



# Public Document Pack

## Cambridge City Council

### ENVIRONMENT SCRUTINY COMMITTEE

**To:** **Scrutiny Committee Members:** Councillors Kightley (Chair), Saunders (Vice-Chair), Herbert, Marchant-Daisley, Owers, Tucker, Tunnacliffe, Wright and Znajek

**Alternates:** Councillors Ashton, Kerr and Pogonowski

**Executive Councillors:**

Executive Councillor for Environmental and Waste Services: Councillor Swanson

Executive Councillor for Planning and Sustainable Transport: Councillor Ward

*Despatched: Wednesday, 1 March 2012*

**Date:** Tuesday, 13 March 2012

**Time:** 4.00 pm

**Venue:** Committee Room 1 & 2 - Guildhall

**Contact:** James Goddard **Direct Dial:** 01223 457015

### 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 1 - 20)*

To approve the minutes of the meeting held on 10 January 2012 as a correct record. *(Pages 1 - 20)*

## **4 PUBLIC QUESTIONS**

Please see information at the end of the agenda

### **Items for Decision by the Executive Councillor, Without Debate**

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

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

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

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

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

## **Decisions for the Executive Councillor for Environmental and Waste Services**

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

#### **5 FUTURE OF PLASTIC POTS, TUBS AND TRAYS IN THE BLUE BIN** *(Pages 21 - 24)*

### **Items for Decision by the Executive Councillor, Without Debate**

#### **6 HEALTH AND SAFETY WORK PLAN 2012-2013** *(Pages 25 - 60)*

#### **7 FOOD SAFETY WORK PLAN 2012-2013** *(Pages 61 - 108)*

## **Decisions for the Executive Councillor for Planning and Sustainable Transport**

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

**8 ADOPTION OF CAMBRIDGE SKYLINE GUIDANCE (GUIDANCE NOTE IN RESPECT OF THE APPLICATION OF POLICY 3/13 OF THE CAMBRIDGE LOCAL PLAN) (Pages 109 - 216)**

The main report and appendices refer to the Skyline guidance document, which is too large to attach to the agenda in hard copy format. All documents are published on the Council's website:

- (i) Main report and appendix 1 are attached to the agenda document.
- (ii) The skyline guidance document (appendix 2) is accessible via the following hyper link (please copy all lines as the address is split over 3):

<http://www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD737&ID=737&RPID=30916976&sch=doc&cat=13028&path=13020%2c13021%2c13028> (Pages 109 - 216)

**9 PRO-ACTIVE CONSERVATION PROGRAMME (Pages 217 - 226)**

**10 HILLS ROAD SUBURBS AND APPROACHES STUDY, TRUMPINGTON ROAD SUBURBS AND APPROACHES STUDY AND LONG ROAD SUBURBS AND APPROACHES STUDY (Pages 227 - 336)**

**11 CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR NEWTOWN AND GLISSON ROAD CONSERVATION AREA (Pages 337 - 410)**

**12 CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR RIVERSIDE AND STOURBRIDGE COMMON CONSERVATION AREA (Pages 411 - 474)**

## ***Information for the public***

### **Public attendance**

You are welcome to attend this meeting as an observer, although it will be necessary to ask you to leave the room during the discussion of matters which are described as confidential.

### **Public Speaking**

You can ask questions on an issue included on either agenda above, or on an issue which is within this committee's powers. Questions can only be asked during the slot on the agenda for this at the beginning of the meeting, not later on when an issue is under discussion by the committee.

If you wish to ask a question related to an agenda item contact the committee officer (listed above under 'contact') **before the meeting starts**. If you wish to ask a question on a matter not included on this agenda, please contact the committee officer by 10.00am the working day before the meeting. Further details concerning the right to speak at committee can be obtained from the committee section.

Filming, recording and photography at council meetings is allowed subject to certain restrictions and prior agreement from the chair of the meeting.

Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

### **Fire Alarm**

In the event of the fire alarm sounding (which is a continuous ringing sound), you should pick up your possessions and leave the building by the route you came in. Once clear of the building, you should assemble on the pavement opposite the main entrance to the Guildhall and await further instructions. If your escape route or the assembly area is unsafe, you will be directed to safe areas by a member of Cambridge City Council staff.



**ENVIRONMENT SCRUTINY COMMITTEE**

10 January 2012

4.00 - 6.50 pm

**Present:** Councillors Kightley (Chair), Saunders (Vice-Chair), Herbert, Marchant-Daisley, Owers, Tucker, Tunnacliffe, Wright, Znajek

Executive Councillor for Environmental and Waste Services: Jean Swanson

Executive Councillor for Planning and Sustainable Transport: Tim Ward

Sean Cleary (Operations Manager Car Parks), Patsy Dell (Head of Planning Services), James Goddard (Committee Manager), Jas Lally (Head of Refuse & Environment), Simon Payne (Director of Environment), Jen Robertson (Waste Strategy Manager), Richard Wesbroom (Accountant (Services)) and Alistair Wilson (Streets & Open Spaces Asset Manager)

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| <b>FOR THE INFORMATION OF THE COUNCIL</b> |
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**12/1/ENV Apologies**

None.

**12/2/ENV Declarations of Interest**

| <b>Name</b>        | <b>Item</b> | <b>Interest</b>   |
|--------------------|-------------|---|
| Councillor Herbert | 12/7/ENV    | Personal: Works as an associate for the waste consultancy company (M.E.L.) who undertook resident survey, (but no connection to that project) |
| Councillor Wright  | 12/9/ENV    | Personal: Member of Cambridge Cycling Campaign  |

**12/3/ENV Minutes**

The minutes of the 4 October 2011 meeting were approved and signed as a correct record.

**12/4/ENV Public Questions**

1. Mr Goode raised the following issues in relation to 4 October 2011 minute items 11/54/ENV and 11/60/ENV on behalf of Riverside Residents' Association (RARA) and Petersfield (PACT):
  - (i) Residents welcomed the Council's adoption of the Eastern Gate Supplementary Planning Document (EGSPD).
  - (ii) Residents were concerned that policies in the EGSPD, such as building height, did not appear to have been given due consideration in the consideration of 11/0219/FUL 9 - 15 Harvest Way at the 16 November 2011 Planning Committee.
  - (iii) Queried if future Planning Officer reports would reference EGSPD.
  - (iv) Observed there was no reference to resident associations in the Devolving Decisions to Neighbourhood Planning Briefs report (covered under 12/12/ENV of these minutes).

The Executive Councillor for Planning & Sustainable Transport and Head of Planning Services answered:

- (i) Resident, officer and councillor input had contributed towards EGSPD.
- (ii) The planning process was an evolving system, it would be easier to implement EGSPD measures in future. The 11/0219/FUL 9 - 15 Harvest Way application was taken close to the date when EGSPD was adopted, so the Council aimed to take forward as many principles as possible.
- (iii) Officers recognised that residents anticipated a guillotine from 4 October 2011 Environment Scrutiny Committee, but it was not possible to implement all measures immediately
- (iv) Resident's comments on 11/0219/FUL 9 - 15 Harvest Way were noted at the November Planning Committee.
- (v) Open space in the City was reviewed through the Annual Monitoring report. The new Open Space Strategy would encourage greater provision from developers.
- (vi) The Devolving Decisions to Neighbourhood Planning Briefs report would not affect resident association input into the process, it simply moved scrutiny functions to area committees.

**12/5/ENV Draft Environmental & Waste Services Portfolio Plan 2012/13**

**Matter for Decision:**

Approval of the Environment & Waste Portfolio Plan setting out strategic objectives and performance measures for 2012/13.

**Decision of Executive Councillor for Environmental & Waste Services:**

Approved the Environment & Waste Portfolio Plan 2012/13.

**Reason for the Decision:**

Portfolio Plans allow Executive Councillors to set out, in agreement with the lead officers, their key priorities for delivery in the year ahead.

