed the current character of The Kite 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.

1.3 Location

1.3.1 The Kite lies a mile to the immediate east of the historic city centre of Cambridge. The northern boundary is formed by Maids Causeway and Newmarket Road, and the southern by Park Street and Parkside, both of which are historic routes leading out of the city centre. Parker's Piece, one of Cambridge's better known open green spaces, lies on the opposite side of Parkside. To the west, Emmanuel Road forms the boundary between the Conservation Area and a further open green space (Christ's Pieces) which then leads into the city centre with its mixture of mainly commercial and university buildings. To the north, beyond Maids Causeway, lie the attractive green open spaces of Midsummer Common, which lead to the banks of the River Cam. The Grafton Shopping Centre lies between The Kite Conservation Area and East Road (the A603), a very busy route.

5825 View from Maids Causeway over Midsummer Common

2 THE NATIONAL PLANNING CONTEXT

2.1 Conservation area designation

2.1.1 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".

2.1.2 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.

2.2 National policies

2.2.1 *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 although it is currently (June 2013) being reviewed.

2.3 Local policies

2.3.1 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.

2.3.2 Potentially, The Kite Conservation Area could be affected by new development but given its city centre location and the high number of protected buildings within its boundaries, major change is now extremely unlikely. However, 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 Kite Conservation Area sits within the Cambridge Central Conservation Area and is named after the kite-shaped piece of land which lies between Emmanuel Road, Newmarket Road and East Road, this shape being changed somewhat drastically in the 1980s when some of the historic buildings were demolished to make way for the Grafton Shopping Centre. Today, the Conservation Area is a mainly residential area based on a grid pattern of streets which is notable for its historic terraced properties and its cohesive townscape, enlivened by two important open green spaces – New Square and Petersfield. The area was first developed on open fields and common land from around 1815 onwards when groups of two or three storey Georgian houses were built in the north-west corner of the area, closest to the City Centre. New Square was subsequently laid out as a key open space and further terraced streets added to the south and east. Petersfield was added soon afterwards. Most of the earliest buildings are now Grade II listed and provide good examples of well preserved but very simple Georgian facades which are notable for their regular elevations, sashed windows and four or six panelled doors. Slightly later residential development, also of terraced houses but with less cohesive architecture, followed between the 1840s and 1860s, filling-up the area between Eden Street and Adam and Eve Street. These houses are more mixed in their detailing but are generally only two storeys high. Finally, Warkworth Terrace and Warkworth Street were added in the 1880s, again to a standard design but mainly three storeys high. The best preserved of these later buildings are included on the City Council's list of Buildings of Local Interest (BLIs). Nearly all of the houses in the Conservation Area are built on the back of the pavement or only slightly set back, so there are few front gardens, although back gardens, sometimes containing mature trees, can be glimpsed from a variety of viewpoints.

5836 No. 12 Maids Causeway

6313 Nos. 51-59 Warkworth Street

3.1.2 Since 1900, the area has been infilled and altered, mainly to provide non-residential uses. Examples include the large new school in a backlands site off Parkside (now the Parkside Community College) which was built in c1912, and the 1970s Police Station facing Parkside. Next to the Police Station, the Cambridge Fire Station has been rebuilt. There has been further residential development between Warkworth Street and Brandon Place (1960s or later), and on the east side of Adam and Eve Street. Most noticeably, the construction of the Grafton Shopping Centre in the early 1980s involved the demolition of some of the terraced houses in The Kite, and this has itself been revamped more recently with a covered shopping mall being created. Further modern development, some of it on a very large scale, falls just within the Conservation Area and faces East Road. The scale and uses are more in keeping with the commercial or educational character of this part of Cambridge, particularly given that one of the principal buildings for Anglia Ruskin University lies on the east side of the road, just outside the Conservation Area boundary. However, these modern developments have left a sufficiently high number of unaltered streets of high townscape value to justify Conservation Area designation, as is demonstrated by the concentration of Listed Buildings, Buildings of Local Interest, and 'character' buildings as shown on the Townscape Analysis Map.

3.1.3 Today, The Kite Conservation Area is bounded by busy traffic on its north, east and south boundaries although to the west, facing the city centre, Emmanuel Road has been

made into a bus and taxi-only route, allowing good pedestrian links westwards into the historic core of Cambridge. This leads through New Square and on to Fitzroy Street, which forms the spine of the Grafton Shopping Centre. Clarendon Street/Fair Street is another popular pedestrian way, this time providing a north to south route. Where these routes meet, on the north-east corner of New Square, there is a natural focus of activity. Another very busy route is Parker Street and Parkside, which meets East Road at the junction next to Petersfield. A few of the larger more prestigious Georgian houses facing this route are now used for professional offices rather than for residential accommodation, but the office workers can still enjoy the long views over Parker's Piece, and the entertainment provided by students using the various sports facilities. Off these principal routes, the mainly residential back streets are far more peaceful and retain a strong sense of community, assisted by a surprising number of small public houses.

3.2 Landscape setting

3.2.1 The Kite lies in a mainly urban setting within central Cambridge. It contains just two open spaces, New Square and Petersfield, both relatively small grassed areas with pathways which are lined with mature trees. However, three very large open green spaces: Parker's Piece, Christ's Pieces, and Midsummer Common, lie immediately to the south, west and north of the Conservation Area. Parker's Piece has fewer trees and has a more formal, urban character, but Christ's Pieces and Midsummer Common are both crossed by multiple pathways and contain more trees which soften the outlook. Midsummer Common is bordered along its northern boundary by the River Cam, but this is so far from the Kite area that it does not impact on the ambiance of the area. Less attractive is the busy traffic along East Road which passes through the south-eastern corner of the Conservation Area.

5925 View over Christ's Pieces from Emmanuel Road
6164 Parker's Piece with Parkside on left

3.3 Archaeology

3.3.1 Cambridge has a rich archaeological history and well documented finds which are recorded in the Historic Environment Record (HER) for the city. Whilst Prehistoric, Roman and Saxon finds have been found throughout the modern city, including some in the Kite area, the HER confirms that the area, which lay outside the medieval boundaries of the city, has a low potential for prehistoric, Roman and medieval remains. However, a small number of finds have been recorded within or close to the Kite, including:

- A Roman sherd dating to 43 to 409 AD was found on Midsummer Common
- Palaeolithic axe heads dating to between 50,000 BC and 10,000 BC have been recorded from a site in Newmarket Road
- A Bronze Age beaker dating to between 2,500 BC and 700 BC was found in Abbey Road
- Late prehistoric pottery dating to between 4,000 BC and 42 AD has been found in New Street

3.4 Historical development

3.4.1 Up to the early 19th century, the area now known as the Kite was used as open common land and its low lying location, close to the River Cam, resulted in a causeway being built across part of it along the line of the Newmarket Road. Remains of part of this

causeway, called the Barnwell Causeway and paid for under the will of a Dr Perse in 1615, can still be seen in a section of elevated footway in Maids Causeway. There was some fragmented development along Newmarket Road in the 18th century of which one feature remains – No. 38 Newmarket Road, a house of c.1790 which was built by William Wilkins (senior, died 1815). Close by, No. 36 Newmarket Road was built in 1816 as the Theatre Royal, probably following the St Andrew the Less Enclosure of 1811 which altered the use of the land to more managed farming or market gardening and divided it up into more fragmented ownership: James Burleigh, the proprietor of the local gas works owned land around what is now Fitzroy Street, Jesus College owned (and still own) New Square, and Peterhouse owned the land fronting Parker's Piece and immediately behind.

5722 No. 38 Newmarket Road

3.4.2 The early development of the area is dominated by the Cambridge-born architect, banker, speculator and sometime mayor, Charles Humfrey. His first major building work took place between 1815 and 1826 when he built five detached houses flanked by two pairs of semi-detached houses facing Newmarket Road. To either side were terraces of smaller houses along Short Street and Fair Street which connected to a longer row of smaller houses (Willow Walk) to the rear. This development became known as Doll's Close.

5935 Orchard Street

3.4.3 Humfrey's own large house (in an unusual Tudor style) stood where Victoria Street and Earl Street are today. In around 1825, he built a row of single storey terraced cottages (Orchard Street) for his workers, with tiled mansard roofs without any windows at the front to prevent them looking over his private garden. Humfrey also built some grooms' houses and a long range of properties for rent known as The Mews. Some of these buildings still exist along Emmanuel Road. By the late 1830s, Humfrey was running into financial difficulties and it appears that he sold off some of his garden land on which houses on Parker Street and possibly Parkside were built. This apparently only delayed the inevitable, and by 1846 Humfrey's house and other assets were auctioned in London.

3.4.4 In 1825, the first (south) terrace of New Square was laid out between Doll's Close and Humfrey's land. This terrace was built for Jesus College or by private owners on building leases. Between 1834 and 1835 the East Terrace and finally the North Terrace were built, the latter blocking the view from Willow Walk to the open space. A row of houses on Prospect Row was built in the late 1830s, although all that remains now is the Free Press Public House. After the opening of Christ Church in 1839, houses along Christchurch Street, Napier Street and James Street began to be erected. In 1835 Eden Street, followed in 1840 by its continuation Melbourne Place, were also built, as was Petersfield to the east.

3.4.5 At this time, the area towards East Road was still largely market gardens known as the Garden of Eden. Gradually however this area began to be squeezed by the pressure for housing, and first City Road, and then the adjoining streets, were built from the late 1840s onwards. Following the sale of Humfrey's house, development continued and Victoria Street and Earl Street were built from 1846 into the 1870s. Other individual houses continued to be built on vacant plots, but the last major development was in Warkworth Street and Warkworth Terrace in the 1880s.

3.4.6 Since then, demolition of some of the properties has taken place, most notably with the development in the early 1980s of the Grafton Shopping Centre, and along East Road and

the corner of Parkside. The uncertainty over the development of the Grafton Shopping Centre blighted the area from the 1950s into the 1970s. Despite this, the historic character of the area has survived, largely through the efforts of local residents.

4 SPATIAL ANALYSIS

4.1 Introduction

4.1.1 Although The Kite Conservation Area has a distinct, relatively cohesive character due to the similarity in the ages, uses and details of the majority of the built form and the grid pattern of streets, there are areas of specific character which relate to their uses, the age of their development, and their relationship to a variety of open spaces. Most noticeably, the southern part of the Conservation Area contains a small number of very large buildings (Parkside Community School, the Police Station, and the new Fire Station – all facing Parkside), and more mixed larger scale 20th century development facing East Road. These contrast markedly with the small, more intimate scale of the well preserved terraces of early to mid 19th century houses which can be found in the majority of the Conservation Area and which form the predominant building type. Although the Grafton Shopping Centre abuts the Conservation Area, the visual impact of the very large modern buildings is relatively limited, assisted by the lower scale of the earliest part of the development which faces Fitzroy Street.

6196 The new Cambridge Fire Station, Parkside

4.1.2 The areas of more specific character are considered to be:

- Northern sector: Maids Causeway and Newmarket Road
- Western sector: The area bounded by Willow Walk, Emmanuel Road, Parker Street and Clarendon Road/Jesus Terrace/New Square and Fair Street
- Eastern sector: The area between Eden Street and Adam and Eve Street
- Southern sector: Melbourne Place, Warkworth Street and Warkworth Terrace
- South-east sector: Parkside, East Road and Petersfield

4.1.3 These areas are described in greater detail below, and include a summary of the key positive and negative features of streets where it is considered to have greater complexity. Detailed descriptions of the Listed Buildings and Buildings of Local Interest (BLIs) are enclosed in Appendix 2 and Appendix 3 respectively, but the most common building type is the two or three storey Gault brick terraced house with sash windows and a sloping Welsh slate roof facing the street. These largely date to the late Georgian period of the 1820s, but very similar style and detailing continued well into the buildings of the 1850s.

5904 Houses in New Square

4.2 Northern sector: Maids Causeway and Newmarket Road

4.2.1 Maids Causeway and Newmarket Road form one of the historic radial routes out of the city centre. Only part of the southern side of these roads is included in The Kite Conservation Area, and most of the northern side lies within the Cambridge Central Conservation Area. Short, mainly residential, streets lead off Newmarket Road to the south and now terminate in the service roads or car parks of the Grafton Shopping Centre. This area was developed incrementally, but within a relatively short timescale, so the streets and buildings therefore retain a cohesiveness of building form, materials and details. Nearly all of the buildings date to the 19th century, with the buildings closest to the city centre being generally earlier, apart from No. 38 Newmarket Road, the sole survivor of late 18th century expansion. Present-day uses are still mainly residential, but there are also commercial offices, a vacant public house, the Zebra, a church, a Buddhist Centre and a Doctors' Surgery.

Maids Causeway

4.2.2 Maids Causeway runs from the Four Lamps Roundabout to the junction with James Street, a modern road which leads to the Grafton West Car Park. The predominant building form is two or three storey early to mid 19th century residential development constructed in Gault brick with sash windows and slate roofs. Many have semi-basements and some have coach houses onto Salmon Lane. Nos. 2-22 Maids Causeway forms part of Charles Humfrey's Doll's Close development of 1812 -1825. The seven villas are attached by short lengths of wall and were positioned to take full advantage of the long views to the north over the road towards the wide open green spaces of Midsummer Common with the River Cam beyond. The houses are set back from the road with attractive front gardens. There are cast iron railings along the pavement's edge to separate it from the road, with small cobbles near to the gaps in the railings at crossing points. Nos. 32-50 even are slightly varied terraced houses, also of c1825 but with different details and creating a high quality streetscape with the other listed building on the northern side of the road. The consistency of the brick type, the proportions of the buildings, the slate roofs, the arched doorways, the fan lights and the sash windows all contribute to the unifying the character of the buildings. Mature London plane trees add to the sylvan character of the area. Further along Maids Causeway, the raised pavement is all that remains of the Barnwell Causeway, built under the will of Dr Perse in 1615.

5833 Maids Causeway

5806 Raised pavement in Maids Causeway

Key positive features:

- Two significant groups of early 19th century houses, all listed Grade II, representing the earliest surviving buildings within the Kite area apart from No. 38 Newmarket Road (c1795)
- The use of Gault brick, sash windows, panelled front doors, and slate roofs
- The wide pavements and listed cast iron boundary railings, particularly to Nos. 58, 60 and 62
- The remains of Barnwell Causeway
- Long vistas to the west to the buildings in King Street and the spire of All Saints Church in Jesus Lane
- Views over the open green spaces of Midsummer Common
- Flood level markings on the side of No. 22
- Original 19th century iron railings
- Original 19th century stained glass in doorways
- The mature London Plane trees

Key negative features:

- Busy traffic
- Large traffic signs
- The large unpainted, modern street lights
- The residents' parking area next to the Roundabout could be improved
- No. 52 is a rendered building which is not in keeping with the rest of the street
- Grafton House, No. 64 Maids Causeway, a Grade II Listed Building, once stood in a large garden but this has been lost to later development

- Negative views down Fitzroy Lane to the Grafton Shopping Centre, its car parks, service yards, and large modern buildings

Newmarket Road

4.2.3 Only a short section of the south side of Newmarket Road lies within The Kite Conservation Area. However, there are good quality historic buildings on both sides of the road although they are quite varied in their ages, general form, and in their details. The predominant building type within this part of the Conservation Area is a two or three storey mid 19th century terraced house, sitting on the back of the pavement. Short historic streets (James Street, Christchurch Street, Napier Street and Wellington Street) lead off Newmarket Road and are mainly lined with more modestly-sized terraced cottages, which are smaller versions of the slightly grander houses on the main road. Most of these are two storeys high and built from Gault brick with slated roofs facing the street. Their windows are generally original and sashed, although there has been some loss to modern alternatives. Their southern boundaries are created by the service yards and access roads of the Grafton Shopping Centre. This stretch of Newmarket Road has four Grade II Listed Buildings – three houses (Nos. 6 and 8, 26 and 38) and one very large church, Christ Church, built in 1839 to the designs of Ambrose Poynter. This is also notable for the separately listed railings which surround its churchyard and the listed Parish Hall which lies within the churchyard. Between Stanton House and the Grafton Shopping Centre yard is the remains of the former Women's Hostel, which is commemorated by a plaque on the original wall. This part of the Conservation Area also retains the only Grade II* Listed Building – No. 36 Newmarket Road, the former Theatre Royal, then Festival Theatre, which was altered in c1926 to create a cyclorama and a revolving stage. It does however retain one of the most complete Georgian theatre interiors in the county with a three-tiered horseshoe auditorium with the galleries supported on cast iron columns. It is now used as the Cambridge Buddhist Centre.

5823 The Georgian Theatre (No. 36) is hidden by frontage buildings
5732 Christ Church, Newmarket Road

Key positive features:

- No. 38 Newmarket Road was built in c1795, possibly for William Wilkins (senior, died 1815) and as such is probably the earliest building in The Kite Conservation Area
- Christ Church forms an important focal point in the streetscape, particularly because of the mature trees and the listed cast iron railings which front the road
- Other historic buildings of the 19th century, largely well preserved
- The former Festival Theatre, set back behind No. 36 Newmarket Road, has been repaired since the last Appraisal and is now the Cambridge Buddhist Centre
- The former Co-Operative Society offices in James Street, with its original sign, still used by the Co-Op for their funeral services

Key negative features:

- Busy traffic
- The Zebra Public House, a 1930s building, is currently vacant and boarded up
- Negative views southwards towards the car parks, service yards and back elevations of the Grafton Shopping Centre and other very large modern buildings
- A large modern office block, Trafalgar House, sits forward from No. 38 and completely dominates the streetscene

- Improvements are need to the space in front of Nos. 36/38
- Some of the brickwork has been painted and original timber sash windows replaced in uPVC

4.3 Western sector: The area bounded by Willow Walk, Emmanuel Road, Parker Street and Clarendon Road/Jesus Terrace/New Square and Fair Street

4.3.1 Apart from Willow Walk, which formed part of the earlier Doll's Close development, this grid pattern of streets represents the expansion of Charles Humfrey's initial development facing Maids Causeway after the 1820s as he incrementally sold off land and eventually his own house for further new houses. Orchard Street is dated c1825 and the houses in Parker Street were added in the late 1830s. New Square was built between 1825 and c1835. Nearly all of these buildings are now listed Grade II. After Humfrey went bankrupt in the late 1840s, the site of his own house was sold, the house demolished, and new houses built in the former garden from the 1850s onwards – these now form Earl Street and Victoria Street.

The rapidity of the construction period for this area has provided a highly cohesive streetscape with the closely packed terraced houses lining each street, mainly without front gardens. The buildings are generally two storeys high with some larger properties facing Emmanuel Road. New Square is surrounded by two storey terraces, some with basements and attics, on three sides apart from where it opens up towards Emmanuel Road and the parkland beyond. Gardens are therefore usually hidden apart from where they can be glimpsed where streets intersect or where the street was only partially developed, such as Willow Walk and Elm Street.

Willow Walk

4.3.2 Willow Walk is a very attractive formal terrace of two storey houses built by Charles Humfrey between 1815 and 1817, all listed Grade II. The houses originally fronted onto open space before the completion of the north side of New Square in 1835. It is a private road with each end controlled by removable gates. The derelict buildings at the eastern end of the street, mentioned in the previous Appraisal, have been replaced with contextually-designed two storey terraced houses which fit into the existing streetscape very successfully. Any alterations or extensions to the Listed Buildings must maintain the cohesive quality which makes the street so distinctive.

5878 and 5873 Willow Walk

Key positive features:

- The character of the street stems from its unified form, detailing and materials
- Gault brick, six over six sash windows (some with external shutters), panelled doors, substantial party chimney stacks with some original clay pots
- Elliptical arches contain pairs of front doors – an unusual feature
- A raised pediment over Nos. 9 and 10 form central feature at the front, and is unusually repeated at the rear
- The back gardens of the New Square houses provide mainly attractive views from Willow Walk, particularly due to the mature trees
- The garden to No. 49 New Square is of special interest at the west end of Willow Walk
- York stone pavements of note, with well maintained modern hard landscaping around the parking bays

- The four traditionally-design street lights, attached to the actual buildings, are of note
- Views westwards and eastwards are blocked by the Wesley Church on Short Street and No. 10 Fair Street respectively
- Original doorbells and gate bells

Key negative features:

- Some of the Gault brick boundary walls in the gardens to the New Square properties are in need of repair
- No. 18 Willow Walk (the Church Army Hostel) is a modern 1930s building of little merit

New Square

4.3.3 New Square is a roughly rectangular green space with pathways, mature trees (mainly lime trees, planted in avenues) and longer views westwards over Emmanuel Road to the attractive trees and planting in Christ's Pieces. On three sides of the square are long, low terraced houses, the centre building of each terrace being provided with an eye-catching pediment. These houses were all built between 1825 and 1835 and all are listed Grade II. The boundaries to the small front gardens are modern, but largely uniform, although the reinstatement of more sensitively designed brick walls or traditional railings would be welcome. The hard landscaping in the square consists of small concrete slabs, with an edge detail of granite setts and a low, modern steel railing, painted black, which all suit the space. These pathways are well used as this is a popular route connecting the city centre with the Grafton Shopping Centre.

6099 New Square

6102 Houses in New Square

Key positive features:

- The uniformity of the house designs, emphasised by the limited range of colours which are used to paint the doors (controlled by the college landlords)
- The common use of Gault brick, sash windows, slate roofs and panelled front doors
- No. 49 was added in 1845 and is three storeys high and three bays wide, but uses the same designs as the earlier houses, so its effect is not discordant
- Diagonal line of mature lime trees cross the square
- Rounded off end terrace at No. 35

Key negative features:

- Several of the houses have sash windows of a slightly different design, affecting the cohesiveness of the terrace
- The demolition of Nos. 33 and 34 New Square in the 1950s to open-up the junction with Fitzroy Street is a regrettable feature, as it allows views into the bustling commercial street beyond
- The kiosk at the end of Fitzroy Street, and the adjoining Eden Chapel, are modern structures which unfortunately are somewhat prominent – more tree planting would help to hide some of these features
- Litter bins, public seating, and street lights in New Square are all modern and redecoration or replacement would be advantageous

- Burying some of the overhead wires would also be welcome
- Utilitarian street lights are not in keeping with the neighbourhood

Fair Street

4.3.4 Fair Street leads off Maids Causeway and links it to New Square. The buildings on the west side form part of the Doll's Close development and were built around 1820 – they are all listed Grade II. The east side of the street contains slightly later and more mixed development, including small shops units, the Hopbine Public House, and Nos. 7-10 (consec.), which date to around 1835. These are all Buildings of Local Interest (BLIs). To the east of Fair Street, two small cul-de-sacs (Salmon Lane and Fair Court) lead towards the Grafton West Car Park, a reminder of the time when this area was crossed by a variety of smaller alleyways and minor back lanes.

5845 Fair Street, west side

5859 Fair Street, east side

Key positive features:

- Terraced houses on the west side dating to the 1820s provide a formal terrace of two storey houses with basements, set hard against the footpath edge.
- Gault brick, sash windows and slate roofs
- Original elliptical archway leading to the gardens to Nos. 4-20 even Maids Causeway and the small rear gardens to Willow Walk
- Modest but well detailed historic shopfronts to Nos. 13 and 14
- Vistas to the north attractively closed by mature trees on the edge of Butt Green
- Old gas lights have been converted to electricity
- The new development at Nos. 5 and 6 Fair Street turns into Willow Walk and fits into the historic street scene extremely well

Key negative features:

- Improvements are needed to rear gardens to the Willow Walk and Maids Causeway houses, as this area is visible from Fair Street
- The rather strident dark red colour of the Hopbine PH, and the unfortunate pebble-dash facing material
- The Eden Chapel is a modern building of little merit

Jesus Terrace

4.3.5 Nos. 1-9 (consec.) Jesus Terrace lies to the south of New Square and is a group of very similar houses to the New Square properties. They date to c1840 and are listed Grade II. The buildings are two storeys high and one sash window wide, with Gault brick elevations and arched fanlights over panelled front doors. Slate roofs and thick chimney stacks, which are unusually tall and slender, with many original clay pots are of note. No. 1, a corner building which faces out over New Square, retains plain, probably late 19th century shopfronts on two sides, either side of the corner front door. At the southern end of the terrace is a high Gault brick wall which sweeps around the corner into Elm Street. On the other side of the road is just one house, No. 10, which although detached and larger, is contemporary with the terrace opposite. An unusual feature of the house is the lack of alignment between the ground and first floors. The brick of the outbuilding to No. 10 looks incongruous against the

traditional Gault brickwork. The backs of the houses along the south side of New Square are clearly visible. Although several of these have been extended in different styles, all the extensions are subordinate to the main buildings and all are of materials which match the original houses.