**Any alternative options considered and rejected:**

Not applicable.

**Scrutiny Considerations:**

The Executive Councillor gave a brief overview of the 2012/13 Environment & Waste Portfolio Plan.

Members of the Scrutiny Committee were invited to comment on and discuss the Plan.

The committee sought clarification on the following:

- (i) Details of the Street Pride Scheme.
- (ii) Review toilet provision across the City.
- (iii) If the Council could facilitate community litter picking campaigns more frequently than on an annual basis.

The Executive Councillor for Environmental & Waste Services responded:

- (i) The Street Pride Scheme was a neighbourhood improvement project. Officers would work in a similar way to Recycling Champions.
- (ii) The portfolio plan looked at mapping current toilet facility provision with a view to a possible future scheme, whilst recognising the needs of the night time economy.
- (iii) Rangers undertook an annual litter picking campaign. Other voluntary bodies undertook litter picking campaigns on a more frequent basis. It was hoped that the Street Pride Scheme would co-ordinate/support other organisation's activities to encourage greater frequency.

The Scrutiny Committee considered and endorsed the Portfolio Plan by 5 votes to 0.

The Executive Councillor approved the plan.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**12/6/ENV Environmental & Waste Services Portfolio - Budget 2012/13****Matter for Decision:**

The Officer's report set out the overall base revenue and capital budget position for the Environmental & Waste Services Portfolio. The report compared the proposed 2011/12 Revised Budget to the budget as at September 2011 and detailed the budget proposals for 2012/13 and 2013/14.

**Decision of Executive Councillor for Environmental & Waste Services:****Review of Charges:**

- (i) Approved the proposed charges for Environmental & Waste services and facilities, as shown in Appendix B of the Officer's report.

**Revenue Budgets:**

- (ii) Approved, (with typographical amendments listed below), the current year funding requests and savings, (shown in Appendix A of the Officer's report) and the resulting revised revenue budgets for 2011/12 (shown in Table 1) for submission to the Executive.
- (iii) Agreed proposals for revenue savings and unavoidable bids, as set out in Appendix C of the Officer's report.
- (iv) Agreed proposals for bids from external or existing funding, as set out in Appendix D of the Officer's report.
- (v) Agree proposals for Priority Policy Fund (PPF) bids, as set out in Appendix E of the Officer's report.
- (vi) Approved the budget proposals for 2012/13 as shown in Table 2, for submission to the Executive.

**Capital:**

- (vii) To seek approval from the Executive to carry forward resources from 2011/12, as detailed in Appendix G of the Officer's report, to fund re-phased capital spending.
- (viii) Approved capital bids, as identified in Appendix H of the Officer's report, for submission to the Executive for inclusion in the Capital & Revenue Projects Plan or addition to the Hold List, as indicated.

- (ix) Confirmed that there are no items covered by this portfolio to add to the Council's Hold List, for submission to the Executive.
- (x) Approved the current Capital & Revenue Projects Plan, as detailed in Appendix J of the Officer's report, to be updated for any amendments detailed in (vii), (viii) and (ix) above.
- (xi) Approved the following project appraisals as detailed in Appendix K of the Officer's report: Vehicle replacements 2012/13.

**Reason for the Decision:**

Service Plans and draft Budgets were key elements of the Councils budgetary and policy framework.

**Any alternative options considered and rejected:**

Not applicable.

**Scrutiny Considerations:**

The committee received a report from the Accountant (Services) regarding the Environmental & Waste Services Portfolio - Budget 2012/13.

As part of his introduction, the Officer stated that the savings detailed in table 2 (Overall Budget Proposals) were incorrect and should read as follows in order to agree with the relevant appendices:

Service Reviews - 2012/13: (£180,000)

Service Reviews - 2012/14: (£218,000)

Other - 2012/13: (£50,500)

Other - 2013/14: (£103,000)

Although the individual lines were incorrect the totals remained unchanged.