6105 No. 1 Jesus Terrace

Portland Place

4.3.6 Portland Place leads eastwards from Jesus Terrace to Eden Street Backway, which services the terraced houses along the western side of Eden Street. It also leads to a short terrace of Grade II listed cottages, Nos. 3-9 (consec.) Portland Place, which are very similar to Jesus Terrace and date to c1840 – they are listed Grade II. These have been extended to the rear in a very similar way, providing a welcome degree of uniformity. This uniformity includes the boundary treatments, which although rather rustic in appearance, provides a cohesive appearance.

6115 Portland Place

4.3.7 Of note here is the way the townscape opens up due to the long vistas along Eden Street Backway to the north and east into rear gardens with their brick walls and mature trees. The well-maintained front gardens and high walls with the ash tree and holly behind (in the back gardens of the Jesus Terrace houses to the west) add to this character. A group of 12 single storey garages, arranged in two facing blocks, is a less attractive feature although they clearly serve a useful purpose and their visual impact is reduced by the trees and planting in the adjoining gardens. A very small area of traditional stone cobbles remains in Portland Place next to the side elevation of No. 1 Jesus Terrace.

Elm Street

4.3.8 Elm Street is a long narrow street divided by Jesus Terrace/Clarendon Street two-thirds of the way along its length. The longer section to the west is really a back access lane, serving the back gardens to the properties in New Square and Orchard Street. It is lined with small 20th century garages and high brick walls, some of which require attention. Views of the back elevations of the Orchard Street properties mean that any alterations to these elevations must be very carefully designed. A focal point is provided by the large chimney on the outbuilding to the rear of No. 3 New Square. More positive are the views over Emmanuel Road to the open green spaces of Christ's Pieces.

4.3.9 The shorter length between Jesus Terrace to Eden Street contains an row of two storey Gault brick cottages dating to 1840 which unusually for the area have large front gardens, some of which are now used for car parking. They face Orchard Court, a 20th century development which although of a similar scale to the surrounding area, has more varied materials and details. The vista eastwards is terminated by the shop on the east side of Eden Street and the side elevation of the Elm Tree public house. A large tree in the garden to No. 9 Jesus Terrace provides some visual focus to the west. Poor quality street lights are a negative feature.

6132 Nos. 1-8 consec. Elm Street

Orchard Street

4.3.10 Clarendon Street was built later than Orchard Street and was routed across it so the eastern section is now separate from the principal western section and is a much narrower route: a footpath used only by pedestrians. It is basically the same route from Emmanuel Road to Eden Street/Prospect Row. The western section contains a long row of unusual single storey houses (Nos. 1-13 consec.) with mansard roofs built in c1825 by Charles Humfrey, all listed Grade II, which face a continuous terrace of slightly later, more mixed residential development (Nos. 17-41 consec.), which are BLIs. These were built over a 75-year period so they are far more varied in their designs, but these variations in architectural style, detailing and roof heights give the group a notable charm. On the western part of the street, No. 16 was once part of Humfrey's 1820s terrace but was separated from it when Clarendon Road was built, necessitating the demolition of two of the terraced houses. The rest of the houses in the eastern part of Orchard Street are a modern development called Orchard Court, but their general scale and massing is reasonably in keeping with the area. At the end of the footpath, where it abuts Eden Street, is a well detailed Victorian Public House called the Elm Tree, which faces Elm Street and forms part of the streetscape to both Elm Street and Orchard Street.

5937 Nos. 1-5 Orchard Street

5943 Nos. 7, 8 and 9 Orchard Street are suffering from neglect but have been recently sold

Key positive features:

- Nos. 1-13, and No. 16 Orchard Street are notable for the unity of their design, the unbroken sweep of their tiled mansard roofs, their substantial brick chimneys, their sash windows (often retaining their original external shutters) and the painted panelled front doors with simple pedimented doorcases above
- The surviving shopfront to No. 17, on the corner of Clarendon Street, is of merit
- The railing to Nos. 30 and 31 add to the visual interest
- The vista westwards is attractively focused on the mature trees on Christ's Pieces
- The very large Wisteria on the front and side of No. 13
- Short views from the eastern section of Orchard Street over the brick boundary wall towards the Parkside Community College and the mature trees which lie within the site
- Decorative niche on the side of No. 16 is an interesting feature. It is the remnant of a chimney stack that survived when the terrace was cut in tow to facilitate the construction of Clarendon Street

Key negative features:

- Nos. 7, 8 and 9 Orchard Street are currently unoccupied but have recently been sold
- The character of some of the BLIs on the south side of the street has been eroded by unsympathetic alterations including roof extensions and the loss of original features
- Nos. 1-13 would benefit from a simplification of the front boundary treatments, whilst maintaining the existing planting which adds to the character of the street
- Views along the street are compromised by a plethora of traffic signs, the yellow lines on the street surface, the unpainted street lights and the tarmac pavement (although granite kerbs are still evident)
- Illegal car parking, often on the pavements
- Bay window on No. 4 is not sympathetic in style

- Utilitarian street lights are not in keeping with the area

Earl Street

4.3.10 Earl Street runs parallel to Orchard Street and also connects Emmanuel Road to Clarendon Street. It was developed from the 1850s onwards on the site of Charles Humfrey's Clarendon House. The continuous mainly two storey Gault brick terraced houses which line either side are all BLIs, of which the houses on the north side of the road are more cohesive, as the houses on the opposite side were built more incrementally, so they have differences in height, their relationship to the road, and their details.

5983 View westwards along Earl Street
5990 Nos. 2-10 even Earl Street

Key positive features:

- Well detailed cohesive streetscape with a uniformity of building materials and window types
- The slight variations in historic roof heights and the rhythm of the chimney stacks provide interest at high level
- Houses on the south side of the road have half basements, some with original cast-iron railings
- Some original coal hole covers remain, set in York stone slabs
- Views westwards towards the large lime trees in Christ's Pieces
- The streetlights have been converted from old gas lights

Key negative features:

- The street has gradually lost some of its character by the painting of the front elevations, roof extensions, the addition of large roof lights to the front roof slopes, and the capping of chimneys
- Parked cars tend to dominate views along the street
- Street signs for residents' parking is obtrusive
- Telegraph poles and overhead wires are detrimental
- Some modern pipework on front elevations
- The modern garage doors to the side garage to no. 12 Emmanuel Road
- Views to the east towards No. 28 Clarendon Street

Victoria Street

4.3.11 Victoria Street is very similar to Earl Street as it was developed at a similar time. It retains a similarly-detailed terrace (Nos. 1-18 consec.) on the north side which are Gault brick, mainly two storeys, and built right up to the pavement edge. As well as the two storey properties, there are other buildings in different uses or of a slightly larger scale which give the street some punctuation. Of these, the former Victoria Hall, with its red brick and Gothic detailing, enlivens the east end of the street – it is dated 1884. It lies next to the Clarendon Arms public house which although facing Clarendon Street also adds to the streetscene in Victoria Street. Halfway down the street, the terraces are punctuated on both sides by pairs of three storey houses which face each other and probably date to c1870. Their height and architectural detailing, including first floor balcony railings to one, is a pleasant foil to the more modest cottages which lie around them. On the corner with Emmanuel Road is the red brick

Unitarian Church (a BLI), the cupola of which is an important focal point in views along both roads. The adjoining Church Hall, which faces Victoria Street, is a similar design and both are considered positive in their impact on the surrounding area. The former CAMTAX site, mentioned in the previous Appraisal as a negative feature, has now been sensitively redeveloped to provide new flats (Christ's Court). The front elevation of this development is a good example of how careful attention to detail can provide new buildings which fit into their historic setting immediately.

6022 View westwards along Victoria Street
6027 Christ's Court, Victoria Street

Key positive features:

- Two or three storey terraced houses built between the 1850s and 1880s
- Use of Gault brick, slate roofs, sashed windows and panelled front doors
- Some early setts crossovers and gutters
- Views westwards to the mature trees in Christ's Pieces

Key negative features:

- Some plastic windows and painted front facades
- Robert Peel house, No. 1a is a converted outbuilding with a overly-dominant pale blue front elevation and modern folding windows across the whole of the ground floor, which are not in keeping with the rest of the street
- The ugly kitchen vent to the Clarendon Arms public house – painting it all cream or black might be an improvement

Parker Street

4.3.12 Only the north side of Parker Street is within The Kite Conservation Area. This contains a continuous terrace of very similar two storeys Grade II Listed Buildings (Nos. 1-13) constructed between 1838 and the late 1840s. Nos. 1-6 were built in 1838 and are divided into pairs by archways through to the back yards; No. 8 was built in 1840; and Nos. 9-13 a little later. No. 7a was not added until later in the 19th century which is why No. 7 has a canted corner, which accommodates the two different building lines of the terraces to either side.

6059 Nos. 1-6 Parker Street

4.3.13 These face a large late 19th century red brick building which is part of Emmanuel College which is also located almost on the back of the pavement behind high railings, creating a rather enclosed character. Glimpses of the gardens behind this large building can be seen at one point, before further mid 19th century buildings (Nos. 14, 15 and 16 Parker Street, and Park Lodge), turn the corner into Parker's Piece. Together, these buildings create a high quality streetscape which is unfortunately somewhat compromised by the very busy traffic due to it being part of the main route to Drummer Street bus station.

Key positive features:

- Despite the different building dates, the terrace retains a strong sense of unity due to their similar height, massing and use of materials
- Use of Gault brick and slate for the roofs
- Nos. 1-6 are particularly interesting with their pilaster strips and chased-in downpipes, done to maintain the purity of their front elevations, and unusually for this Conservation Area, the roofs are hidden by low brick parapets
- Six over six sash windows, and some simple doorcases with doorhoods supported on console brackets on the earlier group
- Nos. 7 to 13 have front boundary railings, protecting small basement areas
- Views across the narrow street to Emmanuel College buildings with glimpses through to the gardens and trees beyond
- Oblique views towards the green open spaces of Parker's Piece

6160 View west along Parker Street

Key negative features:

- The high volume of traffic
- The need to make improvements to the public realm
- The poor condition of some of the Listed Buildings
- Some of the buildings have been painted, this paintwork appearing rather dirty in places due to the traffic
- Some of the houses have had ground floor bay windows added

Short Street

4.3.14 This terraced group lies between the junction of Maids Causeway with the Four Lamps Roundabout, and Willow Walk, overlooking the Wesley Church with the parkland of Christ's Pieces beyond. Four of the properties are Grade II listed (Nos. 1, 2 3 and 4) and form part of Charles Humfrey's Doll's Close development of c1820. Typically, the buildings are of two storeys with Gault brick elevations with low pitched slate roofs, timber sliding sash windows and door with simple but attractive timber door surrounds. Adjoining this group are two BLI's – Nos. 5 and 6 – which have been heavily altered although they probably date to the same period. The bracket for a hanging sign on number 5 may indicate that it was formerly a public house. Finally, Nos. 7, 8 and 9, with No. 1 Willow Walk, are a 20th century addition which copies relatively closely the general format, materials and details of the earlier buildings.

5893 Nos. 1-6 consec. Short Street

Key positive features:

- Nos. 1-3 are well preserved, with their original doors, windows and materials
- Attractive views westwards and northwards over wide open green spaces, trees and flower beds

Key negative features:

- Nos. 5 and 6 have been very altered, including new windows, the rendering and painting of the original Gault brickwork, and the installation of plastic windows
- Some of the windows in the 20th century houses have been replaced with modern top-hung casements which look extremely discordant when open
- Extremely busy traffic
- A large number of traffic signs associated with the bus and taxi-only entrance to Emmanuel Road

Emmanuel Road

4.3.15 Emmanuel Road provides the western boundary to the Conservation Area, and divides the built-up residential streets from the wide open spaces of Christ's Pieces, which lie along the whole of its western side. It is now open only to buses and taxis. Uses are mixed, including residential uses, commercial and religious buildings and a dance school. The east side of the road contains several attractive and important buildings, some of which are said to form part of the former mews to Charles Humfrey's Clarendon House, although the original layout has been much fragmented. Of note is the grid pattern of streets which lie at right angles to it and which contain a very high concentration of both Listed Buildings and BLIs – these streets create breaks along the east side of Emmanuel Road.

5927 Emmanuel Road looking south

4.3.16 Nearly one half of the eastern side of the road butts up to New Square, with pathways connecting the city centre to the Grafton Shopping Centre. The rest of this side of the road is a mixture of Listed Buildings and BLI properties with some small gardens which are quite visible – an unusual feature for the Conservation Area. These buildings tend to be larger scale and more urban in character than the more modestly sized terraced houses in the back streets further into the Conservation Area.

4.3.17 From the north, after New Square, the first two houses are Nos. 18 and 19, both BLIs and both now painted. These face the former Golden Rose Public House, a small building which still retains its 19th century shopfront and 3D hanging sign, painted a dark maroon. Separated by a small garden, Nos. 15 and 16 are also BLIs with side entrances and simple sashed windows facing Emmanuel Road. A small, one bay wide house (no. 14) sits between further garden spaces, is located on the back of the pavement and is also a BLI. All of these buildings are two storeys high and retain a domestic scale.

4.3.18 Unusually set back from the road, No. 13 is said to form the more northerly end-stop of Charles Humfrey's 'Mews' which has long since been demolished. Number 5 Emmanuel Road, circa 1820, remains as the southern end-stop, on the south side of the Unitarian Church. The Mews, which formed part of Humfrey's Clarendon House estate, and appears to have been used as grooms' accommodation, must have been demolished in c1850 to make way for the development of Earl Street and Victoria Street.

4.3.19 Nos. 7, 7A and 7B, Nos. 8 to 12 (consec) Emmanuel Road and No. 1 Earl Street form a substantial three storey terrace which is listed Grade II. They date to the mid 19th century and lie between the junctions with Earl Street and Victoria Street, so were presumably developed at a similar time. No. 10 has a pediment over the second floor, adding a central feature to the group.

6047 Unitarian Church, Emmanuel Road

4.3.20 Between Victoria Street and the busy junction with Parker Street and Drummer Street are six quite varied buildings. The most prominent is the Unitarian Church, an early 20th century BLI in the classical revival style. Its small bell tower is a focal feature in oblique views along the street.

4.3.21 The corner from Parker Street is turned by two and three storey Gault brick houses – Nos. 1, 2 and 3 – of which only No. 2 is Grade II listed, and provides a double-fronted elevation to the corner. In the rear of No. 2 is a circular cast-iron summerhouse which was originally in the garden of Charles Humfrey's house.

Key positive features:

- High concentration of mainly early to mid 19th century Listed Buildings and BLIs
- Some interesting surviving fragments of Charles Humfreys' Clarendon House estate
- Some visible front or side gardens, although some are now used for car parking
- York stone paving to some of the pavements including wide granite kerbs
- Highly attractive views over Christ's Pieces and into New Square
- Long views down the residential streets to the east, lined with largely well detailed mid 19th century terraced houses
- The removal of the majority of the traffic from Emmanuel Road has provided a quieter and more pedestrian-friendly environment with better pedestrian links between the city centre and the Kite area generally

Key negative features:

- A plethora of traffic signs at the southern and northern entrances to the road
- Some modern street lights
- The loss of some garden space to car parking

Clarendon Street

4.3.22 Clarendon Street runs parallel to Emmanuel Road and was created in the 1850s when Earl Street and Victoria Street were laid out. It continues into Jesus Terrace and therefore with the east side of New Square. Both sides of the street are lined with mid 19th century terraced houses, the ones on the east side being slightly larger with some small front areas protected by cast or wrought iron railings. Otherwise, the buildings sit on the back of the pavement so there are no front gardens. Generally the pavements have been resurfaced in small concrete flags or tarmacadam although narrow granite kerbing and sett crossovers survive, along with some early concrete paving – a brass plaque on the corner of Orchard Street records that this was laid in 1909. Small areas of York stone paving also survive with cast iron coal holes, as do historic cast iron street nameplates, fixed to the buildings. Attempts have been made to reduce the amount of street clutter, including the replacement of pole mounted signs, by signs fixed directly onto the buildings.

6071 Cast iron street nameplate on No. 40 Clarendon Street
6147 Clarendon Street

Key positive features:

- Use of Gault brick, slate roofs and prominent chimney stacks with a variety of tall clay pots
- Variations in building heights which provide visual interest
- Some of the properties on the west side have cellars
- On the east side, Nos. 9 and 13 are three storeys high, and No. 19 is three bays wide with a parapet roof
- No. 40 has been significantly enhanced by the improvement of the front bay windows
- Percy Wing's on the corner of Orchard Street is notable for its historic shopfront and glazed tiles
- Original railings outside Nos. 6-19 give a special rhythm to this side of the street
- The hanging sign and traditional street light on the Clarendon Arms Public House are notable features
- The lime tree outside No. 1 Clarendon Road, which is TPO'd, is an important tree although it has recently (May 2013) been severely pollarded
- The Wisteria tree on No. 13 Orchard Road provides an attractive visual focus in views along the street
- Pleasant vistas along Earl Street and Victoria Street to the landscape and trees of Christ's Pieces
- Longer views out of the Kite are also seen, including a view of the ash tree on Park Street which frames the cupola of the University Arms Hotel
- Interesting glimpses of the back elevations of the properties which face Parkside, with the trees of Parker's Piece beyond
- Looking north, views of the trees and buildings in New Square are 'framed' by the buildings on either side of the junction with Orchard Street
- Longer views take in the conical roof of the Eden Chapel

6077 The Clarendon Arms Public House

Key negative features:

- Several properties have been altered in the past, with the painting of front elevations, extensions to the roofs, and alterations to the windows being the most noticeable changes
- Unattractive views of the garages to the south of No. 1 Clarendon Street
- Missing or poorly maintained front area railings
- Modern street lights

4.4 Eastern sector: The area between Eden Street and Adam and Eve Street

4.4.1 Although the west side of Eden Street contains a long terrace of Grade II listed terraced houses dating to c1835, this Character Area largely represents slightly later development of the former Garden of Eden nursery, which was incrementally built over from the mid 19th century onwards. As a result, the area is made up from streets of terraced houses of mid to late 19th century date, again arranged in a grid pattern of streets. City Road runs parallel to Eden Street and Adam and Eve Street, and a further three streets (Grafton Street, John Street and Brandon Place) connect City Road to Adam and Eve Street. Beyond this point, and between Brandon Place and Prospect Row, the buildings are mainly 20th century in date with blocks of flats and new houses being the predominant use. Of note is the probably

1960s housing between Brandon Place and Prospect Row, of one building period and now relatively mellowed into the streetscape, and the much more recent blocks facing Adam and Eve Street, which do at least shield views of the backs of the commercial buildings facing East Road.

6371 Eden Street looking north

4.4.2 Whilst only a few of the historic buildings are actually Listed Buildings or BLIs (apart from the houses in Eden Street), the quality and details of the remaining buildings means that they are considered to be buildings which make a positive contribution to the special interest of the Conservation Area, and like the Listed Buildings and BLIs, they should be retained.

4.4.3 This part of the Kite is surprisingly peaceful, given the close proximity of the busy traffic in both Parkside and East Road, and the commercial activities in the immediately adjoining Grafton Shopping Centre.

Eden Street

4.4.4 Eden Street is a long and very attractive mainly residential street which joins Fitzroy Street in the north to Prospect Row in the south. The west side was built in c1835 but the east side was incrementally added over the rest of the 19th century, so the buildings are far more varied. Nos. 1-42 are all Grade II listed. Some of these have remnants of the original 'privies' built into the wall that runs along Eden Street Backway.

6361 The Elm Tree Public House, Eden Street

6390 Nos. 51, 52 and 53 Eden Street

Key positive features:

- West side:
 - Uniform and continuous terrace of 42 identical houses built in c1835, all Grade II listed
 - Two storeys high with Gault brick elevations and slate roofs
 - Strong rhythm of these roofs with their identical chimney stacks
 - One window wide, with six over six sashes to each opening
 - Panelled front doors with elliptical arches over
 - Nos. 21 and 22 have pilasters supporting a pediment to provide a central feature (just like New Square)
 - Small front gardens with low brick front boundary walls or clipped hedging
- East side:
 - Buildings of the 1860s to the late 19th century
 - More varied in terms of height and details than the west side of the street
 - Use of Gault brick and slate for the roofs
 - Sash windows, some just one pane over one pane, with panelled front doors with half-round or elliptical arches containing simple fanlights
 - The variety of roof lines, materials, chimney details, and dormers all add interest
 - The north end of the street has three storey buildings which are late 19th century in date

- The former Girls' School, now called Eden Court and a BLI, creates a significant punctuation mark in the streetscape due to its additional height
- General:
 - Views south towards the continuation of Melbourne Place with its trees, and the commercial premises such as the two public houses, the hair dressers' – with its original shopfront - and the former Constable's Glass Works
 - Views to the north take in the silver birch trees at the pedestrianised section of road which connects through to Burleigh Street and Fitzroy Street

Key negative features:

- Modern street lights (unpainted steel), telegraph poles and overhead cables
- Mixed boundary treatments on the west side of the road, and although some are original, improvements are needed
- Views northwards to the 20th century commercial buildings in Fitzroy Street, with their inappropriate materials, details and general scale
- The poor quality trees in the modern shopping centre
- The porch to No. 3 which is not typical of the listed terrace
- The modern garage entrance to No. 63

Eden Street Backway

4.4.5 This is a throughway which runs between the backs of the gardens to Eden Street and those for the eastern side of New Square. There is an attractive view of the only Listed Building in Fitzroy Street, HMV, at the end of this street. This is the former Laurie and McConnells building, built in 1905 of generous proportions and noteworthy detailing such as the quoins, railings, weather vane and curved pediment. The standardised rear extensions to Portland Place create a pleasant rhythm to the street. A proposal for the development of the rear gardens to New Square for houses facing Eden Street Backway, which will include the demolition of the garages on Portland Place, has been approved.

Key positive features:

- Good views from to the pediment and cupola of the Laurie and McConnells store (now HMV) – this was originally a musicians' gallery
- Modern extensions to Portland Place

City Road

4.4.6 City Road is a residential street on the edge of The Kite Conservation Area which runs from the Grafton Shopping Centre (on part of the east side) down to Prospect Row. It is approached from the south by a narrow alleyway next to the Free Press Public House in Prospect Row which opens out and provides views along Brandon Place to the east, and along City Road, towards the shopping centre, to the north. Apart from the abutment with the shopping centre, and part of the north-eastern side of the road, the buildings are mid to late 19th century in date and are all considered to be positive buildings which should be retained. The commercial bustle of the shopping centre contrasts markedly with the peaceful residential streets to the south, including City Road. The modern development to the north-east side of

City Road is not in keeping with the general character of the Conservation Area, although efforts have clearly been made to provide new buildings which react to the more domestic scale of the 19th century houses and provide a foil to the very large scale buildings of the Shopping Centre. These modern buildings are in commercial uses. There is also one small shop, (Kingsway Cycles) in a 19th century terraced house, No. 8, the last terraced house before the junction with Paradise Road.

Behind 37 City Road are some Victorian workshops which were developed adhoc and contain some interesting features, including some stained glass windows and ceramic tiles. This building has received approval for demolition and new residential buildings in its place following a similar footprint and scale. The stained glass windows are to be reused within the new buildings.