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

Councillors sought clarification concerning:

- (i) The public convenience capital programme.
- (ii) The condition of Barnwell Toilets.
- (iii) Concerns relating to the increase in collection charges.
- (iv) The litter bin replacement programme.
- (v) The Recycling Champions Scheme.
- (vi) Typographical errors on P51 of the Officer's report.
- (vii) Whether the Council or Police received stray dog collection fees.
- (viii) Whether the Council's focused on recycling or reducing waste.

- (ix) If moths were covered by pest control criteria.
- (x) If the Council had sought funds made available by the Secretary of State for Communities and Local Government for the purpose of implementing a weekly black bin collection in Cambridge.

In response to Member's questions the Executive Councillor for Environmental & Waste Services, Director of Environment, Head of Refuse and Environment plus Waste Strategy Manager confirmed the following:

- (i) The capital allocation included repair costs.
- (ii) The Director of Environment undertook to ask the Project Delivery & Environment Manager to provide Councillor Wright with information regarding Barnwell Toilets.
- (iii) Collection charges had not risen for the last 8 years, so the City Council had increased its bulk waste collection charges in line with other authorities.
- (iv) The intention was to review litter bin provision to ascertain what bins were needed and where. Dual purpose bins would be provided for recycling and rubbish.

The Executive Councillor for Environmental & Waste Services would undertake joined up activity with the Executive Councillor for Arts, Sports & Public Places.

- (v) The Director of Environment undertook to ask the Waste Strategy Manager to provide Councillor Owers with information regarding the Recycling Champions Scheme, awareness raising campaigns and how efforts were being focussed in areas of highest need.

The effectiveness of awareness raising campaigns such as door knocking was variable, but valuable as a community engagement tool because it allowed the Council to build up neighbourhood trend profiles.

- (vi) Officer report page 51 reference RB 3837 - This was included in the table as a £37,000 saving but in the detail below as £47,000. This was a typographical error as the figure should read £37,000 in both.

Capital plan appendix on page 63 of the Officer's report - The £150,000 in 2012/13 for the Public Conveniences budget was queried. In last year's budget cycle a capital bid was approved for the refurbishment of Silver Street conveniences at a total of £500,000 phased as £350,000 in 2011/12 and £150,000 in 2012/13.

- (vii) The Director of Environment undertook to ascertain which organisation received stray dog collection fees. Responsibility for the out of hours collection service transferred from the Police to City Council circa 2009. A contractor undertook work on behalf of the Council.
- (viii) The current focus was on recycling rather than reduction, the focus would be reduction in future. Various campaigns, such as Recycling Champions, would help to facilitate this.
- (ix) The commercial review of pest control would determine if moths were covered under the criteria.
- (x) The Council was maintaining a watching brief, but had not sought funds made available by the Secretary of State for Communities and Local Government for the purpose of implementing a weekly black bin collection in Cambridge.

The committee resolved by 5 votes to 0 to adopt the recommendation, subject to amendments to typographical errors in the Officer's report.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**12/7/ENV Route Optimisation Project for Refuse and Recycling Collections - Options for Change**

**Matter for Decision:**

The Officer's report set out options for change to the domestic waste service and a methodology for considering these options.

Consultation with staff would be carried out under the council's Organisational Change Policy – October 2010.

The implementation of the agreed scenario would take place in July 2012, with an extensive resident communications campaign prior to this.

**Decision of Executive Councillor for Environmental & Waste Services:**

- (i) Instructed the Director of Environment to undertake consultation with the staff and unions about a preferred option based on the scenarios



set out in the foregoing report and subject to modelling data to be provided at the meeting of the Committee on 10 January 2012.

- (ii) Instructed the Director of Environment to implement the preferred option subject to the results of the staff and union consultation and also subject to consultation with the Executive Councillor, Chair and Opposition Spokespersons.

**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 and Environment regarding the Route Optimisation Project for Refuse and Recycling Collections - Options for Change.

The Officer also referred to an addendum document available as part of the fourth circulation agenda.