6443 City Road, south end

6458 City Road north end to the junction with Fitzroy Street

Key positive features:

- Two storey houses set tight to the back of the pavement
- Pedestrian-arches through to the rear
- Good views into the surrounding streets
- Several prominent buildings such as the Eden Centre and the former Miller's Piano Works (No. 25) – a BLI
- The large tree in the front courtyard to the Eden Centre (TPO)
- Street improvements in the past have included the construction of traffic calming measures and the addition of new street trees – these are now reaching a good size so they are dominant in views along the street
- The workshops behind No. 37 with their William Morris inspired stained glass windows and tiling around the fireplaces

Key negative features:

- Some of these properties have lost some of their traditional details, such as doors, windows, chimneys and roof materials (some of these changes carried out when the street lay within a General Improvement Area)
- Some poor quality roof dormers
- Some of the traffic calming measures – the bollards, paving, planting and trees – need renewal to a standard pattern, or just general maintenance such as painting
- Overhead cables and dominant telegraph poles
- The use of garish paint colours for some of the front elevations

Paradise Street

4.4.6 Paradise Street has lost most of its historic buildings and the northern boundary is now marked by the service yards to the shops facing Burleigh Street, which forms part of the Grafton Shopping Centre. Only the southern side of Paradise Street lies within the Conservation Area, and along this southern side are a mixture of both 19th and 20th century buildings, of varying scales and materials. Nos. 33, 34 and 34a form a short terrace of mid 19th century houses very similar to the properties in City Road. A further pair of houses (Nos. 35 and 36) are very similar, and sandwiched between them is a highly unusual (for this Conservation Area) building which was once a 19th century school but has been almost

completed rebuilt. Now called Guthrie Court, it has a three storey front elevation, with six very prominent front columns, making it a highly visible building in an area which actively benefits from its slight quirkiness. Other buildings along this side of the road are 20th century housing developments which have at least maintained the two storey scale of the existing 19th century terraced houses and which together provide a fairly cohesive streetscape, although some of the materials and details are not particularly in keeping. Paradise Court, on the northern corner of the junction of Paradise Street and City Road (and therefore outside the Conservation Area) is particularly disappointing in that an opportunity existed to provide a more interesting corner feature which was not taken. The poor quality views into the adjoining service yards, and the large scale of the buildings in the shopping centre, are of particular note here, but could be improved by planting and better quality boundaries. The repair workshop for the cycle shop provides some activity to the street but the signage and overall appearance of the single storey flat-roofed building which houses these facilities is not particularly attractive.

6566 Paradise Street
6505 the car park next to The Tram Depot
6546 Grafton Street
6552 Former Jubilee Sunday School

4.4.7 At its eastern end, Paradise Street turns south towards the junction with Dover Road, which leads to East Road. The key building in this part of the street is The Tram Depot, a successful conversion of a historic building which is now a bar. The visual impact of the large car park to one side of it has been reduced by some tree planting, but more would be welcome. Other buildings, which are modern, lie outside the Conservation Area boundary.

4.4.8 There are a number of important views in this part of the Conservation Area as follows:

- Views westwards to the historic houses in City Road
- Views to the north-west towards the cupola of the former Laurie and McConnells store in Fitzroy Street, Grade II listed
- Views beyond to the spire of All Saints Church in Jesus Lane
- Views across the car park to The Tram Depot

Grafton Street

4.4.9 Grafton Street and John Street were both developed from the mid 19th century onwards with terraces of two storey houses. Overall they remain reasonably cohesive despite modern alterations and the painting of the front elevations, usually white.

Key positive features:

- Simple mid 19th century terraced houses with a fairly uniform design
- Mainly two storeys high apart from the Jubilee Sunday School
- Use of Gault brick, slate roofs, sash windows (one over one panes, or six over six)
- The survival of some interesting features such as the wrought iron window box holders to No. 19
- Nos. 4, 5, 6 and 7 are unusual two storey houses, possibly built as almshouses with mullioned and transomed windows (although many have been altered) and large shields on their front elevation – these are BLIs

- The former Jubilee Sunday School is dated 1877 and provides a tall gabled elevation to the street with polychrome brickwork and other neo-Gothic features, including the same shield decoration as the adjoining cottages (Nos. 4-7 inc.) – this is a BLI
- Nos. 37-39 are the former Suffolk Temperance Hotel and has fine brick detailing and its sash windows have a range of glazing bar treatments including margin lights, simple two over two lights, and four panes over four panes
- Granite kerbs and some stone gutters
- The large Wisteria on the end elevation of No. 22, facing both Grafton Street and Paradise Street

Key negative features:

- Some of the buildings have been subject to alterations, particularly to the windows and doors, and this has eroded some of the unity of the street
- Some of the pavements are tarmacadam or very poor quality concrete slabs, in urgent need of replacement
- Traffic calming features at the western end of the street adjoining Paradise Road, with granite setts and planting, would benefit from some repairs or other improvements
- Telegraph poles and overhead cables
- Negative views over Paradise Street to the car park next to The Tram Depot

John Street

4.4.10 John Street was developed at a similar time as Grafton Street, from the mid 19th century onwards, with largely terraces of two storey houses on either side of the street. There is strong sense of rhythm in these elevations, created by the uniformity of the window and doors openings. There are no front gardens. The former Repository between Nos. 17 and 18 has been converted into flats since the last Appraisal and is now called 'The Old Stables'. No. 15 John Street is a former public house which is now a private dwelling.

6490 Nos. 27-31 John Street
6510 North side of John Street

Key positive features:

- Largely two storey mid 19th century Gault brick houses, two windows wide, with sashes
- Nos. 27-30 are double fronted due to limited depth sites and have polychrome brickwork and simple one over one sash windows. No. 31 was once a pub
- Slate roofs facing the street with chimney stacks and pots on the party walls
- Some have passageways to the former workshops in the rear
- Some granite setted crossovers

Key negative features:

- Traffic calming has provided an opportunity of adding some attractive landscaping but unfortunately the proliferation of signs, bollards and streetlights appears somewhat too fussy
- Some of the sash windows have been altered or replaced

- Whilst new developments have attempted to replicate the scale of traditional houses their materials have not been well chosen
- Telegraph poles and overhead wires should be removed

Brandon Place

4.4.11 Brandon Place has the character of a back lane as the north side of the street is defined by the back boundaries of the gardens to the 19th century houses in John Street, with a variety of extensions, garages, and parking spaces. There is little planting in these gardens although there are street trees at the western end of the road which provide some softening to views along the street. These add to the further planting associated with the traffic calming measures at the junction with City Road. Brandon Court is a two or three storey residential development dating to the 1960s or 1970s, recently refurbished, which is arranged around a succession of courtyards which relate relatively well to the street, so its effect on the character of the area is neutral rather than negative.

6281 Brandon Place

6272 Memorial plaque to Sydney Foott

4.4.12 At the eastern end of the road, where it meets Adam and Eve Street, is a small public garden with seats and a plaque provided by The Kite Neighbourhood Group in memory of Sydney Foott, City Councillor 1973-76, who lived in John Street. On the other side of Adam and Eve Street, the three storey modern development known as Adam and Eve Court provides a good end-stop in views eastwards along Brandon Place.

Prospect Row

4.4.13 Prospect Row is mainly in residential uses, although there are two commercial uses which help maintain the economic vitality of the area. The western end of Prospect Row, where it junctions with Warkworth Street and Eden Street, retains a long terrace of historic buildings, but the rest of the street on the north side is taken up with the southern side of Brandon Court. The south side of the street has no buildings, just the back boundaries to the gardens of the houses in Warkworth Street. These boundaries would benefit from co-ordinated improvements to the walls and measures to ensure that the highly visible wheelie bins are better concealed. A new two storey residential development has been built on the corner of Warkworth Street and Prospect Row, replacing the rather neglected site, the former maltings, described in the previous Appraisal. This retains both modern and traditional elements and fits into the street scene relatively successfully, although the visible gas meter (presumably an after-thought) is regrettable.

6418 Shopfront at the western end of Prospect Row

6419 Nos. 1-3 Prospect Place

Key positive features:

- Nos. 1, 1a, 2 and 3 Prospect Place, are listed Grade II and date to c1840
- They have basements with raised ground floors accessed by a short flight of stone steps, plus white-painted brick elevations, small front areas, some original railings (which are separately listed), six over six sash windows, and slate roofs facing the street

- A late 19th century single storey shop turns the corner into Eden Street and is now a hairdressers' – this retains a well detailed historic shopfront and is a BLI
- Small area of early cobbles on the opposite side of the road
- The three mature lime trees in the gardens of The First and Last public house
- Further setted gutters in the roadway – otherwise pavements are modern concrete slab
- Nos. 4, 5 and 6 are similar to the Listed Buildings but only two and three storeys high – these are BLIs
- Nos. 7 and 8 are The Free Press Public House, a two bay Gault brick property which was probably built as a house but has had a small (and in keeping) single storey extension added to one side to create a larger bar area – this is also a BLI
- Views along the impressive back elevations of the houses in Warkworth Street with their very prominent chimney stacks – whilst there have been some extensions these are relatively low key, with consistency and coherence being vital for the character of the streetscape
- Long vistas eastwards past the trees in The First and Last garden and in the garden of the Elm Tree Public House, towards Orchard Street
- Views northwards up the passageway next to the Free Press Public House towards City Road

6433 The Free Press Public House, Prospect Row

6429 New house in Prospect Row

Key negative features:

- Long views eastwards terminate in the roofs of the modern buildings in East Road, including large areas of turquoise glass
- Rubbish bins, a variety of modern garages, off-street parking bays, and some poor quality boundaries built of concrete on the south side of the road, all provided by the back gardens of the houses in Warkworth Street
- The loss of original details such as windows and front doors on some of the BLIs
- Modern steel street lights
- Telegraph poles and overhead cables
- Dominant yellow lines and street signage generally

Adam and Eve Street

4.4.14 This road runs from Warkworth Street to Paradise Street and is accessed from East Road via Dover Street. The west side is defined by the entrances to the various residential streets – Grafton Street, John Street, Brandon Place, and Prospect Row, which lead off it at right angles, with the end walls of the properties in these streets being clearly visible. On the east side there are two buildings south of Dover Street, Adam and Eve Court and Garden Court, both late 20th century and relatively neutral in their impact although their scale (three or four storeys) is notably taller than the two storey terraced houses on the opposite side of the road.

6285 Adam and Eve Street east side

Key positive features:

- Views westwards down the adjoining residential streets, or southwards towards the well-detailed late 19th century houses in Warkworth Street
- The small public garden on the corner of Brandon Place

Key negative features:

- The difference in scale between the older residential properties and the new blocks of flats
- Views to the turquoise glazing on the Civil Justice Centre, which faces East Road

4.5 Southern sector: Melbourne Place, Warkworth Street and Warkworth Terrace

4.5.1 This part of The Kite Conservation Area is unusual in that it provides three very different building periods in close juxtaposition to each other. Melbourne Place, an attractive, pedestrian-only thoroughfare which connects Parkside to the end of Prospect Row, contains a long row of listed houses of the late 1830s in date. On the opposite side of the pathway lies Parkside Community College, a very large former school dated 1912 on one elevation. At the back of the gardens to the Listed Buildings runs a small back lane, appropriately called Mud Lane, which runs parallel to Melbourne Place and connects Parkside to Warkworth Street. This street, along with Warkworth Terrace, was built in the 1880s and creates a 'T'-shaped, highly cohesive streetscape of matching (or very similar) terraced houses.

6341 Melbourne Place (Parkside Community College on left)

Melbourne Place

4.5.2 This wide footpath is notable for the long row of Grade II Listed Buildings (Nos. 1-16 inc.) along its east side, and for its greenery and trees, on both sides. At the northern end of these buildings is The First and Last public house. Also of note is Parkside Community College which is dated 1912. This is a fine and relatively unaltered example of an early 20th century 'Arts and Crafts' school, symmetrically arranged around a large central courtyard, although the size of the building means that only sections of it are visible from any one viewpoint. Melbourne Place has a tranquil atmosphere which is periodically disturbed by the sound of the students in the adjoining classrooms or playground. The gardens to the terraced houses, and the specimen trees in the grounds of the College, are of particular note and provide a very verdant character to the area although they also enclose views along the pathway. Mud Lane is really the access lane to the rear gardens of the listed houses in Melbourne Place, although two new buildings have been constructed in the late 1990s on the east side which now form an annex to the Community College.

6343 Listed Buildings in Melbourne Place

Key positive features:

- Cohesive Grade II listed terrace (Nos. 1-16 inc.), built from 1838 onwards
- Use of Gault brick with slate roofs, two storeys high some with basements, and panelled front doors and sash windows
- Some of the houses have been painted or altered by the addition of ground floor bay windows

- Parkside Community College is a BLI
- The railings to the College campus add to the character of the pathway
- The five cast iron bollards between Nos. 28 and 30 Parkside are a focal point in views southwards along the pathway – these are to a standard design seen elsewhere around the city
- The side boundary wall to No. 28 Parkside, an important historic wall

Key negative features:

- Some poor quality front boundaries to the listed properties
- Some of the original timber windows in Parkside Community College have been replaced in uPVC
- The poor quality surface in Melbourne Place (tarmacadam), and the effect of trenching by the utility providers
- Modern street lights would benefit from replacement with more sympathetic examples
- Many of the rear boundaries to Mud Lane have been pierced to create modern flat roofed garages or car parking areas – one group of three is particularly visible in views along Warkworth Street
- Vehicular traffic along a section of Mud Lane

Warkworth Street

4.5.3 Warkworth Street is faced by two or three storey mainly terraced houses which date to the 1880s. Most of them, where they have not been altered or extended, are BLIs. It is very much a 'set piece' with Warkworth Terrace, which leads off it towards Parkside and Parker's Piece. Warkworth House on the corner of Warkworth Terrace has been altered but is still considered to be positive. Warkworth Lodge, on the opposite side of the road, is also an historic house, dated 1883, but has been considerably extended, although in a generally sympathetic way. Most of the larger houses appear to be in multiple occupation or have been converted into flats.

6291 Warkworth Street north side

Key positive features: four storey houses

- Relatively unchanged, matching four storey houses on the north (Nos. 1-21 inc.) and south-west (Nos. 24-34 inc.) sides of the road
- Gault brick with white-painted lintels to the windows
- Red brick to the dentil eaves cornice
- Orange tiled roofs
- Canted bays to basement and ground floor levels
- Central house on north side (No. 12) has a pedimented gable to create a centrepiece to the terrace – it also has decorative red brick string courses and quoins
- Two over two sash timber windows, only a few replaced in uPVC
- Original spear-head railings to the half basement front areas
- Date plaque of 1883 on one of the houses
- Boundaries and semi-basements in early 'no-fines' concrete
- Decorative dogtooth brick detail under the eaves

Key positive features: two storey houses

- Nos. 22-26 inc. are a terrace of very well preserved two storey houses with two storey canted bays, the roof of the first floor bay breaking through the slate roof above
- Gault brick with red brick to the bay windows
- One over one sash windows and four panelled front doors, the two upper panels being glazed with coloured glass and leaded lights
- Nicely detailed party wall chimney stacks with a variety of clay pots
- Small front gardens with low rendered front boundary walls topped by hedges
- Further planting in the front gardens adds to the character of the street

Key negative features:

- Some of the windows have been replaced in uPVC
- Modern street lights
- Views eastwards are terminated by the turquoise glazing of the very large and clumsy Civil Justice Centre

Warkworth Terrace

This connects Warkworth Street to the very busy Parkside. Nos. 51-59 consec are very similar to the three storey houses in Warkworth Street and are also BLIs. Warkworth House and Warkworth Lodge turn the corners on the north end of the Terrace, but have been somewhat altered and extended although they are largely considered to be 'positive'. The modern buildings associated with the Police Station lie along much of the east side of the street.

6307 Warkworth Lodge

6312 Nos. 51-59 consec Warkworth Terrace

Key positive features:

- Nos. 51-59 consec are a cohesive and well preserved terrace dating to the late 1880s
- Views towards the trees and open green spaces of Parker's Piece
- Consistency and coherence of mainly unaltered buildings
- 'No-fines' early concrete walls
- Terracotta panels around the doorway of Warkworth Lodge
- Polychromatic gothic brickwork with red brick inserts in the Gault brickwork

Key negative features:

- Modern buildings, including a multi-storey car park, associated with the Police Station – although the Police Station itself, which partly fronts Warkworth Terrace, is a BLI

4.6 South-east sector: Parkside, East Road and Petersfield

4.6.1 The majority of this part of the Conservation Area is defined by its location overlooking the wide green open space of Parker's Piece. Parkside is a continuation of Parker Street, a historic radial route out of Cambridge, and is a busy road which connects to traffic lights at the junction with East Road. A further area of green space, Petersfield, lies within the Conservation Area and marks the most south-eastern extremity of the Conservation Area.

This Character Area is notable for the two rows of mid 19th century Listed Buildings facing Parkside and Petersfield, and for the adjoining 1960s or 1970s Police Station, which is a BLI. The former Cambridge Fire Station, noted in the previous Appraisal as a BLI, has been rebuilt. This is a very large and dominant new building which turns the corner into East Road, leading towards the new Civil Justice Court and other modern buildings used largely by Anglia Ruskin University, which has a large campus on the eastern side of the street, outside the Conservation Area boundary.

6167 No. 22 Parkside
 6170 View over Parker's Piece
 6177 Parkside Community College

Parkside

4.6.2 Parkside has a long row of Grade II Listed Buildings along its northern side (Nos. 20-40 consec.) which are almost, but not quite, attached to each other. Small breaks in the frontages provide access into the Parkside Community College (which is almost hidden from the main road), Melbourne Place and Mud Lane to the north. They date to the early and mid 19th century. The building line for these houses is varied, with some set back slightly more from the front boundaries than others, although none have front gardens of any size. This provides the opportunity for decorative cast iron railings in several short stretches, which are individually listed. The properties are in mixed uses, with professional offices predominating, although some may still be in use as family houses. As the row was developed incrementally, there is some variety in scale, details and composition, although the use of slate, Gault brick, sash windows, and panelled front doors is common. Nos. 20 and 21 have classical front porches, whilst Nos. 23, 24 and 25 are similar but three storeys high with flat fronts. No. 22 is a more decorated, higher status house, five windows wide with a decorative pediment at eaves height and first floor string course above a further highly decorative door hood in the shape of a scrolled pediment. The double doors beneath this door hood are particularly fine. No. 27 is another fine house with a central front bay which sits forward of the principal frontage and a low parapet roof conceals a slate mansard roof. The ground floor is unusually faced in channelled stucco. Most of the remaining buildings in Parkside are also three storeys, similar in their simple design and detailing to Nos. 23, 24 and 25, although Nos. 38, 39 and 40 are another prestigious house with a part-colonnade front which is now used by a law firm.

4.6.3 Beyond the junction with Warkworth Terrace, the Police Station comprises two buildings of which the principal building, facing Parkside, is a BLI. It dates to the 1970s and is a rather 'brutalist' design, typical of this period, with facades of concrete and dark brown brick. In the summer months, three mature trees in front of it soften its rather harsh elevations. Adjoining it, the new Cambridge Fire Station has two distinct blocks, one four storeys high and a tower of flats, which turns the corner and has a rounded edge facing Parker's Piece of eight storeys. Of note is the beige artificial stone and dark bronze-coloured window frames and details, which blends in with the Gault brick of the area, the large, simply glazed windows, and the very elegant lettering used for the very large 'Cambridge Fire Station' sign across the front of the lower block.

Key positive features:

- Almost continuous group of early to mid 19th century houses (Nos. 20-40 consec.)
- Use of slate, Gault brick, sash windows and panelled front doors

- Glimpses up the narrow gaps between these buildings
- Some mature trees in the front gardens
- Attractive views over the trees and open green space of Parker's Piece
- The high quality and civic presence of the new Cambridge Fire Station

Key negative features:

- Very busy traffic along Parkside
- Dominant street signs
- Tall steel street lights
- A large number of bus stops on the south side of Parkside

Petersfield

4.6.4 Petersfield is a small public park with many mature trees, herbaceous borders, open areas of grass, and a children's play area. It is crossed by narrow diagonal pathways which meet near the playground, and it is surrounded by modern steel railings with horizontal rails and simple uprights, similar to others within the city, and entirely appropriate in this location. The four storey 1990s blocks of flats in an Art Deco style, (Petersfield Mansions) on the east side are outside The Kite Conservation Area and are well screened by the many trees on this side of the park. The north side of Petersfield is defined by a short terrace of almost matching houses (Nos. 1-10 consec.) which are Grade II listed and which have small front areas. Dating to c.1840, these are two or three storeys plus a basement high, two windows wide, with half-round fanlights over the raised front doors. One of the listed properties has UPVC replacement windows. Because of the half basements, there are cast iron railings along the whole group.

6210 View across Petersfield to Petersfield Mansions
6231 Nos. 1-10 consec Petersfield

4.6.5 At the western end of the group, closest to East Road, is the former Zion Baptist Chapel which was built in 1837. This was converted into a Sunday School in 1879 after the adjoining, much larger church had been built in 1878. It is now part of Jimmys which is a night shelter for the homeless. Both are listed Grade II.

Key positive features:

- Attractive open green space of Petersfield with many mature trees and well tended herbaceous borders
- Largely well preserved terrace of Grade II listed houses with some good quality historic railings
- The Zion Baptist Sunday School and adjoining Church, both listed Grade II
- Longer views over Parker's Piece and adjoining open spaces
- The listed gas lamp (now converted to electricity) in the middle of the open space

Key negative features:

- The children's playground is closed and awaiting repairs
- Some of the original six over six sash windows in the listed terrace have been replaced, including with uPVC
- The modern railings around Petersfield would benefit from redecoration

- Public seats, litter bins and dog waste bins are all in need of replacement or improvement

East Road

4.6.6 East Road forms part of the inner-relief road around the eastern part of Cambridge and as such is extremely busy. Further activity is provided by the many students, staff and parents who are accessing the Anglia Ruskin University buildings and the schools which lie on both sides of the road. There is also a certain amount of pedestrian and vehicular traffic accessing the Grafton Shopping Centre as Burleigh Street leads off East Road and leads straight into the new shops, with a large multi-storey car park, bus station and cinema to the north, outside the Conservation Area.

6241 East road from Petersfield

6254 Former Zion Baptist Chapel and Zion Baptist Church

4.6.7 There are a few historic buildings in this part of East Road, including the former Zion Baptist Chapel, now used as a hall, which dates to 1837, and the adjoining Zion Baptist Church, built in 1878. Both are listed Grade II. The Chapel is a smaller, more restrained Gault brick building of two and a half storeys with sash windows set into arcaded recessed bays with half-round arched heads. The shallow pitched slate roof is largely hidden by a low parapet and the simple pediment which faces East Road. The later Church retains Gothic features including pointed stone mullioned windows, arched window heads and a tall gable facing the road. It is also built using Gault brick, but in this case the brickwork is enlivened by the use of red brick to create window arches, string courses, and eaves' details. These details are reflected in some of the details in near-by Warkworth Terrace and Warkworth Road.

Key positive features:

- The Zion Baptist Chapel and the adjoining Church are both Grade II listed and form an important group with the Listed Buildings (Nos. 1-10 inc.) in Petersfield
- The plaque on the front of the Chapel saying '1837 Zion Chapel and Sunday School 1879'
- The relationship with the open green spaces and trees in Petersfield
- The new Cambridge Fire Station turns the corner into Parkside with some style
- Street trees soften the views of the modern buildings

Key negative features:

- Very busy traffic
- The large amount of large-scale new buildings along both sides of East Road, although these are of relatively high quality, and appear to have been carefully designed

5 ARCHITECTURAL OVERVIEW

5.1 The Kite Conservation Area is notable for its well preserved terraces of late Georgian to mid-Victorian houses, usually arranged in terraces, and usually two or three storeys high. They are all built from the local Gault brick with shallow pitched roofs facing the road and flat fronts occasionally enlivened by the use of canted single or two storey bay windows, although these tend to be a later alteration. Dominant chimneys and tall clay pots are another notable feature and provide an important rhythm to views along each street.