In response to Member's questions the Executive Councillor for Environmental & Waste Services plus Head of Refuse and Environment confirmed the following:

- (i) Waste collections for new developments would be introduced wherever possible with the same collection methodology for existing houses. This will standardise the service wherever possible across the city, reducing the need for specific vehicles for specific material and increasing the efficiency of the service.

The Environment Committee authorised Executive Councillor, Chair and Spokes, in consultation with officers to take the decision to implement the above in March 2010. As it is a key decision affecting the whole City, it was decided to return it to scrutiny committee.

Informal consultation would be undertaken with refuse collection crews concerning the two options to seek views on which is the most efficient. Formal consultation would then be undertaken on the preferred option. The formal public consultation would reflect feedback from the public survey, and provide a steer if opinions were



- split in the crew's informal consultation. The aim was to ascertain route practicability as opposed to purely cost savings.
- (ii) Officers were in discussion with the contracted recycling company to ascertain if it was feasible to take plastic containers under the current contract. South Cambridgeshire District Council had different contract specifications with another company, which required them to take plastic containers.
  - (iii) The introduction of in-cab technology aimed to provide information on when bins were either put out or not for collection by households.
  - (iv) Planning plus Refuse and Environment Officers were undertaking joint work to model optimum routes for refuse collection services. The software modelled rounds to service properties on new and existing developments.
  - (v) Information concerning waste collection rounds was being compiled from various sources into the model as part of the route optimisation review, to ensure that it would be available in a central resource in future.
  - (vi) Comments from members of the public in the 2011 Waste & Recycling Strategy showed opposition to microchipping bins to monitor recycling. Officers stated there was no intention to microchip bins in future.
  - (vii) A review of waste composition would feed into waste collection scenarios as part of the route optimisation review. This would be the basis of a strategy. For example, a weekly bin collection may not be required if the public favoured green bins (for food waste etc).

Recycling bank location and provision was also being considered as part of the route optimisation review.

The Chair decided that the recommendations highlighted in the Officer's report should be voted on and recorded separately:

The committee approved recommendation (i) unanimously.

The committee approved recommendation (ii) by 5 votes to 0.

The Executive Councillor approved the recommendations.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**12/8/ENV Advanced Waste Partnership Working****Matter for Decision:**

The Officer's report set out a proposal to move Cambridgeshire and Peterborough Waste Partnership (RECAP) to the next level of partnership working in order to gain the maximum advantage for the authorities collectively.

RECAP partnership has been a successful partnership to date. However, members and officers recognised that more could be achieved by an enhanced partnership approach. Independent research work has also helped identify a way forward.

Two types of advanced partnership working have been identified.

These are:

- (i) Joint projects or joint ventures.
- (ii) Joint Waste Committee.

A partnership charter has been drawn up in order to take these options forward, laying out important principles, vision and objectives. The charter would provide partners with a solid basis of agreement and make decisions within a formal framework.

**Decision of Executive Councillor for Environmental & Waste Services:**

- (i) Adopted the RECAP Advanced Partnership Working Charter.
- (ii) Agreed that outline business cases for any Advanced Waste projects are brought to Environment Scrutiny before a decision is made to proceed.

**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 and Environment regarding Advanced Waste Partnership Working.

In response to Member's questions the Executive Councillor for Environmental & Waste Services confirmed the following:

- (i) Undertook to provide further information in future to the Environment Scrutiny Committee concerning RECAP partnership activities.
- (ii) The Council was reviewing joint working initiatives with other local authorities. Each was in a different position at present, and so were not involved in each other's financial decisions. For example, the mechanical biological treatment facility undertaken by Peterborough as its own private finance initiative.

The committee resolved unanimously to adopt the recommendation.

The Executive Councillor approved the recommendation.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**12/9/ENV Draft Planning & Sustainable Transport Portfolio Plan 2012/13**

**Matter for Decision:**

Approval of the Planning & Sustainable Transport Portfolio Plan setting out strategic objectives and performance measures for 2012/13.

**Decision of Executive Councillor for Planning and Sustainable Transport:**

Approved the Planning & Sustainable Transport 20/12/13 Portfolio Plan.

**Reason for the Decision:**

Portfolio Plans allow Executive Councillors to set out, in agreement with the lead officers, their key priorities for delivery in the year ahead.

**Any alternative options considered and rejected:**

Not applicable.

**Scrutiny Considerations:**

The Executive Councillor for Planning and Sustainable Transport gave a brief overview of the Draft Planning & Sustainable Transport Portfolio Plan 2012/13.

Members of the Scrutiny Committee were invited to comment on and discuss the Plan.

In response to Member's questions the Executive Councillor for Planning and Sustainable Transport, Director of Environment plus Streets and Open Spaces Asset Manager confirmed the following:

- (i) A budget allocation was required to ensure funding was available to implement 20 mph schemes. Officers would work up proposals and undertake consultation as required to ascertain stakeholder's specifications and the practicability of these. Work could not be undertaken without funding being allocated, so the budget included an estimated figure.
- (ii) A specific tree work management strategy was being worked up to supplement the review of the Local Plan. This would focus in particular on consultation and canopy coverage. The strategy should be complete by Spring 2013.

Consultees included Councillors, 'Friends' and Neighbourhood Groups, previous tree strategy consultees, plus complementary strategy consultees (eg wildlife strategies). An on-line consultation facility would be available.

- (iii) The planning and delivery of quality green spaces (strategic objective PST2) would be more robustly enforced in future.
- (iv) There were concerns over the direction of national planning policy, particularly its emphasis on growth. The Council should be unaffected as it would have a robust Local Planning Policy process in place to guide its decision making within the next two years; following the Local Plan Review. This would ensure Local Policies covered any gaps left by the retraction of national ones.
- (v) Options to repair or replace the Park Street Car Park were being considered.
- (vi) Pedestrian schemes such as walkways needed to be factored into the design of new city areas. The County Council have a Cycling and Walking Steering Group to facilitate this.
- (vii) The Executive Councillor undertook to report back to Committee on the progress against Portfolio Plan objectives.

The Scrutiny Committee considered and endorsed the Portfolio Plan unanimously.

The Executive Councillor approved the plan.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**12/10/ENV Planning & Sustainable Transport Portfolio - Budget 2012/13****Matter for Decision:**

The Officer's report set out the overall base revenue and capital budget position for the Portfolio. The report compares the proposed 2011/12 Revised Budget to the budget as at September 2011 and details the budget proposals for 2012/13 and 2013/14.

**Decision of Executive Councillor for Planning and Sustainable Transport:****Review of Charges:**

- (i) Approved the proposed charges for Planning and Sustainable Transport services and facilities, as shown in Appendix B to the Officer's report.

**Revenue Budgets:**

- (ii) Approved the current year funding requests and savings, (shown in Appendix A of the Officer's report) and the resulting revised revenue budgets for 2011/12 (shown in Table 1) for submission to the Executive.
- (iii) Agreed proposals for revenue savings and unavoidable bids, as set out in Appendix C of the Officer's report.
- (iv) Agreed proposals for bids from external or existing funding, as set out in Appendix D of the Officer's report.
- (v) Agreed proposals for Priority Policy Fund (PPF) bids, as set out in Appendix E of the Officer's report.
- (vi) Approved the budget proposals for 2012/13 as shown in Table 2, for submission to the Executive.

**Capital:**

- (vii) Seek approval from the Executive to carry forward resources from 2011/12, as detailed in Appendix G of the Officer's report, to fund re-phased capital spending.
- (viii) Approved capital bids, as identified in Appendix H of the Officer's report, for submission to the Executive for inclusion in the Capital & Revenue Projects Plan or addition to the Hold List, as indicated.

- (ix) Approved the removal of item H28 – Park Street Car Park, as identified in Appendix I of the Officer's report, from the Council's Hold List, for submission to the Executive.
- (x) Approved the current Capital & Revenue Projects Plan, as detailed in Appendix J of the Officer's report, to be updated for any amendments detailed in (vii), (viii) and (ix) above.