5.2 The largest houses face Maids Causeway and Parkside, where they take full advantage of the views over the adjoining open green spaces. These date to the 1830s and 1840s. In the back streets behind these principal routes, the houses are more modestly sized and are often just one or maybe two windows wide with very little external ornamentation, although this simplicity of detailing adds to the attractiveness of the street facades. These make up the predominant building type within the Conservation Area which persisted well into the last quarter of the 19th century although later buildings, of the 1870s onwards, also contain canted bays and, or, some red brick decoration, such as the terraced houses in Warkworth Street. A highly unusual terrace of houses can be seen on the north side of Orchard Street, which are single storey with tiled mansard roofs. Grade II listed, these date to c1840 and were built by Charles Humfrey in this form to prevent their occupants looking into his private gardens, which at this time lay immediately to the south behind a high brick wall.

5.3 Over half of the buildings within the Conservation Area are either statutorily listed (approximately 200), or are BLIs (approximately 205), and a further number (approximately 90) are houses which date to the mid to late 19th century and are considered to be buildings which are important to the character of the Conservation Area. These are all marked on the Townscape Analysis Map. Descriptions of the Listed Buildings are included at Appendix 1. Descriptions of the BLIs are included at Appendix 2. There are no 'proposed' BLIs, as it is considered that the current list is adequate and no further buildings have been identified as possible BLIs.

5.4 The earliest feature in the Conservation Area appears to be the remains of the Barnwell Causeway, built in the early 17th century under the will of a Dr Perse, who died in 1615. A short raised section can be seen in Maids Causeway, although the partly cobbled surface and cast iron railings are probably early 19th century in date. Further along the same street, where it becomes Newmarket Road, No. 38 is a Grade II listed house built in c.1795, so it appears to be the earliest building in the Conservation Area. Close to this property, but set back from the road and hidden by a slightly later frontage building, is the former Theatre Royal, dating to 1816. This is the only Grade II* Listed Building in the Conservation Area and is notable for its almost complete Georgian interior with three galleries on top of each other, supported on cast iron columns. It is now the Cambridge Buddhist Centre. More comprehensive development of the area commenced in the late 1830s in Maids Causeway with Charles Humfrey's Doll's Close houses, then spread across New Square, down Emmanuel Road and eastwards out of Cambridge along Newmarket Road in the 1840s. A further spurt of activity came after Humfrey went bankrupt in the late 1840s and his house (Clarendon House) and its large garden was sold to allow the infilling of the land between what is now Elm Street and Parker Street. The area between Eden Street and East Road was developed slightly afterwards, mainly in the 1860s and 1880s, on land which had been used as a nursery. These buildings are not listed, although the buildings in Warkworth Terrace and Warkworth Street, developed in the 1880s in a comprehensive way, are now BLIs and many of the buildings which survive

from this period are considered to make a positive contribution to the character of the Conservation Area.

5.5 The Conservation Area, whilst predominantly in residential uses, also contains two much larger buildings - an Arts and Crafts former school dating to 1912 (now Parkside Community College) and a Police Station of c1970, both of which are BLIs. Apart from these buildings, and the newly built Cambridge Fire Station, there are three buildings in religious use, two of which are Grade II listed. Christ Church in Newmarket Road dates to 1839 and was designed by Ambrose Poynter but has been somewhat altered. The former Zion Baptist Chapel in East Road was built in 1838 but was converted to a Sunday School then a Church Hall after a new Church was built immediately next door, which is also Grade II listed, in 1879. The Cambridge Unitarian Memorial Church in Emmanuel Road dates to 1927 and its Hall, accessed from Victoria Street, from 1922. Both are BLIs. It forms an important group with the adjoining Church Hall which is slightly later. The Tram Depot in Dover Street is a large, brick-built mid-19th century building which has been imaginatively converted into a public house with a clerestory running down most of its length. Because of the high degree of alteration, it is not either a Listed Building or a BLI, but is considered to make a positive contribution to the streetscape. In addition, there are four public houses but these are located in modestly sized 19th century buildings which have a domestic scale, although they are distinct from their neighbours.

5.6 Modern development, dating to the 1960s onwards, is largely confined to the eastern side of the Conservation Area and includes the residential development called Brandon Court and the adjoining flats which date to c1970, and the later blocks of flats on the east side of Adam and Eve Street, which are relatively recent. Views from the Conservation Area also take in the stridently modern buildings along East Road and the 1980s and 1990s development associated with the Grafton Shopping Centre, including its not particularly attractive service yards and access roads which lie immediately adjacent to the boundary.

5.7 Photographs of the Listed Buildings and BLIs can be found in the Appendices.

6 TREES, LANDSCAPE AND OPEN SPACES

6.1 The Kite Conservation Area lies close to Cambridge city centre but is still surrounded by three highly attractive open green spaces which partly define its northern, western and southern boundaries. These are Midsummer Common to the north, Christ's Pieces to the west (which connects through to the city centre) and Parker's Piece to the south. All three provide well managed gardens, trees and grass, often criss-crossed by footpaths which provide a convenient and pleasant route for pedestrians and cyclists. Most importantly, they also provide long and short views from the Conservation Area, creating a more spacious character to parts of the area despite the urban setting. Less appealing are the busy roads and modern developments to the east which are associated with the Grafton Shopping Centre and the area around East Road.

5823 Midsummer Common
6211 Petersfield
5906 New Square

6.2 Within the Conservation Area, which is largely made up of a grid pattern of tightly built-up residential frontages, are two notable public open spaces – New Square and Petersfield. New Square connects physically and visually with Christ's Pieces on the opposite side of Emmanuel Road. It is surrounded on the other three sides by carefully planned and laid out Georgian terraces which date to the late 1830s. Mature trees, public seating and footpaths all add to the square's attractions. The only other open space, Petersfield, is located on the east side of East Road so it feels somewhat isolated from the rest of the Conservation Area by the very busy traffic along this route. It is a similar size to New Square and also retains a row of Grade II listed houses along its north side only – the east side is defined by a large block of 20th century flats which lie outside the Conservation Area boundary, and the south side by the Mill Road. Positive features include the mature trees, the well planted herbaceous borders and the recently refurbished children's play area, although the lighting and park furniture all require improvement.

7 KEY CHARACTERISTICS OF THE CONSERVATION AREA

7.1 The key characteristics of The Kite Conservation Area can be summarised as follows:

- Cohesive early to mid 19th century Conservation Area located close to Cambridge city centre
- Three important green spaces define its northern, western and southern boundaries : Midsummer Common, Christ's Pieces and Parker's Piece
- Informal, irregular grid pattern of streets laid out between 1830 and the 1880s
- Two significant open spaces – New Square and Petersfield
- New Square, with its Grade II listed terraces on three sides, dates to the 1830s
- Petersfield is a similar size with a smaller number of terraced houses and the Zion Baptist Church, now a hall, also dating to the late 1830s
- High proportion of Listed Buildings and BLIs – over 200 of each
- A further number of mid to late 19th century houses (nearly 100), most of them considered 'positive'
- The majority of the houses are in terraced form and two or sometimes three storeys high
- Simple late Georgian flat-fronted facades, with some larger, higher status houses in Maids Causeway and Parkside
- Use of Gault brick, six over six sash windows, and panelled front doors
- Shallow pitched slate roofs usually facing the street, with prominent chimneys and many original chimney pots, which are particularly important in views along each street
- Mainly residential uses although there are also three churches, four public houses, a large Community College and some professional offices, as well as a large Police Station and the recently redeveloped Cambridge Fire Station, which includes a new fire station as well as a large number of flats
- Unusual scale and materials of the Warkworth streets – the use of early concrete and pantiles along with the more common Gault brick

8 ISSUES AND RECOMMENDATIONS

8.1 The Kite Conservation Area boundary review

8.1.1 The Kite Conservation Area sits within the Cambridge Central Conservation Area apart from where it abuts the modern Grafton Shopping Centre, which lies to the east of the Conservation Area. After public consultation on the existing boundary it has been concluded that there may be merit in extending the existing boundary to include properties between Dover Street and Burleigh Street and to include The Snug public house. Some of the buildings in the proposed extension are of historic interest, including the Tram Shed for the Tram Depot which is already in the Conservation Area. Of the other properties in the proposed extension, The Snug is a good building of historic interest which turns the corner from Burleigh Street to East Road well. The other buildings which would become part of the Conservation Area are generally of historic interest, but with modern shopfronts of various designs.

Recommendation:

- To extend the Conservation Area boundary to include the buildings which front East Road between Dover Street and Burleigh Street, and along Burleigh Street between East Road and Adam and Eve Street. The boundary will also include The Snug to the north of Burleigh Street at the junction with East Road.

8.2 Buildings at Risk

8.2.1 Most of the properties within The Kite Conservation Area are well preserved, and the area is generally a desirable place to live in. The only obvious exception can be found in Orchard Street, where Nos. 7, 8 and 9, which are Grade II listed, have been neglected for some years and are now in a parlous state. Cambridge City Council Conservation staff have recently visited these houses and they are now under new ownership. However, if negotiation fails to provide a satisfactory outcome, the City Council could also use its statutory powers to ensure that the buildings are made wind and weather-tight and are protected from further degradation.

5939 No. 7 Orchard Street is a Building at Risk

Recommendation:

- The City Council will continue to monitor the condition of these Listed Buildings and will ensure that they are repaired and brought back into beneficial use.

8.3 The protection of unlisted properties

8.3.1 About 20% of the buildings within The Kite Conservation Area have been identified as buildings which make a positive contribution to the character of the Conservation Area. The demolition of any of these 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:

- The City Council will continue to protect unlisted but 'positive' buildings from demolition

8.4 Protecting the houses from inappropriate alterations

8.4.1 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.

6084 Roof extensions in Clarendon Street

8.4.2 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. The addition of new front porches can also be harmful. 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.

8.4.3 The addition of roof dormers, roof lights, and roof extensions are a particular issue in The Kite Conservation Area, given the high visibility of the front roof slopes generally. Some of these alterations already require planning permission but the City Council has not always been successful in preventing unsympathetic schemes.

8.4.4 At street level, the protection and enhancement of front boundaries (where they exist) is also important, particularly where original cast iron railings or well detailed brick walls remain. An Article 4 Direction would enable the Council to have greater control and would particularly help to protect the front roofs and front boundaries of the houses in the Conservation Area from inappropriate changes. This is particularly important in the Warkworth streets.

Recommendation:

- The City Council could consider the use of Article 4 Direction in The Kite Conservation Area at some stage in the future

8.5 Care of the trees within the Conservation Area

8.5.1 Whilst many of the trees within the Conservation Area are publically owned, or owned and managed by the University, and their management is therefore assured, a large number

are also owned privately. Some were planted in the early to mid 19th century and now, after 160 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

5919 Trees in New Square connect visually with the trees in Christ's Pieces

8.5.2 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 public and private owners to care for their trees and to replace them with appropriate species if this is needed.

8.5.3 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:

- The City Council will facilitate the production of a Tree Management Plan for the Conservation Area, assisted by the local community

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

8.6.1 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.

6135 Modern street lights in Orchard Street (east)

8.6.2 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, kerbing and street gutters
- New litter bins
- New public seats

- New cast metal bollards, following the City pattern which can be seen throughout the Conservation Area
- Preserve the many historic street nameplates (many of which are now located on private houses), and where appropriate, replace them to match in cast iron – this can only be done with the support of the local community

Any improvements to the public realm should be first agreed with the local residents and other members of the 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.

8.7 Views

8.7.1 A number of both positive and negative views have been identified and are shown on the Townscape Appraisal Map. The City Council will continue to protect the important positive views from unsympathetic development by ensuring that new development is in keeping with the character of The Kite Conservation Area, particularly relating to scale, general form and materials. New development should not block the positive views and skylines and longer views into and out of the Conservation Area must be carefully considered when new development is being planned. Where there are negative views, particularly of modern development within and on the edges of the Grafton Shopping Centre, and along East Road, the City Council will try and ensure that any new development seeks to mitigate the effect of these negative features.

Recommendation:

- The City Council will continue to protect the positive views within the Conservation Area or its immediate setting, and will seek the mitigation of negative views when new development offers the potential for improvement.

8.8 Site specific improvements

8.8.1 The following specific areas within The Kite are considered to be most in need of enhancements:

New Square

- Additional tree planting, specifically to help conceal the impact of modern development at the end of Fitzroy Street
- The litter bins, public seating, and street lights in New Square are all modern and redecoration may be advantageous
- Burying some of the overhead wires

5896 Railings in need of redecoration in New Square

Petersfield

- The modern railings around Petersfield would benefit from redecoration
- Public seats, litters bins and dog waste bins are all in need of replacement or improvement

6218 Petersfield – items for improvements

Melbourne Place

- New traditional paving, to replace the poor quality modern surface, which has been adversely affected by trenching

6356 Melbourne Place

City Road, Paradise Road and John Street

- Improvements to the existing traffic calming measures including new planting, new hard surfaces, and painting of the bollards

6446 City Road

Car park next to The Tram Depot, Paradise Street

- This car park would benefit from increased tree planting, better quality surface materials, new street lighting, and a reduction in street signs generally

6266 Car park next to The Tram Depot

Recommendation:

- Carry out these improvements as and when funding and staff resources allow.

8.9 New development

8.9.1 There are few opportunities for new development (apart from extensions to existing buildings) in the Conservation Area due to the high density of the existing historic development, the containment of the streets by the tightly grouped terraced houses, and the way in which the area was developed in a fairly cohesive way. Where new development is appropriate, it will have to conform to both national and local policies, particularly to the City Council's policies relating to new development in Conservation Areas.

6322 Garages at the junction of Mud Lane and Warkworth Street

8.9.2 It has been noted that throughout the Conservation Area, there are a number of modern garages of little merit. Sometimes, such as the block of three garages at the junction of Mud Lane and Warkworth Street, they are particularly visible and make a negative contribution to the character of the area. As and when proposals for new garages are put before the City Council, the proposals will be carefully controlled to ensure that the proposed

development 'preserves or enhances' the special interest of the Conservation Area, as required by law.

Recommendation:

- The City Council will continue to use its statutory powers to ensure that new development within and on the edges of the Conservation Area both preserves and enhances the special interest of the Conservation Area

9 REFERENCES

The Kite Conservation Area Appraisal published in 1996 by Cambridge City Council

10 CONTACT DETAILS

For further information about conservation areas and historic buildings, contact:

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11 Appendix 1: Listed Buildings

EAST ROAD

Zion Chapel Sunday School (Baptist)

Grade II
6255

Formerly the chapel itself, but now used as a hall. 1838. Grey Gault brick. Two storeys and basement. Low pitched hipped slate roof. Altered in 1879 when the present Chapel was built. Important for the side elevation facing Petersfield. Four shallow arcaded bays with semi-elliptical heads containing sash windows with glazing bars on each floor. Stringcourses between the floors; panelled door inserted in 1879 as with the cornice. Inside, the upper floor is supported on cast-iron fluted columns with foliated capitals, originally intended to carry galleries. Founded by Henry Battiscombe, an important dissenting Minister. Coverted in 2012 to Jimmys assessment for the homeless.

Forms a group with Nos. 1 to 10 (consec) Petersfield.

Zion Baptist Church

1877-9. Gault brick with red brick and stone dressings and Welsh slate roofs, some hipped, some with stone-coped gables. Venetian Byzantine style, with large central space, lower entrance/staircase towers either side and vestries to rear. Front expressed as 2 storeys. 6-window range overall of 1-, 2-, and 3-light windows with brick round and basket arches and stone hoodmoulds. Larger windows have stone tracery. Small rose window above and lancet in gable apex. Similar windows on ground floor grouped as 1- or 3-lights. Entrances to either side have double leaved doors and deeply moulded round arches. First floor cill band inscribed 'Zion Baptist Chapel 1878'. Fine use of red brick and stone bands, moulded brick eaves and carved stone ornaments. Sides similar with 2-light windows between buttresses. Adjoins and forms group with the Zion Chapel Sunday School (qv) to right. INTERIOR. Unaltered except for formation of vestibule under rear gallery. Fittings include gallery round three sides with pierced balustrade, pews with end gates, pulpit, seats for minister and deacons, gallery pews, balustrades to gallery stairs, and 2 large gas chandeliers.

EDEN STREET

Nos. 1 to 42 (consec) Eden Street

Grade II
6364

Circa 1835. Grey Gault brick uniform and almost unaltered terrace with a central pedimented feature with three brick pilasters over Nos. 21 and 22. A smaller version of the New Square terrace. Two storeys, one window, sashes, all with glazing bars. No. 3 has a single storey lean-to entrance, virtually the only alteration to the whole terrace. Elliptically headed doorways, nearly all with panelled doors. Slate roof.

EMMANUEL ROAD

No. 3 Emmanuel Road

Grade II

6050

Mid C19. Grey Gault brick. Two storeys, divided into bays by four brick pilasters. Two windows below, three above, sashes with glazing bars. Panelled door with rectangular light over; surround with fluted pilasters and a pediment. Parapet, roof not visible but probably slate.

Nos. 7, 7A and 7B, Nos. 8 to 12 (consec) Emmanuel Road.

Grade II

6041

With No. 1 Earl Street. Mid C19. Grey Gault brick. Uniform block, two storeys, 14 windows, 5:3:6, the three on No. 10 with a pediment at parapet level over. All windows are sashes with glazing bars. Nos. 7, 8 and 9 have external shutters on the ground and 1st floors. Round headed doorways, No. 10 has an arch through to rear. Hipped slate roof over whole block.

FAIR STREET

Nos. 1 to 5 (consec) Fair Street, with the Church Army Hostel (No. 19 Willow Walk, on the corner of Fair Street and Willow Walk).

Grade II

5845

Circa 1820. Built by Charles Humfrey as part of the Doll's Close development (see Maids Causeway). Grey Gault brick. Uniform frontage to Nos. 1-5, each house of two bays, then a wide segmental-headed carriage arch and the hostel of five bays. Two storeys, and basement, sashes with glazing bars. Timber doorcases with side-pilasters and plain entablatures. Slate roof. The north gable end of No. 1 forms the original east end-feature of Maids Causeway. A broad wall arch with elliptical head and pediment over a window for each floor within the arch, the basement and 1st floor windows partly concealed. The return wall of the hostel in Willow Walk is of three bays with two pilaster strips. Carved street nameplate.

FITZROY STREET

No. 17

Grade II

Department Store of 1903, by R. Frank Atkinson, for Laurie and McConnal in an Edwardian 'Wrenaissance' style. Rebuilt at the rear in the late C20 with modern stair tower. Constructed of red brick with yellow gault brick to the sides and stone dressings. The roof is slate covered and the building is rectangular in plan. The main elevation is three storeys over a basement with an attic storey. The roof is pitched with coped, parapet gables, and a hipped front section. The main elevation is surmounted by a substantial, octagonal lantern. The lantern is wooden with round arched openings, containing a balustrade, and lead-faced beneath. The window frames, apparently late C20 like-for-like replacements, are tall casements. The down pipes have rainwater heads dated 1903 which are fed through openings in the eaves cornice. Attached to the facade at first floor level are two iron brackets for lamp hanging, although the

lamps are now lost. At ground floor level the show windows in a grey granite surround, are modern while maintaining the bay divisions of the upper level. The modern entranceway is placed centrally.

The rear elevation is of late C20 in date, with a modern stair tower attached to the right, and is of little interest.

Please note this is not the full description.

MAIDS CAUSEWAY

Nos. 4 and 6 Maids Causeway

Grade II
5833

With the appearance of one house but always a pair. Connected with No. 8 by a low brick wall. Early C19. Three storeys; Gault brick; slate roof; symmetrically designed front; stone band at 1st floor window cill level and between 1st and 2nd floors, three windows, flat brick arches, glazing bars; central round-headed doorway. Originally same as Nos. 18 and 20 but heightened. Part of Charles Humfrey's Doll's Close development of 1815-26.

Nos. 4 to 20 (even) form a group with No 1 Fair Street and No 1 Short Street.

Nos. 8 to 20 (even) Maids Causeway

Grade II
5831, 5832

Terrace of six houses connected by low brick walls. Each house similar; early C19; two storeys with attics; Gault brick; mansard slate attics; symmetrically designed front; stone band at 1st floor window cill level and small moulded wood cornice below parapet; three windows (glazing bars missing from Nos. 8 and 12). Doorcase with panelled pilasters and small pediment, four panelled door. No. 12 has plaster porch with Doric columns and entablature, as Nos. 4 and 6 (qv). Nos. 18 and 20 have the appearance of being one house but have always been a pair. Part of Charles Humfrey's Doll's Close Development 1815-26 (see also Short Street, Fair Street and Willow Walk).

Nos. 4 to 20 (even) form a group with No. 1 Fair Street and No. 1 Short Street.

Nos. 32 to 50 (even) Maids Causeway

Grade II
5813, 5814, 5815, 5816

Circa 1825. Grey Gault brick. Nos. 32, 34 and 36. Two storeys, two windows, sashes, with glazing bars except No. 36. No. 36 has modern gabled dormers. Panelled doors except No. 40; No. 38 has a surround with reeded pilasters. Slate roof.

Nos. 42, 44, 46 and 48. Three storeys and attic. No. 48 has modern sash windows. No. 50 two storeys and attic. Two late C19 dormers with bargeboards.

Maids Causeway - Footway and iron railings stretching from the Short Street corner outside No. 2 to No 70.

Grade II
5811

Cobblestone slope with cast-iron railings. The railings stretch only to No. 62. This raised footway is the remains of the Barnwell Causeway built under the will of Dr Perse, 1615.

MELBOURNE PLACE

Nos. 1 to 16 (consec) Melbourne Place

Grade II
6355, 6342, 6343, 6346, 6349, 6350, 6353, 6354

Circa 1840. Grey Gault brick, Nos. 15 and 16 are painted. Two storeys and basement, one window, Nos. 10 and 16 have two windows with central door, sashes, mostly with glazing bars, No. 6 has a late C19 stucco canted bay and stucco window architraves. Some have panelled doors, fanlights. No. 16 has modern reeded pilasters. Slate roofs.

NEWMARKET ROAD

Church of Christ Church

Grade II
5751 (from Newmarket Road), 5747 (from Napier Street)

1839 by Ambrose Poynter. North porch added in the late C19. Minor alterations in 1946, interior divided horizontally late C20. Red brick with stone dressings; slate roof. Tudor style. Turrets with domical ogee caps at each corner in the manner of King's College Chapel. Six bays. Three light transomed windows with quatrefoil heads at either end. INTERIOR. Arcades with plain octagonal piers and moulded four-centred arches. Interior divided to form church hall below with worship area above at level of and retaining the galleries. Panelled roof.

Churchyard Wall, Railings and Parish Room of Christ Church

Grade II
5771 (Parish hall in Christchurch Street), 5753 Railings in Newmarket Road

1839 by Ambrose Poynter. Walls fronting Napier Street and Christchurch Street of flint in panels with red brick piers between and a brick coping. The Newmarket Road frontage has cast-iron spear-head railings and a pair of gates. The wall continues across the rear of the churchyard and adjoins, in the corner facing Christchurch Street, the Parish Room. This is in similar Tudor style to the church. Brick and flint with stone dressings and slate roof with end stacks. Single storey with three 3-light windows to the street and lancets on the gable ends. Entrance from the churchyard.

These items all form a group with Christ Church.

Nos. 6 and 8 Newmarket Road

Grade II

5778

Early C19. Grey Gault brick. two storeys, attic and basement. No. 6 has one window below, two above, mid C19 sashes, one attic dormer; modern door with fanlight over. No. 8 has sashes with glazing bars; panelled door with fanlight over. String course at parapet level, parapet, slate roof.

No. 26 Newmarket Road

Grade II

5728

Circa 1840. Grey Gault brick. two storeys and attic. Ground floor has 2 large french windows, central 6-panel door with fanlight over. Three sash windows with glazing bars above, three attic dormers. String courses at both levels. Parapet, slate mansard roof.

No. 36 Newmarket Road

Grade II*

5723 (View from Newmarket Road – the theatre is hidden by Nos. 26-30)

Former Theatre Royal built in Barnwell in 1816 because of the prohibition of theatres in the University town. The interior is a virtually complete example of a Georgian theatre with a three-tiered horseshoe auditorium with the galleries supported on cast iron columns. There is no sign of the original decoration to the fronts of the galleries, but a painting of the Royal Arms remains above the proscenium. The theatre was closed in the 19th century and used as a Nonconformist Chapel, but it was reopened and again closed in the years between the two wars. It was altered in c1926 for Terence Gray by Harold Ridge and Norman Marshall, with the removal of the proscenium arch and the introduction of a cyclorama and a revolving stage. This was one of the earliest uses of this type of modern stage technology pioneered by Gordon Craig in the 1920s.

No.38 Newmarket Road

Grade II

5722

House, now offices. c.1795 by William Wilkins (senior, died 1815) for himself? Gault brick laid in Flemish bond. Slate roof three storeys in 3-window range. Five panelled door set to right under fanlight. Two 6/6 unhorned sashes to left. Three 2-light French windows to first floor protected by cast-iron balconies. Three 3/3 unhorned sashes to second floor. All openings under gauged skewback arches. Corbelled eaves cornice. Hipped roof with one bank of chimney flues on east wall plane. INTERIOR. Stick-baluster staircase with ramped handrail and turned newels. At first floor is one late C19 arched register grate.

NEW SQUARE

Nos. 1 to 4 (consec), Nos. 5 to 20 (consec), Nos. 21 to 32 (consec), Nos. 35 to 48 (consec)

All listed Grade II

5920 (Nos. 1-44); 6102 (Nos. 5-20); 5909 (Nos. 21-32) 5901 (Nos. 35-48); 5904

Early C19. two storeys; Gault brick slate roofs with projecting eaves on small brackets; windows with flat brick arches, most with glazing bars and some retaining shutters; alternating on ground floor with round-headed doorways with plain stone impost; middle two tenements on each side flanked and divided by brick pilasters supporting simple pediment. The square was built over a period of years, the South Terrace circa 1825. the East Terrace in 1834, and the North Terrace in 1834-5. The centre-pieces of each terrace have slight variations. The interior fittings are good but plain; original staircases and fireplaces.

No. 49 New Square

Grade II

No photo

Circa 1840. Grey Gault brick. Three storeys, three windows, sashes with glazing bars, missing on the ground floor. Panelled door with rectangular light over, cast iron porch. Hipped slate roof.

ORCHARD STREET

Nos. 1 to 9 (consec), No. 9A, Nos. 10 to 13 (consec), and No. 13A Orchard Street.

Grade II

5934-5944 consec.

Range of thirteen cottage tenements. Circa 1825. One storey with attics; Gault brick with continuous mansard tile roof; each tenement with central doorway with painted plaster pilasters, pseudo-entablature and shaped metal hood; window on either side of door, with glazing bars. No. 2 retains its shutters; No. 4 has one modern bay window added.

No. 16 Orchard Street

Grade II

6135

On the east side of Clarendon Street (Nos. 14 and 15 Orchard Street were demolished in the Mid C19). Circa 1825. One storey and attic. Gault brick with tiled mansard roof. Central doorway with painted plaster pilasters pseudo-entablature and shaped metal hood. Glass door. Window on either side, one original sash with glazing bars one modern bay.

PARKER STREET

Nos. 1 to 6 (consec) Parker Street

Grade II

6059

Dated and initialed at rear of No. 5 'EN 1838'. Grey Gault brick. Divided into pairs by arched through passages. Front divided into equal bays by brick pilasters supporting plain

entablature. Two storeys, three bays to each house, two windows in the outer bays, sashes, mostly with glazing bars; small sash over the door. Plain doors. Nos. 2 and 3 have pediments over doors. Slate roof.

Nos. 1 to 13 (consec) form a group.

Nos. 7 and 7A Parker Street

Grade II
6063

Mid C19. Rather later than the houses on either side. Grey Gault brick. Two storeys three windows, sashes with glazing bars. Panelled doors with rectangular lights over and bracketed hoods. Slate roof.

No. 8 Parker Street

Grade II
6063 No. 8 on right

Circa 1840. Two storeys, two windows sashes, central door with blank window over. Arched doorway, panelled door with fanlight over. Slate roof.

Nos. 9 to 13 (consec) Parker Street

Grade II
6069

Mid C19. Grey Gault brick. two storeys, one window below, two above, sashes with glazing bars; Nos. 12 and 13 have late C19 bays on ground floor. Panelled doors with flat heads, rectangular lights over. Slate roof.

PARKSIDE

Nos. 20 and 21 Parkside

Grade II
6162

Two houses, one building. Gault brick. two storeys; hipped slate roofs; eaves projecting on thin brackets; band at first floor cill level; each 2 windows, glazing bars; projecting plaster porch at left with square piers and entablatures. Plain spike cast iron area railings with vases on the main stanchions.

Nos. 20 to 25 (consec), 27 to 33 (consec) and 35 to 40 form a group.

No. 22 Parkside

Grade II
6167

Mid C19. Grey Gault brick, partly rendered. Two storeys, five windows, sashes 2:1:2, the centre one set forward with six panelled door with rectangular light over on ground floor. Doorway with moulded stone architrave and pediment. All windows with moulded stone architraves. Broken eaves pediment. Wooden cupola at rear. Hipped slate roof. Cast-iron spear head railings.

Nos. 23 to 25 (consec) Parkside

Grade II
6168

Terrace of three houses. Early/mid C19. Grey Gault brick. three storeys, range of six windows, sashes with glazing bars. Round-headed doorways, panelled doors. Hipped slate roof with modillions below eaves. Plain spike cast-iron railings with vases on main stanchions to Nos. 23 and 24 only.

No. 27 Parkside

Grade II
6174

Mid C19. Grey Gault brick, rusticated stucco on the ground floor. Two storeys with basement and attic; three windows 1:1:1, the centre bay set forward with the central front door. Ground floor windows are three-light sashes, casements above with pedimented heads but sash windows over the door with a pedimented head. Tile centre bay is pedimented at cornice level. The entrance doorway has a surround in low relief with Doric pilasters. Eaves cornice, parapet, two attic dormers, slate mansard roof. Plain cast-iron spike railings with vases on the main stanchions.

No. 28 Parkside

Grade II
6182

Early Mid C19. Grey Gault brick, three storeys, projecting eaves; two windows glazing bars; modern moulded plaster architrave to doorway; windows formerly had shutters, which have since been removed. Slate roof. Plain iron spike railings with vases on main stanchions.

No. 29 Parkside

Grade II

Entrance to Melbourne Place. Early C19. Grey Gault brick, 2 storeys, 2 windows double hung sashes with glazing bars. Brick pilasters on facade. Slate roof.

No. 33 Parkside

Grade II
6184

Early C19. Grey Gault brick. three storeys with parapet; three windows, top floor only with glazing bars; cement doorway; carriage-way on right. Panelled door with traceried fanlight over. Iron grills on the first floor windows. Slate roof.

No. 35 Parkside

Grade II
6186

Mid C19. Grey Gault brick. Two storeys and basement, three windows, 1:2, the single one set back, no glazing bars except the single window. Hipped slate roof. Arcaded covered way from street to porch.

Nos. 36 and 37 Parkside

Grade II
6187

Early C19. Grey Gault brick. Three storeys; hipped slate roof; symmetrically designed front; band at first floor window cill level and simple wood cornice; four windows, all without glazing bars; one storey painted stucco porch at either end with plain pilasters, moulded caps and entablatures.

Nos. 38 to 40 (consec) Parkside

Grade II
6189

Circa 1835. Grey Gault brick. Symmetrically designed front, stucco dressings, three storeys with attics; 2:4:2, mansard roof with parapet; eight windows, glazing bars; projecting block at either end with balustraded balcony between at first floor level supported on plain piers with moulded caps and entablatures; jalousies to all windows, except top floor of centre block. Contemporary cast-iron spear head railings along whole frontage. Entrance to No 40 is in Warkworth Terrace.

PETERSFIELD**Nos. 1 to 10 (consec) Petersfield**

Grade II
6229, 6230, 6231

Circa 1840 (No. 1 is 1842). Grey Gault brick. Two storeys, Nos. 6 and 7 have 3.2 windows, Nos. 3, 4 and 5 have only one. Sashes with glazing bars, Nos. 1, 3 and 4 have none. Panelled doors with fanlights over, No. 1 has a modern glass door. Parapet, slate roof. No 1 is the Minister's house for the Zion Baptist Church, East Road and has become part of the same building, although visually one of the Petersfield Terrace houses.

Nos. 1 to 10 (consec) form a group with the Zion Baptist Church Sunday School, East Road.

PORTLAND PLACE**Nos. 3-9 (consec.) Portland Place**

Grade II
6109

Circa 1840. Grey Gault brick. Two storeys, one window, sashes, glazing bars. Panelled doors with flat heads. Slate roof.

PROSPECT ROW

Nos. 1, 1a, 2, 3 and 4 Prospect Row

Grade II

6419

Circa 1840. Nos. 1, 1a, 2, and 3. Two storeys plus basement. Raised ground floor accessed by short stone steps. Painted brick with shallow slated roofs facing the street. Two windows wide. All ground or first floor windows are six over six timber sashes. No. 3 has modern door hood. No. 4 is three storeys, without a basement. Painted brick with shallow slate roof facing the street. Two windows wide with two over two timber sashes. Variety of original and more recent wrought iron and cast iron railings to the fronts.

SHORT STREET

Nos. 1 to 4 (consec) Short Street

Grade II

5891, 5892

Circa 1820. Built by Charles Humfrey as part of the Doll's Close development (qv Maids Causeway). Grey Gault brick. two storeys and basement, two windows, sashes with glazing bars. Brick plat band at first floor cill-level. Timber doorcases with side - pilasters and simplified entablatures. Mid C19 door-surround to No. 1 with shallow bracketed hood. Slate roof. No. 3 has a street name-plate carved in stone. The north gable end of No. 1 forms the original west end feature of Maids Causeway, but very altered in late C19. The original concept remains on No 1 Fair Street (qv). A broad wall arch with elliptical head and pediment over. The arch filled by a two storey canted bay in late C19. The screen wall connection with No. 4 Maids Causeway replaced by No. 2 in late C19.

WILLOW WALK

Nos. 2 to 17 (consec) Willow Walk

Grade II

5772, 5873, 5874, 5876, 5878, 5879, 5883

1815-17. Designed and built by Charles Humfrey. A symmetrical terrace with a central pedimented feature over Nos. 9 and 10. 2 storeys and basements. Grey Gault brick. The pediment is three bays wide supported by brick pilasters and has a timber cornice. Nos. 2 and 17 also project slightly and have their entrance on the return walls. The other doors are paired in elliptical arches except for Nos. 9 and 10. Most of the doors are panelled. 25 windows to the whole frontage, sashes with glazing bars, the ground floor ones at either end set in elliptically headed recesses. Some original interior features. Slate roof. Cast-iron lamp brackets with lanterns on Nos. 6 and 13.

Part of the Doll's Close development see also Maids Causeway, Short Street and Fair Street.

12 Appendix 2: Existing Buildings of Local Interest

CLARENDON STREET

Nos. 1 to 8 (consec) Clarendon Street

6152

Mid C19. Grey Gault brick, with Nos. 1 and 2 painted. Two storeys, No. 1 has basement and railings along boundary with path. Nos. 7 and 8 have basements, with two steps to door and railings. Two windows to first floor and one to ground, sashes with glazing bars. No. 3 has double front, with left hand window on first floor blind. No. 7 has different windows. Panelled doors with rectangular fanlights. Slate roofs. Nos. 1, 2, 7 and 8 have slightly raised rooflines.

No. 9 Clarendon Street

6151 (No. 9 on left)

Three storey, grey Gault brick. Multi-pane sash windows, with two windows at ground, first and second floor level. Flat arches over window and door in red brick. Four panelled front door, with two steps and railings to steps, semi-circular fanlight.

Nos. 10, 11 and 12 Clarendon Street

6150

Mid C19. Grey Gault brick. Two storeys, two windows at first floor and one at ground floor, sashes with glazing bars. Nos. 10 and 11 have railings, and panelled doors in arched doorways. No. 12 has multi-paned glazed front door. Slate roofs.

No. 13 Clarendon Street

6147

Two storeys, with basement and attic, grey Gault brick, double front, slate roof. Two dormer windows, curved rooftops in mansard roof, parapet. Two layers of string coursing above first floor windows. Multi-paned sash windows, three to first floor, two to ground and one to basement. Rubbed brick flat arch over windows. Three steps to multi-panelled front door, with railings along path and to steps.

Nos. 14 to 18 (consec) Clarendon Street

6144

Mid C19. Grey Gault brick. No. 17 is painted. Two storeys with basements. Two windows to first floor and one to ground floor, sashes with glazing bars. No. 16 has shutters to ground floor window. Panelled doors in arched doorways. Slate roofs. Cast iron fences with rose finials.

No. 19 Clarendon Street

6143

Mid C19. Grey Gault brick. Double fronted, two storeys. Three windows at first floor, two to ground floor and basement, sashes with glazing bars. Four panelled door in arched doorway, two arches, the inner being inset, semi-circular fanlight over. Three steps to front door, with railings. Parapet slate roof.

Nos. 23 to 27 (consec) Clarendon Road

6084, 6085

Mid C19. Grey Gault brick, No. 26 painted. Two storeys, two windows to first floor, one to ground floor, sashes, mostly C19 but some with glazing bars. Panelled doors in arched doorways. Slate roofs, Nos. 25 and 26 have attic windows at pitch of roof. No 27 has iron foot scraper.

No. 29 Clarendon Street

6081 (No. 29 on right)

Grey Gault brick. Two storey, two windows to first and ground floor levels. Flat arches over windows and doors. Panelled front door with rectangular fanlights
(*Photos of No. 29 Clarendon Street in Cons Photo A-K file*).

Nos. 30 to 34 Clarendon Street

6080

Mid C19. Grey Gault brick. Two storeys, two windows, sashes with glazing bars. Panelled doors with flat heads. Slate roofs. No. 34 is rendered and painted.

EARL STREET**No. 2 Earl Street**

5993

Mid C19. Grey Gault brick. Two storeys with basement. Slate tiled roof. Two multi-paned sash windows at ground floor, two at first floor with central window blind. Rubbed brick flat arches over windows, lintels below. Four panelled door, with voussoir arch over and semi-circular fanlight. Cast iron foot scraper built into wall to right of front door. Flat rubbed brick arch over basement window, pavement grill.

Nos. 2A, 4 to 12 (even) Earl Street

5990

Mid C19. These properties form a group within the terraced street. Grey Gault brick. Two storeys with basement. Parapet and slate tiled roof. No. 4 has both flat roofed and pitched roof dormer window. Multi-paned sash windows, two at first floor and one at ground, with rubbed brick flat arches over. No. 8 appears to have modern windows echoing original style. No. 12 has shutters to ground floor window. Detailing to basement windows remain, but some windows appear to have been blocked. Voussoir arches over doorways, with four-panelled doors and semi-circular fanlights. No.10 has patterned fanlight. Cast iron foot scrapers built in to walls to right of front door, missing on Nos. 4 and 6.

Nos. 7, 9 and 11 Earl Street

5969

Circa 1840. These properties form a group within the terraced street. Grey Gault brick. No. 11 is painted. Two storeys, multi-paned sash windows, one at ground floor and one at first floor level. Rubbed brick flat arches over windows. Arched doorways, with semi-circular panels under to Nos. 11 and 9. No. 7 has rectangular fanlight and arch removed. No. 11 has four panelled door, No. 9 has six. No. 7 has modern plain door. Slate roof.

Nos. 13 to 23 (odd) Earl Street

5970, 5971, 5972

Mid C19. Grey Gault brick. Two storeys and basement, with raised ground floor level. Four steps up to panelled doors. Semi-circular fanlights over doors, with arched doorways. Flat rubbed brick arches over windows, multi-paned sash windows, two at first floor and one at ground and basement level. No. 21 has shutters at ground floor level. Slate roof. No. 13 has attic level, mansard roof with two skylights and parapet. Cast iron railings along frontage to pavement and up the steps to front door.

Nos. 14 to 30 (even) Earl Street

5988, 5986, 5985

These properties form a group within the terraced street. Two storeys, grey Gault brick, slate tiled roof. Multi-paned sash windows, one at ground and one at first floor level. No. 14 has an additional ground floor window built. Rubbed brick flat arches over windows, lintels below. Voussoir arched doorways, with semi-circular fanlights. No. 24 is painted, with shutters to ground floor window.

No. 25 Earl Street

5975

Two storeys, Gault brick, central chimney stack, tiled roof. Two sash windows to first floor, one to ground floor level. Two doorways, that on the left hand side being blind. Rubbed brick arch over doorway, with semi-circular fanlight below. Four panelled door, iron footscrapper.

Nos. 27 to 35 (odd) Earl Street

5976, 5978

Circa 1840. Grey Gault brick. Two storeys, one window to ground and first floor, multi-pane sashes with glazing bars. No. 27 has shutters to ground floor window. Soldier coursing over windows. Flat rubbed brick arches over doors, with semi-circular fanlights. Four panelled doors, No. 33 has six-panelled. Slate tiled roofs.

No. 37 Earl Street

5979

Two storeys Victorian Gault brick terrace house with a hipped slate roof and a chimney. Two medium sized sash windows on the first floor with lintel detailing over the windows and a stone string along the front elevation. On the ground floor there is one large sash window with a lintel and small basement window below. The front four-panelled timber door is combined with the garage door, varnished avocado green. The down pipe is lead, painted black paint.

EDEN STREET**Nos. 1 to 8 (consec) Eden Court, Eden Street**

6407

Originally the building was used as a warehouse and in 1979 was converted to residential accommodation. The property consists of eight flats. It is three storeys, painted brick and a

slate pitched roof with a gable end onto Eden Street. There is brick detailing on the front elevation at the roofline.

The windows on the front elevation are in two sets of three. On the ground floor there are vertical sliding sashes with timber panels above and the same sashes again above these. The other set of windows, at the top of the building, appear to be centre pivots, with timber panels above and then another set of centre pivots. There is a glazed vertical section which runs from the ground to the third floor on the left hand side of the building, with vertical timbers and separated in two places by timber panels. The entrance door is to the side of the building (north). The down pipe is black plastic.

No. 68 Eden Street

6410

Three storeys, Gault brick, painted. Slate roof with one chimney stack. Lintels over sash windows, with horn detail, two windows to each floor. Six panelled front door, with rectangular fanlight containing stained glass pattern, repeated in lower pane of window above. Left elevation plastered, with brick quoin detailing.

EMMANUEL ROAD

No. 1 Emmanuel Road

6053, 6051

Late C19 three storeys Gault brick, detached house with a red brick single storey extension between No. 1 and the terraces on Parker Street. The three storey property consists of a hipped slate tiled roof with two chimneys; one at the front and the other to the rear. There are three windows in a vertical line with brick arches over. The single storey extension has a lead flat roof with a lead eaves trimming, one sash window on the side of Parker Street, two buttresses with grey coping and plinths. The door is timber panelled with a semi-circular fanlight containing stained glass patterns. The main entrance is in the extension.

No. 4 Emmanuel Road

6049

Small early to mid 19th century detached house. Gault brick. Two storeys high, one window wide. Side entrance to left. Shallow pitched slate roof with hip facing street. Six over six sash to each of the ground and first floors; casement windows to side.

Nos. 5 and 13 Emmanuel Road

6048 No. 5 (No photo of No. 13)

1826 to 1828. Appear to be the surviving end wings of a row of groom's cottages built by local business man and former Mayor Charles Humfrey in the first part of the C19. The buildings pre-date Nos. 7 to 12 Emmanuel Street (Grade II listed), which were built after the demolition of Humfrey's House, which stood where Earl Street and Victoria Street stand today. Nos. 5 and 13 are probably contemporary with Orchard Street, (Grade II listed), and together with Doll's Close development, (also Grade II listed), represent the earliest phases of development of the area. The buildings have considerable group value with their neighbours.

Two houses forming the end pavilions to a long range built between 1826-28, known as The Mews. The linking range has been demolished and replaced by a terrace in the mid C19. The north side of No. 13 has a rebuilt rear part gabled and to the south, facing Earl Street, where the linking range has been removed. In addition, a single storey bay window has been added to the west front, leaving the pedimented gable head intact. No. 5 is now set against the Unitarian Church, so the area where the linking range has been removed is not visible. The main addition is a two storey bay window which interrupts the gable pediment. Both houses have a number of C20 windows and doors, and No. 13 has a C20 lean-to abutting the north return wall.

No. 14 Emmanuel Road

6040

A two storey late Georgian detached dwelling house built in Gault brick, with a slate hipped roof. Most of the front elevation is covered with a Virginia creeper. The house is side onto Emmanuel Street with a timber gate for access to the garden. There are two 6 over 6 vertical sliding sash windows on the Emmanuel Street elevation, centred in the middle with the ground floor window being larger than the one on the first floor. To the west elevation, the windows are much smaller, with horizontal sliding sashes. The panelled timber door is in the middle with a small casement window above (first floor). There are two brick chimneys in the middle of the roof with plastic rainwater goods. The property is rectangular in form with a brick wall as the boundary treatment.

Nos. 15 and 16 Emmanuel Road

6045

The building was once possibly used as a single unit, but is now split into two dwellings; No.15 is used as residential accommodation and No.16 is a dentist surgery. The blank windows on the front elevation indicate where the separation is. The original house is a detached property with a slate roof (hipped) and two chimneys with mixture of lead and plastic pipes. The whole building is of painted brick construction. The architectural style echoes the Georgian period where proportions were simple with clean classical lines for expression rather than decoration. The four vertical sliding sash windows are 6 over 6. No.15 has an interesting timber frame bay window (Victorian?).

Nos. 18 and 19 Emmanuel Road

6032

These are Victorian houses, which were converted from a single dwelling house to self-contained flats in the 1970s. Both properties are of painted brick construction, in two distinct colours. They are two storeys high with a hipped slate roof. The entrance into the houses is on either side of the Emmanuel Road elevations, No. 18 on Orchard Street and No. 19 on Elm Street. The properties have two chimneys, one at the front and the other at the rear.

No.18 has modern windows on the Orchard Street elevation and a two storey bay window on the Emmanuel Road elevation, with 2 over 2 vertical sliding sashes and four 1 over 1 smaller windows to the side. The entrance door contains a fanlight with an arch lintel.

No.19 has four 2 over 2 sash windows to the Emmanuel Road elevation. To the side there are three 2 over 2 sash windows to the first floor and two at the ground floor. The timber door contains a fanlight with an arch lintel. There is a stone plat band between the first and the

ground floors which also forms the sills for the first floor windows. There is a central chimney stack and what seems to be an extension to the far end of the property.

Cambridge Unitarian Memorial Church, Emmanuel Road

6046 and 6047

The Church and Church Hall behind are good plain examples of Edwardian Non-Conformist architecture in a very restrained classical idiom. The two entrances to the rear are off a narrow passage, partly slabbed in concrete, partly in gravel, have steps up to the Church and are of differing heights. The steps and thresholds are of brick and quite nicely detailed.

FAIR STREET

Nos. 7 to 10 (consec) Fair Street

5857

Circa 1835. Grey Gault brick, with Nos. 7 and 8 recently cleaned, showing yellow brick. Two storeys, one window, sashes with glazing bars. No. 10 has two windows on ground floor. Soldier coursing above first floor windows, flat arches above ground floor windows, all with lintels below. Voussoir arch over doorways, elliptically headed doorways, four panelled doors, Nos. 8 and 9 have glazing in top two panels. Slate roof with four chimney stacks. Stone paving and small step to front door.

Nos. 13 and 14 Fair Street

5868

Terraced pair. Two storey, Gault brick, pitched roof. Ground floor of both properties now shops with wooden frontage. Four panelled front doors with glazing in top panels. Multi-paned sash windows at first floor with lintel and soldier coursing above. Original guttering and downpipes.

GRAFTON STREET

Nos. 4, 5, 6 and 7 Grafton Street

6559

These properties form a group within the terraced street. Two storeys, painted brick, slate tiled roof, three chimney stacks. Casement windows, one to ground and one to first floor level. Windows at No. 7 have more modern appearance. Soldier coursing above first floor windows, flat arch above ground floor windows and doorways. Arch-shaped door, painted black plinth, recessed brick detailing on front elevation. Nos. 4, 5 and 6 have mouldings within recessed areas, a cross over a face on an oval plaque, with a blank shield below.

Jubilee Hall, No.11 Grafton Street

6552

Former Jesus Lane Sunday School – later the Albert Institute. 19th century former Sunday School now converted to residential flats. Located in the centre of a terrace of similar, but non-identical, two storey houses. Rectangular plan form with three storey gable to the Grafton Street frontage. This frontage is of buff Gault brickwork with red brickwork to the plinth, building corners and around the window and door openings. Decorative stone string

courses/weather drips. Neo-gothic openings with pointed arches. 6 over 6 timber sash windows with fanlights over and diamond shaped central attic level casement. Recessed inscribed stone panel between ground and first floor windows bearing the dates 1827 – 1877; the stonework/inscription is weathered and indistinct to the centre section, below the window openings. Recessed timber entrance door with attractive leaded stained glass lights. Boot scraper to east of entrance door. Stone capped parapet to gable end with pitched tiled roof beyond. Conservation-type roof lights set in both roof slopes. Solar panels (?) to western roof slope and two flue brick chimney stack. Plastic rainwater fittings.

JOHN STREET

The Old Stables, John Street 6499

This lies between Nos. 17 and 18 John Street. It was presumably once a warehouse and is now three flats. Three storeys with tall gable facing the street. Gault brick and slate roof. Modern fenestration to street.

MAIDS CAUSEWAY

No. 2 Maids Causeway 5833 (better photo needed)

Grey Gault brick. Two stores plus basement. Four windows on first floor, four on ground. The first and fourth windows are two storey bay windows continuing down to basement level. Second window on first floor is oriel over corbel support, four pane sash window. Four panelled front door, with semi-circular arch over. Left elevation is blank wall with row of circular ties at first floor level.

No 24 to 28 (even) Maids Causeway 5821

Nos. 24 to 28 appear to have once formed a symmetrical terrace of three houses, but each individual house has now been altered, and the symmetry lost to some degree. Two storeys with attic rooms and basement. Grey Gault brick. Basement windows are half above ground level, with six steps leading up to panelled front door.

No. 24 has three paned rectangular fanlight over door, with wrought iron railings up the steps. Low boundary wall along footpath. Multi-paned sash windows with flat reaches over and stone lintels below. Stone lintel continues across all three properties at first floor level. Pitched roof with mansard roof at right hand corner, with dormer window.

No. 26 has slate tiled mansard roof, with two dormer windows. Panelled front door with flat arch over, painted white. Iron railings to steps and low boundary wall along footpath. Small window at basement level next to steps is now blind, but flat arch detailing remains.

No. 28 has six panelled front door, with glazing in upper four panels, with flat arch over. Carved stone name stone also above door. Iron railings along low boundary wall, with fleur-de-lys finials. Three storey bay window on left hand side of front elevation, stone with detailing around each window. At basement level, plain, ground floor shows ropes with leaves at corner of windows, and at first floor, triangle border with stars in corners.

No. 30 Maids Causeway

5818

This property is the end of a row of terraced houses, set back from the pavement and No 28. Three storeys with basement. Stone lintels under windows, with flat arch over, multi-paned sash windows. Panelled front door with small fanlight over, carved pilasters. Ground floor bay window, slightly off centre, with fleur-de-lys detailing, and single sash windows with horn on glazing bar.

Grafton House, No. 64 Maids Causeway

5805 (better photo needed)

Circa 1830. Property now used by Coutts Bank. Grey Gault brick. Two storeys, three windows on the ground floor, two above, all mid C19 sashes. Panelled door with fanlight over. Hipped slate roof. Historic maps confirm it once sat in a large garden, but the modern setting of this building is now provided by the adjoining car park for the Grafton Shopping Centre and the wide, modern road (Fitzroy Lane) which provides access to the car park from Maids Causeway.

NEWMARKET ROAD**No. 20, Newmarket Road**

5730

This is red brick late 19th century three storey plus basement building forms a group with Nos. 22 and 24 Newmarket Road. The principal elevation, and front entrance, faces Napier Street. Two windows wide to Newmarket Road and four windows wide to Napier Street. Plain 2 over 2, or one over one, timber sash windows. The building is notable for the four storey corner bay with plain stone architraves to each window its ogee copper roof which dominates the junction of the two roads and provides a focal point in views down Newmarket Road. The roof is slated and there is an eaves dormer at roof level above the front door. Of note are the original cast or wrought iron railings to the basement front areas, with alternate spear heads or pointed uprights, and slightly taller spear head posts at about four foot intervals.

ORCHARD STREET**No. 17 Orchard Street**

5946

Circa 1850. Two storeys corner building with frontages to Clarendon Street and Orchard Street. Formerly a shop and retaining substantial parts of the original shopfronts to both elevations. Now a barbers shop. The shop accentuates the corner of these two otherwise residential roads.

Hipped slated roof and painted brickwork walls. Three brick chimney stacks fitted with red clay chimney pots. Two 2 over 2 timber sash windows at first floor level to the Clarendon Street frontage and three to the Orchard Street frontage. Panel for shop sign (now blank) at first floor level on the Orchard Street frontage, and pedestrian door with semi-circular fanlight above. The shopfront to Clarendon Street returns to Orchard Street and has a timber entablature including console brackets over glazed brick pilasters, cornice and fascia. The glazed brick stallriser houses grills to light the basements.

Nos. 18 and 19 Orchard Street

5947, 5948

These appear to form a pair within the terraced street. Two storeys with attic, slate tiled roof. Dentil coursing under eaves. No. 18 has a dormer in a pitched roof, and No. 19 has a flat roof dormer in a mansard roof. Four panelled front doors, with flat arch over. Four paned sash windows with horn detail to ground and first floor level, flat arch over, lintels below.

No. 20 Orchard Street

5949, 5952

Two storeys, Gault brick, painted. Four panelled door with semi-circular fanlight over, subdivided with three glazing bars. Multi-paned sash windows, one at ground floor level and one at first floor level. Wooden shutters to ground floor window. String course between floor levels. Flat arches over windows.

No. 21 Orchard Street

5933

A two storey house forming part of a terrace of dissimilar two storey houses, some with attic extensions. Gault brick walls under a pitched slated roof. Canted ground floor bay with parapet surround to flat roof. 1 over 1 timber sash windows with painted flat lintels and cills. Two painted timber doors with semi-circular fanlights over; decorative stained and leaded glass to main entrance door fan light and plainer sunburst pattern to second door. Metal rainwater fittings.

No. 23 Orchard Street

5950

Two storeys with basement, red brick, slate-tiled roof, one chimney stack. Railings along frontage with pavement, red and white tiling leading to three steps to front door, panelled with top two squares glazed. Flat arch over door. Three storey bay window, multi-paned sash window at first floor level above the front door.

No. 24 Orchard Street

5951

Two storey, Gault brick, slate tiled roof, one chimney stack. Panelled front door, with top panels glazed, rectangular fanlight over and lintel above. Two multi-paned sash windows at first floor, with flat arch over and lintels below. Bay window at ground floor, with dentil moulding detail above window.

No. 25 Orchard Street

5951

Two storeys, Gault brick, painted, slate tiled roof. Panelled front door, top two panels glazed. Multi-paned sash windows at ground and first floor level, with flat arch over. Small cast iron hoops also attached to front elevation, just above pavement.

No. 26 Orchard Street

5954

Two storeys, Gault brick, slate roof, with dormer window. Six-panelled, stained wooden door, appears to open in the centre. Wooden pitched canopy over doorway.

No. 27 Orchard Street

5954

Two storeys, Gault brick, painted, with much of the frontage obscured by foliage. Two multi-paned bow windows at first and ground floor level. Intricate wrought iron railings along border with footpath. Brick path in herringbone-type pattern to front door. Nine panelled front door, with upper five panels set in square pattern, and four rectangular panels below.

Nos. 28 and 29

5955

These form a pair within the terraced row, two storeys, Gault brick. No 28 is largely covered by foliage, obscuring much of the front of the house. Two multi-paned sash windows to first floor, one to ground. No. 28 has shutters to ground floor window. Flat brick arch over and lintels below. No. 28 has four panelled front doors, with top two panels glazed and red tile path to doorstep. No. 29 has six panelled door.

Nos. 30 and 31 Orchard Street

5957

These form a pair within the terraced street. Gault brick, both with a modern paint finished removed. Two storeys and basement, with ground floor elevated. Four panelled front doors, with four steps leading up to entrance, pilasters and lintel above. Iron railings along frontage with street and up steps to front door. Multi-paned sash windows, one to ground and three to basement. Two margin-paned windows at first floor level. Flat arch above and lintels below ground and first floor windows, lintel above basement windows.

Nos. 32 to 41 (consec) Orchard Street

5958, 5959, 5960

Circa 1841. Grey Gault brick. Two storeys, one window, sashes with glazing bars. Panelled doors with arched heads.

PARKSIDE**Fire Station, Parkside**

6202

This building is in the process (May 2013) of being completely rebuilt, so this property should be removed from the list of Buildings of Local Interest.

Police Station Buildings, Parkside

6201

This substantial L-shaped four storey building is nine bays long and three bays deep, with a back extension of a similar size and details, set well back from Warkworth Terrace. It is built from dark brown brick with a colonnade to the ground floor supported on contrasting white concrete pillars. The front elevation windows are set back and enclosed by triangular brick buttresses, which provide a strong sense of rhythm to the principal elevation. The windows, which have been replaced, are plain sashes, also dark brown. There is a fourth penthouse floor, set back with horizontal strip glazing and more of the white concrete facing of the ground floor. Stylistically, the building dates to c1970 and is a good, relatively unaltered example of its type.

PARKSIDE**Parkside Community College, Parkside**

6180

Very large, symmetrical single storey purpose-built school dating to the early 20th century – the former Boys Section facing Melbourne Place is dated 1912. The building sits back from Parkside on a rectangular backlands plot and is built in the Arts and Crafts style with red brick facings, gables, timber windows and hipped tiled roofs. The plan form appears to be virtually unaltered with a courtyard layout with each corner defined by two storey pavilions. There is a copper domed belfry over the front entrance (no bell). A modern porch has been added, and some of the windows replaced in uPVC but from the outside the building appears relatively complete. In footprint this is one of the largest buildings in the adjoining area, but its very confined location means that it is hardly visible from the surrounding roads.

PROSPECT ROW**Building on corner of Eden Street and Prospect Row, adjoining No.1 Prospect Row**

6416

Single storey commercial building dating to c. 1925 in the Art Deco style which has been occupied by The Company Hairdressers since 1995. Flat roof with lead sheet dressings at the perimeter. Ogee section timber cornice above painted timber entablature. Projecting rendered pilasters with capitals and console brackets over. Elegant shopfront windows with narrow vertical glazing bars, timber transoms and rectangular glazed fanlights over. Painted timber stallrisers to Prospect Row frontage and recessed door with mullion windows to sides and metal poles supporting front of recess. Painted brick plinth below windows to Eden Street frontage. Part glazed door set at angle on the corner with semi-circular fanlight over.

Nos. 4 to 8 (consec) Prospect Row

6424

Properties 1, 1A, 2 and 3 of this street are listed Grade II.

No. 4 is a three storey mid terrace painted brick house with slated roof and brick chimney stacks to the gable ends. The Prospect Row frontage has two over two timber sash windows and a timber entrance door with splayed brick arches over. Modern iron railings to small front yard area. The gable end walls are partly cement rendered. Plastic rainwater fittings. The

rear elevation has six over six sashes. Modern part two storey, part single storey rear extension of yellow brickwork under slated roofs incorporating roof lights. Casement windows to the extension. Enclosed rear yard area.

Nos. 5 and 6 are a pair of similar two storey terraced houses (No. 6 forms the end of the terrace) with painted brickwork walls under a slated roof. Plastic rainwater fittings. No.5 has six over six timber sash windows to frontage; No. 6 has replacement plastic windows.

Nos. 7 and 8 were originally a pair of semi-detached cottages, now the Free Press Public House. Part of this building was used for a short time for the printing press for the Free Cambridge Newspaper. Pitched slated roof. Three flue brick chimney stack to the gable end and similar stack at the party wall junction. Gault brick walls. Six over six timber sashes to front. Single storey projection to front of No.7 timber framed with fixed non-opening timber lights under a flat felted roof; this projection existed in 1888 (it is shown in a photograph of this date). Single storey rear projection to rear right with brickwork walls under a pitched slated roof.

SHORT STREET

No. 5 Short Street

5893 (Nos. 5 and 6 on right)

End of row of terraced properties, but now much altered. Two storey, Gault brick, painted, with slate tiled roof. Multi-paned sash windows to first floor. Panelled double front door with semi circular fanlight over with extractor fan in centre. Semi-circular heads to windows at ground floor level. Rectangular panel also visible between ground and first floor level, along with cast iron sign bracket, at upper right hand side of front elevation.

No. 6 Short Street

5893 (Nos. 5 and 6 on right)

Two storeys, Gault brick, painted, set back from the pavement and No. 5. Slate tiled roof. Three windows to first floor, left and right hand side are both blind. Double brick coursing below windows, with single brick coursing between floor levels. Projecting flat roof over front door. Arched passageway through to rear of building, with surrounding brick detailing evident through paint. Double sash window at ground floor.

VICTORIA STREET

Victoria House, No. 1 Victoria Street

6003

Three storeys, brick, painted, pitched roof with slate roof tiles, one chimney stack. Two windows to second and first floor, stone surrounds, string coursing at lower sill level of second and first floor windows. Protruding coursing above first floor windows, ending over right hand window. Front door made of three vertical planks, set in wooden panelled surround, with two narrow vertical glazing panels either side of the door. Entire door area has stone surround with keystone. Iron work window boxes at first and second floor windows. Ground floor window has stone surround, with decorative console brackets supporting lintel above.

Nos. 2 to 7 (consec) Victoria Street

6004

These properties form a group between the larger buildings of Nos. 1 and 8. Two storeys, grey Gault brick, with slate tiles and two chimney stacks over Nos. 4 and 5. Sash windows, two at first floor and one at ground floor level. Voussoir arches over doorways, with semi-circular fanlights and six-panelled front doors. Rubbed brick flat arches over windows. No 7 has skylight window in roof.

Grantham House, No. 8 Victoria Street

6007

This building has a similar external appearance to No 1. Three storeys with attic and basement level. Pitched roof dormer window. Decorative floral mouldings and dentil coursing under eaves. Stone lintels, painted, over windows. Two sash windows at second and first floor levels. Iron railing balcony, painted, at first floor level. Three tiled steps to four panelled front door, with rectangular fanlight and stone surround. Iron railings along boundary with pavement and up steps to door.

No. 9 Victoria Street

6008

Two storey, grey Gault brick, with tiled roof. Bay window with stone surround through ground and first floor level, with fleur-de-lys carving above window panes. Four panelled front door, with voussoir over doorway and semi-circular fanlight.

Nos. 10 to 13 (consec) Victoria Street

6010

These properties form a group. Two storeys, grey Gault brick, with slate tiles. Multi-pane sash windows, two at first floor and one at ground floor level. No 11 has modern windows. Voussoir arches over doorways, rectangular fanlights and six panelled front doors. Rubbed brick flat arches over windows.

Nos. 14 to 17 (consec) Victoria Street

6011, 6012

Two storey, Gault brick with slate tiled roofs. Sash windows, one to ground and one to first floor. Archway framing entire door, with semi-circular panels above doorways. No. 14 has shutters to ground floor window, and decorative iron detailing forming mock balcony at first floor window. Rubbed brick flat arch over windows.

No. 18 Victoria Street

6012

Two storeys, double-fronted, grey Gault brick, with slate tiled roof and two chimney stacks. Margin-paned sash windows, with two windows at ground level, all with stone surrounds. Six panelled front door, with stone surround, rectangular fanlight and decorative moulding detail.

No. 19 Victoria Street

6013

Grey Gault brick. Two storeys, two windows to first and ground floor levels. Flat arches over windows and doors. Six panelled front doors with rectangular fanlights.

Nos. 19A and 19B Victoria Street

6021

Two storeys, grey Gault brick, one chimney stack and slate tiled roof. Margin-paned windows, one to first and one to second floor levels, centre window at first floor blind. Rubbed brick flat arches above windows. Four panelled front door, with rectangular fanlights. Decorative circular brick pattern above front door of No 19A.

No. 20 Victoria Street

6022

Three storey with basement, Gault brick. Raised ground floor. Three steps leading up to four-panelled door, with voussoir arch over and semi-circular fanlight. Iron railings to steps. Sash windows, two to second and first floor, one at ground floor level. Rubbed brick flat arches.

No. 21 Victoria Street

6022, 6023

Two storeys and basement, Gault brick. Raised ground floor. Three steps leading up to four panelled door, with voussoir arch over and semi-circular fanlight. Iron railings to steps. Sash windows, two to first floor, one at ground floor level. Rubbed brick flat arch over windows. Shutters at ground floor windows.

No. 22 Victoria Street

6024

Three storeys with basement. Sash windows, two at second and first floor, one at ground floor level. Window line differs at second floor, breaking vertical rhythm. Iron foot scraper and iron work flower boxes at first floor windows. Decorative floral mouldings and dentil coursing under eaves.

Marlborough House, No. 23 Victoria Street

6025

Two storeys, grey brick, double-fronted. Multi-paned sash windows, three to first floor and two to ground floor level. Rubbed brick flat arch over windows, with stone surrounds. Four panelled front door, with rectangular fanlight and cast iron footscraper.

No. 24 Victoria Street

6026

This building has a similar external appearance to No. 8, which it faces across the street. Three storeys with attic and basement level. Pitched roof dormer window. Decorative floral mouldings and dentil coursing under eaves. Stone lintels, painted, over windows. Two sash windows at second and first floor levels. Iron railing balcony, painted, at first floor level. Three

tiled steps to four-panelled front door, with rectangular fanlight and stone surround. Iron railings along boundary with pavement and up steps to door.

Chesterfield House, No. 25 Victoria Street

6026, 6027

Two storeys, painted Gault brick. Four panelled door, with stone arch surround keystone and house name painted on to surround. Bay window to both storeys, created rounded hipped slate tiled roof. Boundary wall with iron railings.

WARKWORTH STREET

Nos. 1 to 21 (consec) Warkworth Street

6295, 6298, 6300

Impressive, matching terrace of houses built in 1883 (date plaque on No. 14). Three storeys plus half basement with raised ground floors. Each house is three windows wide, and many retain their original two over two timber sash windows. Grey Gault brick with painted stone lintels and painted ground floor and basement canted bays. Red brick modillion eaves cornice. The roofs face the street and are covered in red tiles. Substantial brick chimneys on party walls, many with their original clay pots. Four panelled front doors with rectangular fanlights over. No. 12 acts as a centrepiece to the terrace and provides a focal point in views up Warkworth Terrace. It is similar to the other houses in the group but the party walls and cill lines are defined by red brick, and the whole house has a triangular pediment above the eaves cornice line, with a small central window. The small basement front areas are defined by original cast iron railings with spear heads.

Nos. 34 to 42 (consec) Warkworth Street

6303

These are identical to Nos. 1-21 Warkworth Street but without the central pediment feature.

Nos. 22 to 26 (consec) Warkworth Street

6290

These are two storey versions of Nos. 1-21 opposite but they site back slightly from the street with small front gardens defined by hedges and low rendered walls. They are also built from Gault brick with red brick string courses at first floor cill height. Each has a two storey canted bay window, with mullions of red brick rather than painted stone. The windows are simple one over one timber sashes. The roofs are slated and face the street, with large axial brick chimneys with decorative red brick corbelling and the original square chimney pots in many cases. The front doors have two upper glazed panels with curved heads, and heavy mouldings to the two panels below. Each has a simple rectangular fanlight above.

WARKWORTH TERRACE

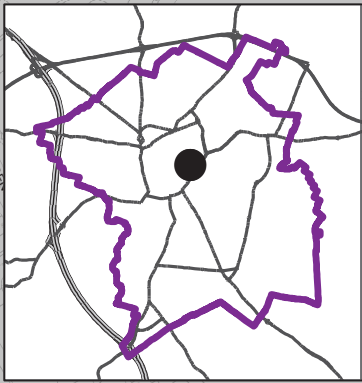
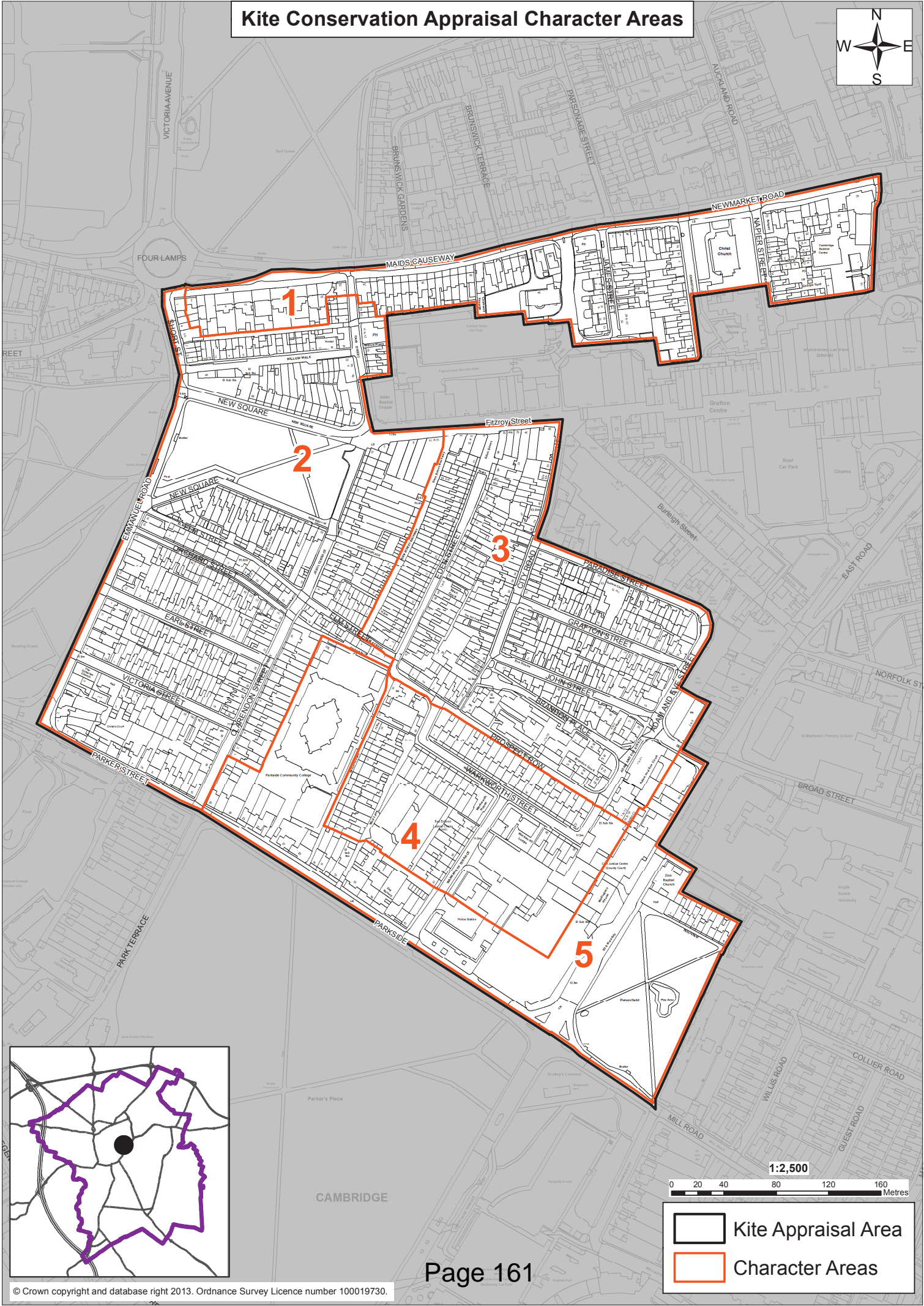
Nos. 51 to 59 (consec) Warkworth Terrace

6313, 6316, 6317

These properties are virtually identical to Nos. 1-21 Warkworth Street but have red brick string courses to the first floor cill level, and also at first floor window head level (two bands).

13 Appendix 3: Maps

Kite Conservation Appraisal Character Areas

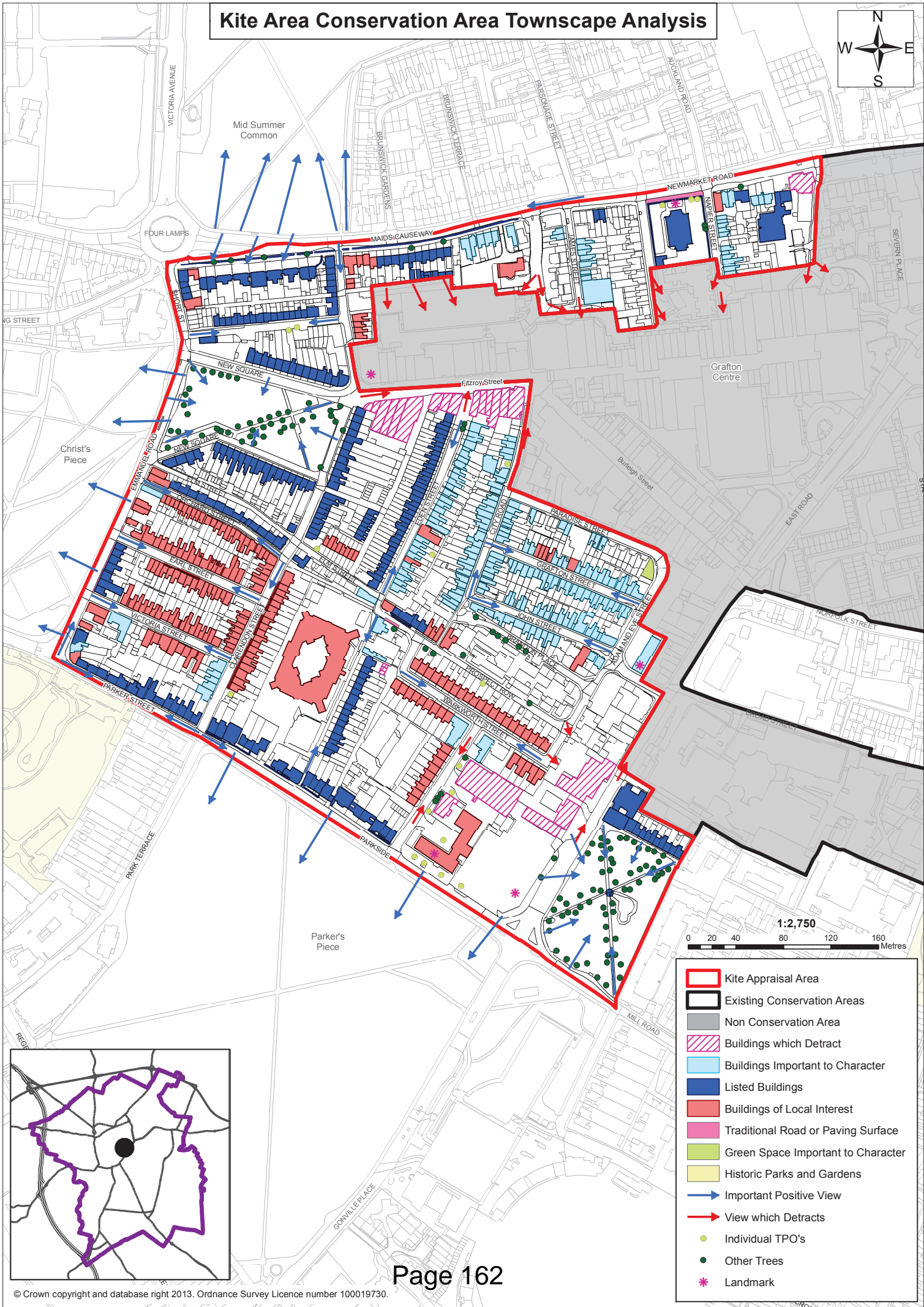


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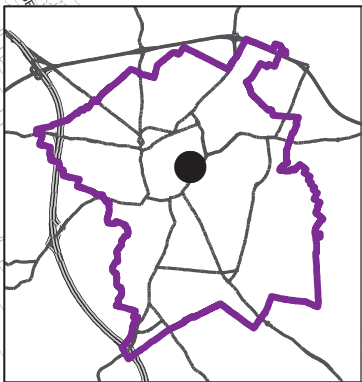
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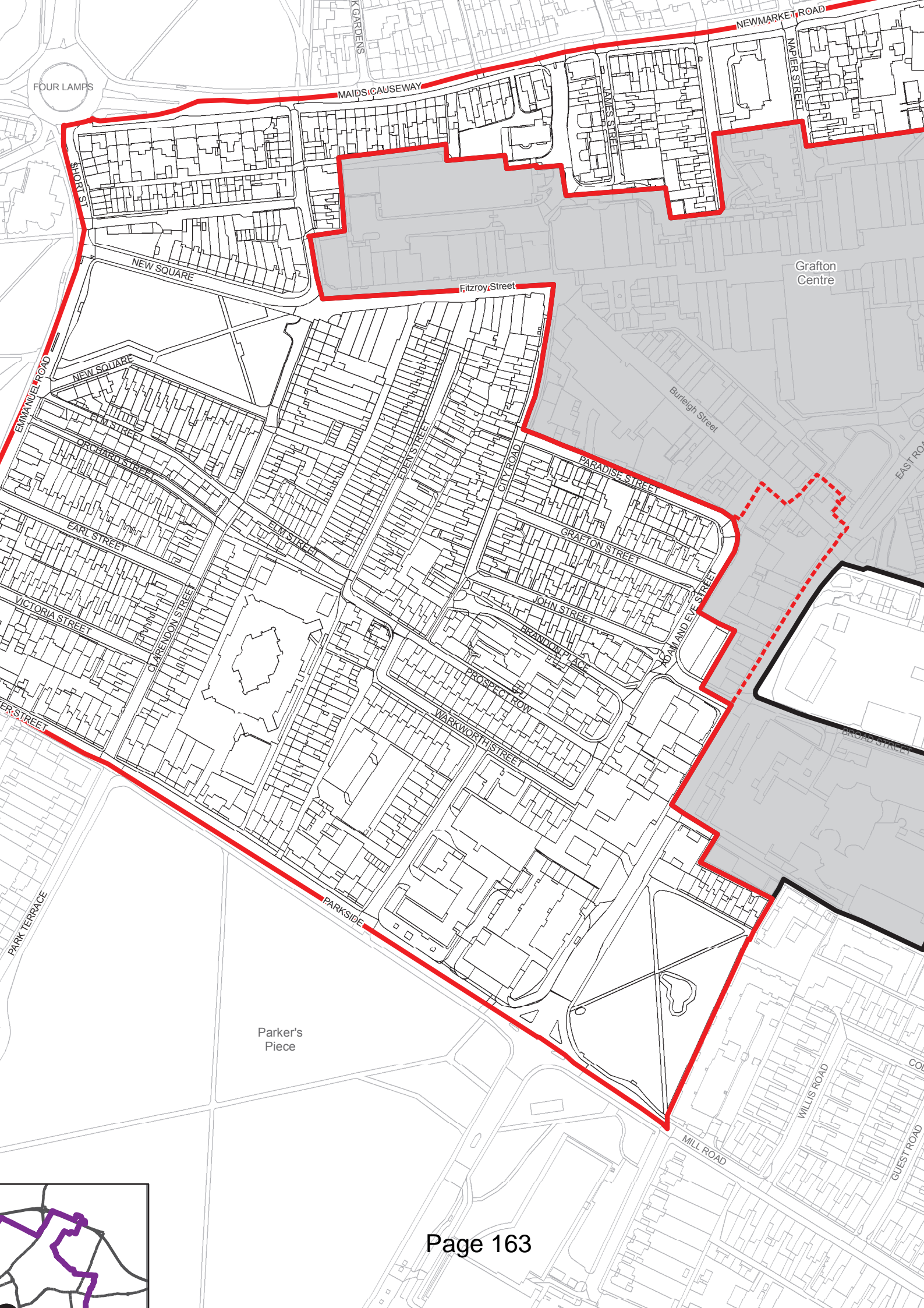
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| | Kite Appraisal Area |
| | Character Areas |

Kite Area Conservation Area Townscape Analysis



- Kite Appraisal Area
- Existing Conservation Areas
- Non Conservation Area
- Buildings which Detract
- Buildings Important to Character
- Listed Buildings
- Buildings of Local Interest
- Traditional Road or Paving Surface
- Green Space Important to Character
- Historic Parks and Gardens
- ➔ Important Positive View
- ➔ View which Detracts
- Individual TPO's
- Other Trees
- ✱ Landmark





FOUR LAMPS

MAIDS CAUSEWAY

NEWMARKET ROAD

Grafton Centre

Fitzroy Street

Burleigh Street

EMMANUEL ROAD

NEW SQUARE

ELM STREET

ORCHARD STREET

EARL STREET

VICTORIA STREET

CLARENDON STREET

ELM STREET

DEANS STREET

CITY ROAD

PARADISE STREET

GRAFTON STREET

JOHN STREET

BRANDON PLACE

PROSPECT ROW

WARKWORTH STREET

JOHN MANDLEVIC STREET

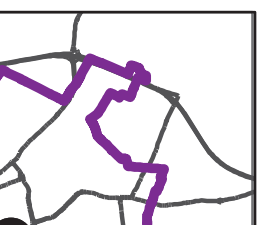
PARKSIDE

Parker's Piece

MILL ROAD

WILLIS ROAD

GUEST ROAD



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To: Executive Councillor for Planning and Climate
Change: Councillor Tim Ward
Report by: Head of Planning Services
Relevant committee: Environment
Scrutiny 14/01/14
Committee
Wards affected: All

ARTICLE 4 DIRECTIONS – Public Houses & Buildings of Local Interest Non-Key Decision

1. Executive summary

1.1 This report seeks a decision on the designation of Article 4 Directions in relation to the demolition of public houses in the City Council area. The report recommends the adoption of Article 4 Directions in the form attached at the appendix and which has the effect of withdrawing permitted development rights relating to the demolition of those public houses within the Cambridge City Council area that are not in a conservation area.

2. Recommendations

2.1 The Executive Councillor is recommended to:

- a) authorise the making of Article 4 Directions withdrawing permitted development rights for the demolition of the public houses specified in appendix 2 to this report.
- b) note the need at a later date to confirm or not confirm the Article 4 Directions, taking into account representations made during the consultation period.
- c) require that the more vulnerable BLIs outside conservation areas be brought forward for Article 4 Directions under delegated authority by the Head of Planning in consultation with the Executive Councillor for Planning & Climate Change and Environment Scrutiny Chair and Spokes.

3. Background

- 3.1 The Environment Scrutiny Committee (ESC) at its meeting on the 11th June 2013 agreed the recommendation, “That the scheme of delegation is amended to enable the Head of Planning (in consultation with the Executive Councillor for Planning & Climate Change, ESC chair and spokes) to make Article 4 Directions in respect of public houses and BLI’s where evidence suggests significant harm is possible through the exercise of permitted development rights.
- 3.2 The closure of public houses (PHs) in recent years has become a local concern. A number have subsequently been demolished and rebuilt as flats or student accommodation, others have been converted into dwellings while retaining their existing structure. A number have changed into restaurants and have lost their appearance and usage as a public house and some have just been closed.
- 3.3 The case for regarding public houses as community assets is made in the Council’s Interim Planning Policy Guidance (IPPG) on the protection of public houses.

The IPPG states:

“2.4 The NPPF sets the achievement of sustainable development as its key focus. Sustainable development encompasses economic, social and environmental factors. Public houses contribute to and support all three of these factors and as such they have an essential role to play in the building and maintaining of a strong, responsive and competitive local economy. Cambridge’s pubs contribute strongly to attracting students, academics, young workers and tourists that its economy and future growth depend upon. Moreover, pubs help to support social and cultural well-being by providing a place for social interaction within a community. Many pubs are also integral to the physical and cultural heritage of the city. A thriving local pub sector is therefore important to achieving sustainable development. Given these significant economic and social benefits, it is vital to consider safeguarding pubs in order to ensure sustainable development as per the NPPF.”

- 3.4 Notwithstanding the IPPG a number of public houses have been lost as a result of demolition. In conservation areas a planning application for demolition has to be made but unless an Article 4 Direction is made, outside conservation areas no planning permission is required.
- 3.5 Paragraph 70 of the NPPF (National Planning Policy Framework) states that planning policies and decisions should plan positively for the provision and use of community facilities (including public houses)

and guard against the unnecessary loss of valued facilities and services.

Planning Policy Position:

- 3.6 The current Cambridge Local Plan 2006 does not contain a policy specific to public houses. Policy 5/11 of the Local Plan concerns other community facilities. It is likely that when this 2006 Local Plan was being prepared public houses were not considered to be at high risk of demolition with a view to achieving their replacement by other forms of development, particularly residential development. However, in October 2012 the IPPG was adopted. Although this provides guidance to help determine planning applications relating to the loss of a current or former public house to alternative uses, it does not have the weight of a policy document. The draft Local Plan 2014 notes the particular problems associated with the loss of public houses (which is considered to be a type of community facility) to alternative forms of development. Draft policy 76 will make the change of use of a public house subject to evidence being demonstrated that the site is no longer needed as a public house or other community facility and to diversification options having been explored. However the draft Local Plan 2014 is unlikely to be adopted for some 14 months and the draft policy is to be tested at the Local Plan examination. Also, once in place, the new policy will control changes of use where an application is required, but it cannot control demolition under permitted development rights.
- 3.7 It is instructive that in a recent planning appeal decision the Planning Inspector decided that following demolition of all buildings on the site, the land fell into a nil use (Former St Colette's School, Cambridge appeal ref APP/Q0505/A/12/2176501). The appeal decision illustrates the fact that a site's former use may prove difficult to protect where the building on the site is demolished. The benefit of an Article 4 Direction would be to require an application to be made for demolition of a public house where it is not in a conservation area. The IPPG or new Local Plan policy on public houses as community assets would then be applied in the determination of such an application.

Justification.

- 3.8 Department for Communities & Local Government guidance (Replacement Appendix D to Circular 9/95 (June 2012)) states that:

“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;“

Local planning authorities (LPAs) should identify clearly the potential harm that the direction is intended to address.

- 3.9 Circumstances particular to Cambridge include that the Cambridge Public Houses Study (2012) found there are 713 working age adults per pub in England but by comparison, there are 824 adults of working age in Cambridge per pub - one of the highest ratios of adults to pub among similar historic university towns and cities. Benchmarking appeared to indicate that Cambridge has a relative under-supply of pubs compared to other historic university towns and cities which are also strong tourist destinations.
- 3.10 A background of Cambridge having one of the fastest growing populations of UK cities (2011 census) and the city making provision for additional substantial housing and employment is likely to reinforce the trend of under-supply of public houses.
- 3.11 That Cambridge is one of most prosperous cities in the UK puts pressure on a housing supply restricted by the Green Belt that surrounds the city. In many cases, therefore, the value of a public house site for residential purposes can be greater than its value as a viable pub business.
- 3.12 A problem of demolition is illustrated by the case in 2013 of the Rosemary Branch Public House which was demolished under permitted development rights, after an application for planning permission for residential redevelopment had been made and an appeal dismissed. Again, with the former Dog & Pheasant Public House, High St, Chesterton (ref 12/0705/FUL), planning permission for residential redevelopment was refused (the IPPG had recently been issued) and following submission of an appeal but before its being held, the building was demolished under permitted development rights. Though the appeal inspector stated that the length of time since the last use of the premises as a public house (it had since been in restaurant use for some 10 years and then closed for a period) was such that it should no longer be considered as a community facility, his view on this matter was also coupled with the removal of the building resulting in an empty site. Neither of these public house sites is within a conservation area. Demolition in effect, pre-empts

alternative outcomes being reached via solutions negotiated through the planning system.

- 3.13 In considering the DCLG guidance regarding the use of article 4 Directions as noted earlier, the harm resulting from the demolition is the loss of needed community facilities in the form of public houses in the city to alternative forms of development, for example residential development. Where demolition takes place, there is also an impact on the visual amenity or historic environment of the area if the public house concerned is of local interest in these respects. For instance, public houses are often a long established and prominent feature of a local area and help define its character. They may be a feature contemporary with the development of the surrounding area.
- 3.14 The Local Planning Authority (LPA) must be satisfied that it is expedient that demolition of public houses may not be carried out unless permission is granted for the demolition on approval of an application. An Article 4 Direction would not totally prohibit demolition of public houses rather it would enable the LPA to have some control over the proposed demolition. The application for demolition would be considered on its merits and assessed against the applicable Local Plan policies and other material considerations.
- 3.15 An Article 4 Direction removing permitted development rights under Part 31: Demolition of Buildings, General Permitted Development Order 1995 may take the form of:
- (i) a non-immediate Article 4 Direction, where permitted development rights are only withdrawn upon confirmation of the Article 4 Direction by the LPA following local consultation; or
 - (ii) an immediate Article 4 Direction where permitted development rights are withdrawn with immediate effect, and confirmed by the LPA following local consultation within six months of the Article 4 Direction coming into effect . The failure to confirm the Direction within the six months will result in it lapsing. An immediate Article 4 Direction should only be made where the LPA considers it necessary to remove certain permitted development rights quickly and where such rights would be prejudicial to the proper planning of their area or constitute a threat to the amenities in their area.
- 3.16 There is no right to appeal against an Article 4 Direction. However, Guidance in Circular 9/95 states that LPAs should consider making them 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 and in the case of an immediate Direction would be a threat to or prejudicial to these matters.

- 3.17 In considering whether to make an Article 4 Direction as referred to above it should be noted that buildings within conservation areas are subject to the requirement for planning permission before demolition may be approved. Making an Article 4 Direction on public houses in conservation areas would simply be duplication of the control that already exists. It is therefore expedient that the buildings affected by an Article 4 Direction should only be those located within the boundaries of the City of Cambridge outside of conservation areas.
- 3.18 The IPPG and emerging Cambridge Local Plan 2014 contain a list of “protected public houses” (policy 76). It is proposed that any Article 4 Direction should apply to those buildings on this list (outside conservation areas) other than the few already having planning permission for re-development, or already demolished, or already out of PH use for many years.
- 3.19 In considering Article 4 Directions for particular public houses, it is proposed that the following factors should be taken into account:
- importance to the visual amenity or the historic environment of the area
 - a catchment with lack of other (or similar) PHs within reasonable walking distance (a 5 minute walk (400m) is a generally accepted measure) .
 - the character of PH / facility. Size, location, car parking, food, music are some of the factors which mean that although PHs may be located close to each other, they can be serving different markets or communities.
 - vulnerability eg the building being closed and boarded-up
 - whether part of a local centre (eg within or next to a parade of local shops)
 - a large site contributes to the vulnerability of the building

These factors refer back to both the visual amenity/historic environment and maintaining mixed communities strands of DCLG guidance referred to above and to accessibility.

The resultant list is represented in the table at appendix 2. The right hand column indicates whether a Direction is proposed.

Buildings of Local Interest.

- 3.20 Though this report concerns public houses primarily, the background on Article 4 Directions is generally applicable and would apply to Buildings of Local Interest (BLIs). BLIs outside conservation areas are also affected by GPDO permitted development. Some buildings are more vulnerable than others as has been evidenced by demolitions. As a strategy to avoid the unnecessary loss of high quality BLIs, it is proposed to report a list of the more vulnerable BLIs outside conservation areas for consideration of individual Article 4 Directions under delegated authority by the Head of Planning in consultation with the Executive Councillor for Planning & Climate Change and Environment Scrutiny Chair and Spokes.

Conclusion.

- 3.21 Article 4 Directions are considered expedient because Cambridge already has an undersupply of public houses, which is likely to be exacerbated by a growing population. Examples of the demolition of public houses that have already occurred as noted in this report. While the loss of public houses as community facilities is addressed via the Cambridge interim guidance and the emerging Local Plan, neither the interim guidance nor Local Plan policy can of itself, require a planning application to be made for the demolition of a public house under permitted development rights.
- 3.22 It is possible to make either immediate or non-immediate Directions (see paragraphs 3.15 and 4.0). An immediate Direction would be appropriate where it is necessary for it to come into force immediately rather than after consultation. Two of the public houses on the attached appendix 2 are already closed and vacant. It is proposed that the directions take the form of an immediate direction, as noted later in this report (following confirmation of the ownership of all sites). It is considered that immediate directions offer the best protection of public houses outside conservation areas from potential demolition.

Other options considered:

- 3.23 A local authority wide Direction. This would represent duplication of controls that already exist in Conservation Areas and would be difficult to justify. In addition, Circular 9/95 states that there should be a particularly strong justification for the withdrawal of permitted development rights covering the entire area of a local planning authority.
- 3.24 A specific Article 4 Direction if there was specific information that a particular public house was under threat of demolition. For instance, if

a determination for prior approval had been sought as is required under the conditions for permitted development rights for demolition (GPDO Part 31). This would depend on information about a threat being given. The prior approval system depends on such an application actually being made, for which there is no certainty that this would happen.

3.25 Restriction of Change of Use. The Council is putting in place via the IPPG and draft Local Plan Review, a policy of protecting pubs as community facilities whilst allowing flexibility in the re-use of a PH for alternative commercial community leisure, retail and business uses falling within 'A' use classes. Restricting change of use within these classes via an Article 4 Direction would be inconsistent with this policy approach. Additional, temporary permitted development rights were recently introduced in May 2013. Under these provisions, a site retains its established use class from before the temporary change and reverts to its lawful use at the end of the 2 year temporary period. In view of these provisions and the policy position established, this report does not recommend Article 4 Directions in respect of the change of use of pubs.

3.26 Stages in the Article 4 process and indicative timeline:
(Post Committee/Exec Councillor resolution)

1. Confirm ownerships and occupiers – beginning of month one.
2. "Make" the Directions – end of month one.
3. Serve notice locally and notify the Secretary of State – End of month one as soon as practicable after the Direction has been made.
4. Advertise Direction – end month 1 (local paper) + month 2 for not less than 6 weeks (site advertisement).
5. Period of consultation – month 2 period of consultation (a notice must specify a period of at least 21 days within which representations are to be made).

6. Month 2 - 3. Determine whether to confirm the Direction – by the Executive Councillor following a post consultation briefing on the responses received during the consultation period (a Direction cannot be confirmed until after at least 28 days following the latest date on which any notice relating to the Direction was served).
(note: the timeline to confirmation of a non-immediate Direction would be longer).

7. Serve notice locally (advertisement as above) and notify the Secretary of State after the Direction has been confirmed.

4.0 Implications

(a) Financial Implications

Financial implications may arise via staff time, direct costs of searches to confirm ownerships of buildings and costs of advertisements to publicise a Direction in the local paper. These would be covered from existing Environment Department budgets.

There are circumstances in which the LPA may be liable to pay compensation having made an Article 4 Direction, although the potential liability is limited in many cases by the time limits that apply.

(b) Staffing Implications

These would depend on the number of Article 4 Directions made. As a limited number of buildings are proposed and as the withdrawal of permitted development would be focused on one class (demolition), the number of resultant applications is expected to be small.

(c) Equal Opportunities Implications

Retention of public houses is likely to benefit various communities. As the ownership/occupancy Buildings of Local Interest is wide ranging, a negative impact on equality is unlikely.

(d) Environmental Implications

The environmental implications are considered to be highly positive as protecting public houses via an Article 4 Direction supports the quality and maintenance of local communities and 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, which must be undertaken over a period of at least 21 days (the order must be confirmed by the issuing authority subsequently) 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:

Decision Letter. Appeal Ref: APP/Q0505/A/12/2176501

Land at former St Colette's Preparatory School, Tenison Road, Cambridge CB1 2DP

<http://www.pcs.planningportal.gov.uk/pcsportal/fscdav/READONLY?OBJ=COO.2036.300.12.5503758&NAME=/DECISION.pdf>

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

<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>

UCO: Town & Country Planning Use Classes Order 1987.

<http://www.legislation.gov.uk/ukxi/1987/764/schedule/made>

Circular 9/95 .

<http://www.planningportal.gov.uk/england/government/policy/policydocuments/planningcirculars/71122p0995>

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

<https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/docs/protection-of-public-houses-ippg.pdf>

Cambridge Public House Study 2012.

<https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/docs/cambridge-public-house-study.pdf>

6. Appendices

1. Article 4 Direction
2. Affected PHs List
3. PHs map

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

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 1995 AS AMENDED

DIRECTION MADE UNDER ARTICLE 4 (1) to which Article 6 Applies.

WHEREAS the Council of the City of Cambridge being the appropriate local planning authority within the meaning of article 4(4) of the Town and Country Planning (General Permitted Development) Order 1995 as amended, are satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on land shown edged/coloured red on the attached plan, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4 (1) of the Town and Country Planning (General Permitted Development) Order 1995, as amended, hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below.

THIS DIRECTION is made under article 4 (1) of the said Order and, in accordance with the article 6 (7), shall remain in force until XXth XXXX 2014 (being six months from the date of this Direction) and shall then expire unless it has been confirmed by the Council in accordance with paragraphs (9) and (10) of article 5 before the end of the six month period.

SCHEDULE

Any building operation consisting of demolition of a building being development comprised within Class A of Part 31 of Schedule 2 to the said Order and not being development comprised within any other class.

Made under the Common Seal of Cambridge City Council this XXth day of XXXXXXXX 2014

The Common Seal of the Council was affixed to this Direction in the presence of:

.....

Title:

Confirmed under the Common Seal of Cambridge City Council this day of
____20

The Common Seal of the Council was affixed to this Direction in the presence of:

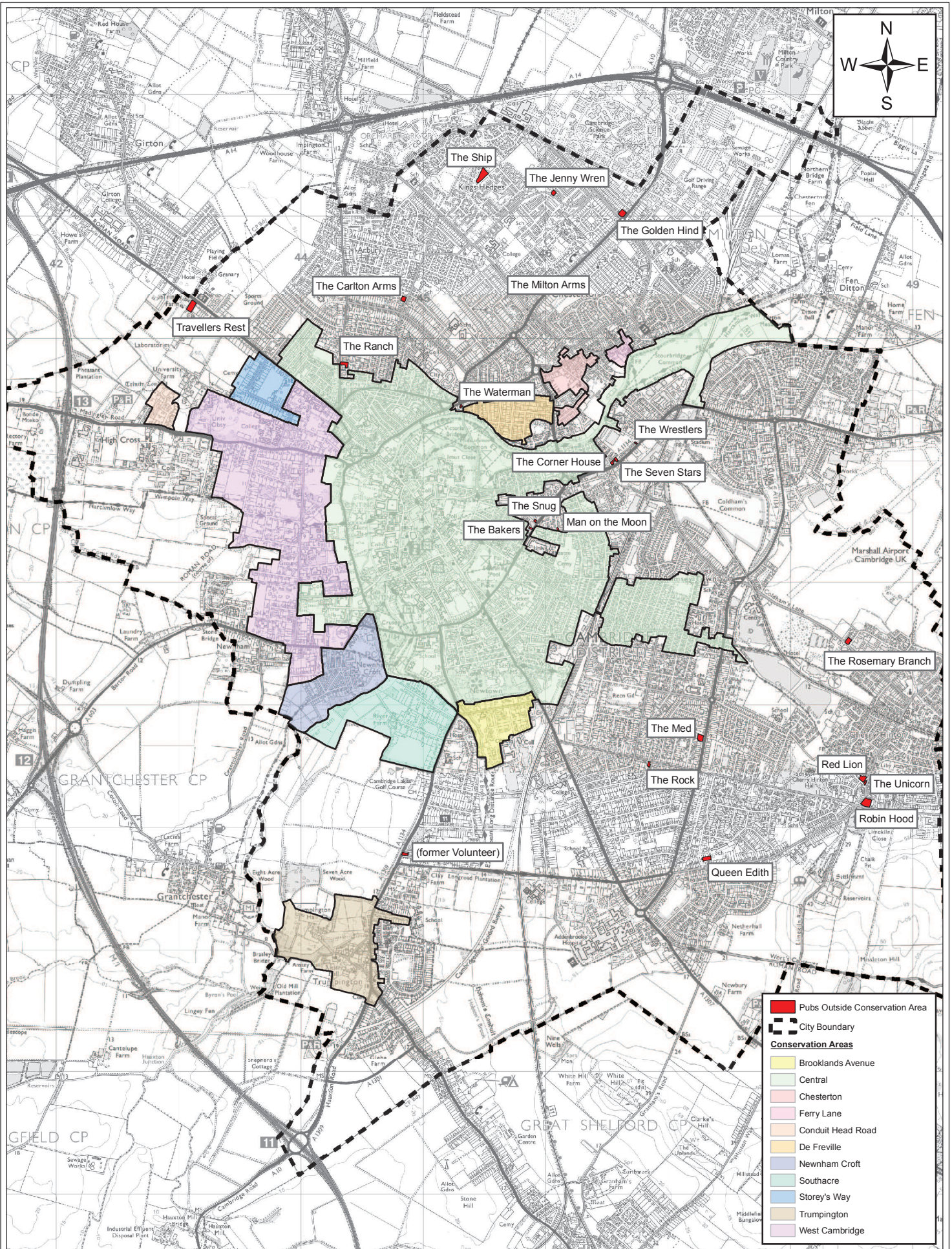
.....

Title:

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| Pub | Address | Factors contributing to need to safeguard from demolition | Art4? |
|---|--------------------------------------|--|-------|
| The Corner House | 231 Newmarket Road CB5 8JE | Visual/historic environment interest. Community use: pub supports live music, serves food and able to host community events. Corner site with car park&garden. | yes |
| The Seven Stars | 249 Newmarket Road CB5 8JE | Closed & vacant. Visual/historic environment interest. Adjoins a Listed Building. Notes: Pending 13/1561/FUL Demolition of existing buildings & erection of new 3 storey building for mixed use, including 7 flats, a restaurant &/or public house, with retention of existing facade. | yes |
| The Wrestlers | 337 Newmarket Road CB5 8JE | Visual/historic environment interest. Corner site. Community use: one of only a few in the area which serves food | yes |
| The Corner House & The Wrestlers, together support and complement the retail, leisure and business activities along Newmarket Road which help support the vitality of the area. | | | |
| The Carlton Arms | Carlton Way CB4 2BY | Next to local shops. Large site. 1950s/60s. The nearest PH to the Carlton Arms is the Carpenter's Arms, Victoria Rd some 750 metres away as the crow flies. Loss of this site would therefore mean that large areas of Arbury (3rd most densely adult populated ward in Cambridge), Castle and West Chesterton would not have access to a public house within 400m of their homes representing approximately 7,000 people (18+). | yes |
| Travellers Rest | Huntingdon Road CB3 0DL | large site. Premier Inn rooms attached to rear. Pub/restaurant serving large (albeit relatively low density) area including Darwin Green formerly referred to as NIAB1. Next nearest pub 1.3km/0.8miles away. Earlier C19th front. | yes |
| Robin Hood | 1 Fulbourn Road CB1 9JL | Very large (prominent corner) site. Visual/historic environment interest. Pub/restaurant | yes |
| The Unicorn | 15 High Street Cherry Hinton CB1 9HX | Closed & vacant. Prominent site. Visual/historic environment interest. Planning for residential use refused on appeal 2012. It is of a size and design that could accommodate the return of the pub use. | yes |
| The Unicorn, Robin Hood and Red Lion together help retain and maintain the vitality and vibrancy of this area which is located on the periphery of Cambridge. This cluster needs to be protected to promote choice and vibrancy in this area. | | | |
| The Med | Perne Road CB1 3RX | The Med: Large site. The Rock: Visual/historic environment interest. Corner site. Substantial size site (inc car park). Local centre. The Med and the Rock have an immediate local catchment of approximately 7,100 people (18+). If one were to be closed then there would be only one pub to serve the local community. Cherry Hinton/Coleridge wards lack pubs generally arising from their historic suburban development pattern | yes |
| The Rock | 200 Cherry Hinton Road CB1 7AW | | yes |

| | | | |
|--|-----------------------------|---|-----|
| The Golden Hind | 355 Milton Road CB4 1SP | Visual/historic environment interest (BLI). Very Large site. Food. Catchment inc Cambridge Science Park and St John's Innovation Park. | yes |
| The Jenny Wren | 80 Campkin Road CB4 2QA | Substantial corner site. Visual/historic environment interest. Caters to local residents in the northern suburbs of Cambridge. | yes |
| The Ship | Northfield Avenue CB4 2LG | Very extensive site. Caters to local residents in the northern suburbs of Cambridge. | yes |
| The Jenny Wren, The Ship and The Golden Hind serve a local population of approximately 8,300 people (18+), plus local employees. | | | |
| Tangs/China City (former Ancient Druids PH site) | Napier Street CB1 1HR | Restricted site. Established as a restaurant. Not of visual/historic environment interest. | no |
| The Bakers | 176 East Road CB1 1BG | The Bakers: Visual/historic environment interest (C19th origins). The Snug: Prominent corner site. Visual/historic environment interest. Both PHs provide a range of facilities in a City Centre location for both local people and visitors to the area. Possible inclusion in extended conservation area. | yes |
| The Snug | 170 East Road CB1 1DB | | yes |
| Queen Edith | Wulfstan Way CB1 8QN | Note: Planning permission (12/1616/FUL) for - Demolition of existing PH building and replacement with new PH , & residential apartments. | no |
| Bollywood Spice (former Volunteer) | 60 Trumpington Road CB2 8EX | Established in restaurant use for a considerable time but has visual/historic environment interest. Site with car park. | yes |
| The Milton Arms | 205 Milton Road CB4 1XG | Large site inc car park & garden. The nearest public house to the Milton Arms is the Haymaker's approximately 600 metres away as the crow flies. The loss of this site would therefore mean that large areas of West Chesterton would not have access to a public house within 400 metres . | yes |
| The Waterman | 32 Chesterton Road CB4 3AX | Local centre. Visual/historic environment interest. Prominent corner site. Serves North of centre and parks. | yes |
| | | | |
| Red Lion | 20 Mill End Road CB1 9JP | Listed building | no |
| The Rosemary Branch | 503 Coldhams Lane CB1 3JH | Building already demolished | no |
| Man on the Moon | 2 Norfolk Street CB1 2LF | Cambridge City Council owned | no |



CambridgePubs Outside a Conservation Area

| | |
|---------------------|---------------------------------------|
| Date: | 29 November 2013 |
| Produced by: | GIS Team |
| Section/Department: | Information Systems, Environment Dept |
| Scale: | 1:40,000 @ A4 |

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To: Executive Councillor for Planning and Climate
Change: Councillor Tim Ward
Report by: Head of Planning Services
Relevant committee: Environment
Scrutiny 14/01/14
Committee
Wards affected: Trumpington

ARTICLE 4 DIRECTIONS – ACCORDIA ESTATE Non-Key Decision

1. Executive summary

- 1.1 Following 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, a report was considered by Environment Scrutiny Committee on June 11th 2013 and it was resolved that officers draft an Article 4 Direction and accompanying consultation process for consideration at a future Environment Scrutiny Committee.
- 1.2 This report presents a draft order (attached as Appendix 1) and consultation requirements.

2. Recommendations

- 2.1 The Executive Councillor is recommended:
 - a) To authorise the making of a non-immediate Article 4 Direction for the Accordia Estate as shown in Appendix 1 attached to this report.
 - b) To note the need at a later date to confirm or not confirm the Article 4 Direction in the form appended to this report, taking into account representations made during the representation period.

3. Background

As noted in the report of June 11, 2013, to committee on this subject, Department of Communities & Local Government (DCLG) guidance given in the *National Planning Policy Framework* states that 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.

- 3.1 In terms of DCLG guidance (Replacement Appendix D to Circular 9/95 (June 2012)), the “test” for using Article 4 Directions is that the continuing exercise of permitted development rights would undermine the visual amenity of the area or damage the historic environment. The harm that the direction is intended to address is adverse impact on the character or appearance of the conservation area via the exercise of certain permitted development rights.
- 3.2 The Local Planning Authority (or “LPA”) must be satisfied that it is expedient that the specified works may not be carried out unless permission is granted on an application. An Article 4 Direction would not mean that no works could be carried out to the Accordia houses but would require planning applications to be made for what would otherwise be permitted development. Applications would be considered on their merits and assessed against the applicable Local Plan policies and other material considerations.
- 3.3 An Article 4 Direction removing permitted development rights under the General Permitted Development Order (GPDO) 1995 may take the form of:
 - a) a non-immediate Article 4 Direction, where permitted development rights are only withdrawn upon confirmation of the Article 4 Direction by the LPA following local consultation; or
 - b) an immediate Article 4 Direction where permitted development rights are withdrawn with immediate effect, and confirmed by the LPA following local consultation within six months of the Article 4 Direction coming into effect . The failure to confirm the Direction will result in it lapsing. An immediate Article 4 Direction should only be made where the LPA considers it necessary to remove certain permitted development rights quickly and where such rights would be prejudicial to the proper planning of their area or constitute a threat to the amenities in their area.
- 3.4 There is no right to appeal against the making of an Article 4 Direction. However, it is important that before an Article 4 Direction is made, the LPA is satisfied that exceptional circumstances exist to justify the making of the Article 4 Direction. Also, that it is assured that the works to be controlled should not be carried out without specific permission.

- 3.5 The Accordia estate is now within the boundary of the Brooklands Avenue conservation area (as per the approval of the revised appraisal at the committee meeting of June 11, 2013). The Accordia Community Residents Association (ACRA) has requested 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.
- 3.6 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.
- 3.7 Some alterations that have occurred at Accordia have been pointed out to officers by the Residents Association to illustrate their case for an Article 4 Direction. These have been previously reported to the Environment Scrutiny Committee and so are not repeated here.
- 3.8 An Article 4 Direction may cover several classes of permitted development or a particular operation within any class. The features officers have confirmed as being important to the appearance of the houses on the Accordia estate and which are proposed for protection via an Article 4 Direction are:
- 1 upper floor open terrace areas and ground floor recessed front entrances.
 2. consistent pattern and type of fenestration,
 3. projecting window bays
 4. external cladding is in a particular range of materials
 5. consistent soft landscaped areas
 6. large chimney elements key to the design of some houses
 7. predominantly open layout at street level without fence or walls
 8. external brickwork in a consistent type and not painted or rendered.
- Changes to these features would affect the appearance of the estate. The classes of permitted development or the particular operations within a class that relate to these items (and taking into account works that are not permitted development in conservation areas) covered in the formal Direction attached as Appendix 1.
- 3.13 The Accordia Community Residents Association have produced an information pack that details the original materials and products used in the various types of house at Accordia. This will be available to residents as a reference when repairs are needed or work that will require planning permission is being considered. The association has

been very proactive in promoting the protection of the development given its very high level of design quality and the information pack is part of the efforts by the association in this regard.

- 3.14 Some changes to the external appearance of houses at Accordia 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 - examples have occurred on Wherry Housing properties. However, recent discussion with Wherry Housing Association indicated that control for instance of varying colour of woodstain and replacement of missing rainwater downpipes may be dealt with via inclusion in regular maintenance schedules (with agreed materials) or via restrictions being placed in tenancy agreements.
- 3.15 Officers propose that an Article 4 Direction (non-immediate) for Accordia is made in the light of all the above considerations and the resolution made by the Executive Councillor in June 2013. It is recommended however that only the most essential features of the housing within the development are covered by an Article 4 Direction e.g. those noted earlier in this report.

Consultation

- 3.16 On making an Article 4 Direction the following must be carried out:
1. Local Advertisement is required including in the press, site notices (at least 2 and for a period of at least 6 weeks). Notice must be served on individuals affected (unless impractical).
 2. The Secretary of State must be notified on the same day as the first publication of the Direction.
 3. The County Council must be notified on the same day as the first publication of the Direction.
 4. Notice must specify a period of at least 21 days within which representations are to be made. A non-immediate Direction must specify the date on which it is to come into force.
- 3.17 The representations received during the consultation period must be considered before a decision on confirmation. In addition,
1. A Direction cannot be confirmed before 28 days after its service.
 2. A non-immediate Direction comes into force on the date specified in the original notice (unless the notice is modified due to representations).
 3. To modify an Article 4 Direction, a local planning authority would have to cancel the existing Direction and prepare a replacement Direction incorporating the required modifications and to the same procedures.

- 3.18 The formal Direction appended to this report is for a non-immediate Article 4. An immediate Direction is considered unnecessary as a) the exercise of permitted development rights is currently limited and b) the twelvemonth period will enable scope for all Accordia residents to better understand the implications of the Direction.
- 3.19 Subject to the approval of the Executive Councillor, it is recommended that Notice of the making of a Direction is given in February 2014 with consultation taking place in March. Subsequently, representations received would be considered, followed by confirmation or a replacement Direction. Subject to no overriding legal or planning reasons, it is recommended that the Direction is confirmed after twelve months (in recognition of paragraph 4.3 below) following the making of the Direction (Feb 2015).

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. Given the very proactive work being done by ACRA and the production of an information booklet and the profile this has raised regarding the importance of maintaining the material integrity of Accordia, a Direction affecting Accordia is not expected to result in more than a small number of planning applications annually.
- 4.2 There are circumstances in which the LPA may be liable to pay compensation having made an Article 4 Direction, although the potential liability is limited in many cases by the time limits that apply.
- 4.3 As noted in the June 2013 report on this subject, approximate figures of staff costs estimated by the Planning Advisory Service put the figure per average householder application at £330. This does not include potential time spent in dealing with enquiries or enforcement action costs. If, as a broad estimate, the Article 4 Direction for Accordia was to generate the need for no more than five (5) planning applications per year at Accordia, the costs to the Council in lost application fees would be £1,650.00,

(b) Staffing Implications

Some duty officer time would be taken up to respond to resident questions about whether works they would undertake require planning permission but publicity and design guidance already prepared by ACRA would help with reducing the number of requests. Notwithstanding, the Article 4 Direction is still likely to result in some

applications every being submitted for works that would have otherwise been allowed under permitted development rights. Application fees, as noted in the committee report in June, are not applicable in such circumstances. The costs of staffing for processing applications is therefore not covered in the event of a proposal being subject to an Article 4 Direction.

(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 regulations around "permitted development"). 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 positive as the recommendations support the quality of the Brooklands Avenue conservation area.

(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).

<http://www.planningportal.gov.uk/permission/responsibilities/planningp/ermission/permitted>

UCO: Town & Country Planning Use Classes Order 1987
<http://www.legislation.gov.uk/ukxi/1987/764/schedule/madeCircular9/95>

<http://www.planningportal.gov.uk/england/government/policy/policydocuments/planningcirculars/71122p0995>

6. Appendices

Appendix 1 Draft Article 4 Direction for the Accordia Estate

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

Draft Article 4 Direction for the Accordia Estate

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995 AS AMENDED

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5 APPLIES

WHEREAS *Cambridge City Council* being the appropriate local planning authority within the meaning of article 4(4) of the GPDO, are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the land shown edged/coloured on the attached plan, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended, NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below:

Made under the Common Seal of *Cambridge City Council* thisday of.....20..... The Common Seal of the Council was affixed to this Direction in the presence of

Chief Executive Officer

Confirmed under the Common Seal of *Cambridge City Council* thisday of.....20..... The Common Seal of the Council was affixed to this Direction in the presence of

Chief Executive Officer

SCHEDULE 1.

1. The enlargement, improvement or other alteration of a dwellinghouse comprising:

- i. the infill or enclosure of a recessed entrance or an open terrace area,**
- ii. insertion of a new window opening,**
- iii. removal of a projecting part of a dwellinghouse,**
- iv. the recladding of any part of a building in a material of a different type or appearance to the original**

being development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

2. **The provision within the curtilage of a dwellinghouse of a hard surface** for a purpose incidental to the enjoyment of the dwellinghouse as such, being development comprised within Class F of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

3. **The alteration or removal of a chimney**, being development comprised within Class G of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

4. **The erection or construction of a gate, fence, wall or other means of enclosure** being development comprised within Class A of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.

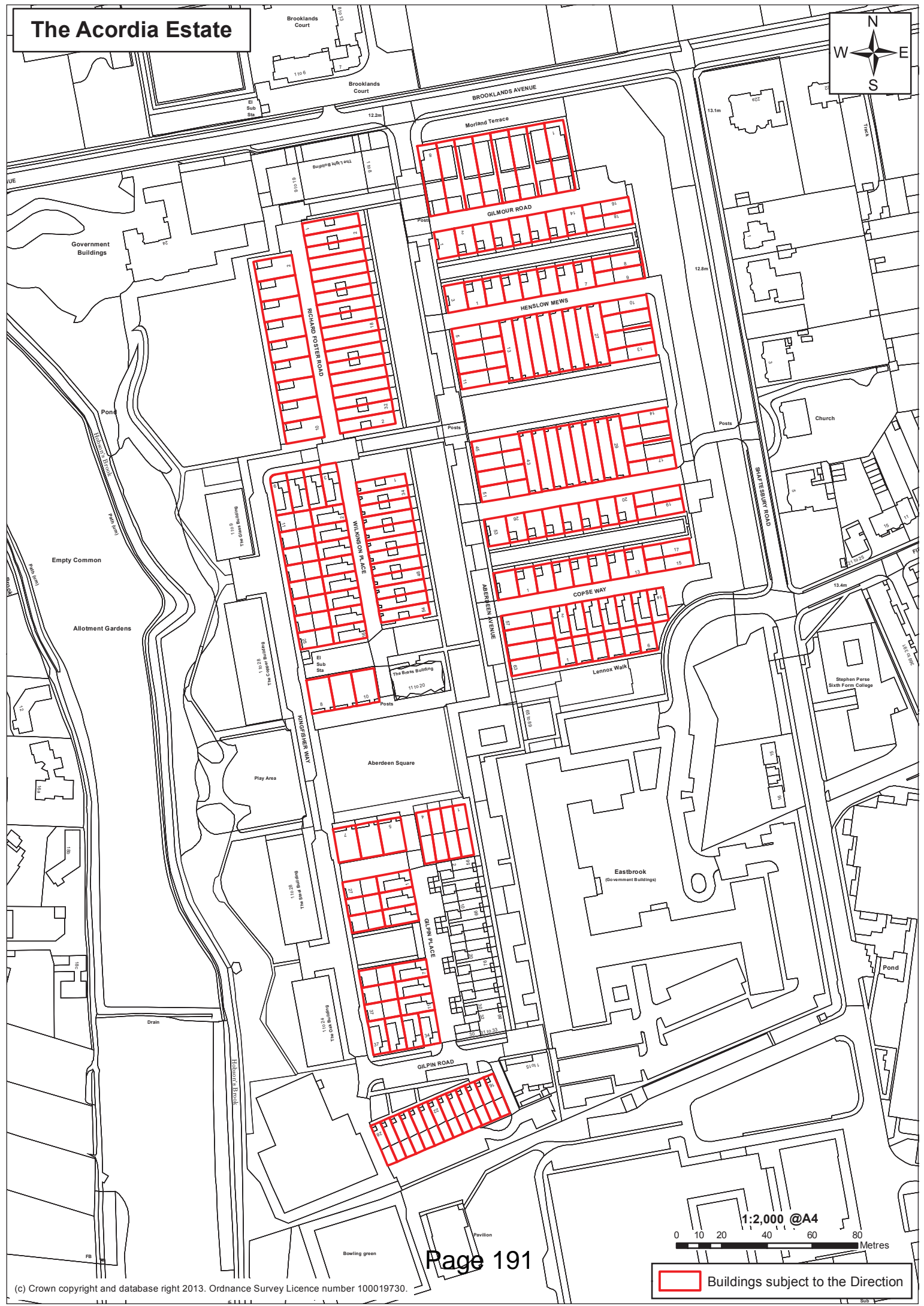
5. **The painting of the exterior of any building or work** being development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.

SCHEDULE 2 – Land to which Schedule 1 applies


The land shown edged/coloured on the attached plan.

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The Acordia Estate



1:2,000 @ A4
0 10 20 40 60 80 Metres

 Buildings subject to the Direction

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