**Reason for the Decision:**

Service Plans and draft Budgets were key elements of the Councils budgetary and policy framework.

**Any alternative options considered and rejected:**

Not applicable.

**Scrutiny Considerations:**

The committee received a report from the Accountant (Services) regarding the Planning & Sustainable Transport Portfolio - Budget 2012/13.

The Officer also referred to an addendum document available as part of the third circulation agenda.

In response to Member's questions the Executive Councillor for Planning and Sustainable Transport and Director of Environment confirmed the following:

- (i) Income from car park revenue was expected to marginally increase in the next financial year over current levels (£1.9m).
- (ii) Costings for Park Street Car Park work were based on figures for comparable car parks.
- (iii) The budget included estimated figures for Park Street Car Park work and 20 mph implementation schemes to put down markers of intent. If the budget was approved at Council, the figures would be worked up in detail.
- (iv) The Director of Environment undertook to ask the Project Delivery & Environment Manager to provide Councillor Wright with details regarding cycleways.

The committee resolved by 5 votes to 0 to adopt the recommendations.

The Executive Councillor approved the recommendations.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

### **12/11/ENV Rule-in**

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.

### **12/12/ENV Devolving Decisions on Neighbourhood Planning Briefs**

#### **Matter for Decision:**

The Officer's report set out the processes by which decisions on neighbourhood planning and development briefs will be taken by area committees from 1 April 2012, and sought Executive Councillor approval to adopt these processes. A separate report considering related processes, but affecting non-planning matters; was considered by Community Services Scrutiny Committee on 12 January 2012.

#### **Decision of Executive Councillor for Planning and Sustainable Transport:**

This item was deferred to a future meeting.

#### **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 regarding the Devolving Decisions on Neighbourhood Planning Briefs.

The Head of Planning Services advised Councillors of a change to the recommendations and Appendix A in the Officer's report.

Previous recommendations:



The Executive Councillor for Planning and Sustainable Transport is recommended to:

- (i) Note the proposed process for devolving decision making on area specific planning and development briefs.
- (ii) Adopt these processes and devolve decision making to area committees.
- (iii) Request that the Council's constitution be amended to reflect devolvement of the decision making to the relevant area committee, with the recommendation made to the Executive Councillor who will attend the relevant Area Committee to take the decision.

New recommendations text:

The Executive Councillor for Planning and Sustainable Transport and the Environment Scrutiny Committee are recommended to:

- (i) Approve the Principles for involving Area Committees in Decisions on Planning and Development briefs set out in Appendix A of the Officer's report.
- (ii) Request that the Council's constitution be amended to reflect Appendix A.

New Appendix A text:

Appendix A: Principles for involving Area Committees in Decisions on Planning and Development briefs

With effect from April 2012:

- New planning and development briefs (including Supplementary Planning Documents and planning guidance) on non-strategic sites within the City boundary (but not within the Cambridge Fringe sites), whether produced by Planning Services or by a developers agent under the editorial control of Planning Services shall be referred to the relevant area committee for agreement prior to consultation, and prior to final adoption by the Executive Councillor, in place of current pre-scrutiny arrangements, other than:
  - Where cross boundary proposals are involved; the default pre-scrutiny process will be Development Plan Scrutiny Sub-Committee)
- Any Neighbourhood Planning proposals which may be promoted under the provisions of the Localism Act will need to be considered by



Development Plan Scrutiny Sub-Committee because of their relationship with emerging policy development through the review of the Cambridge Local Plan.

In response to Member's questions the Executive Councillor for Planning and Sustainable Transport plus Head of Planning Services confirmed the following:

- (i) The purpose of the document was to transfer scrutiny functions to Area Committees so that an Executive Councillor sitting at an Area Committee could take them. The intention was to move area committee debate items (such as developer briefings) from the Environment Scrutiny Committee agenda to area committee's. Area committees would not be able to commission work.
- (ii) The Local Plan would provide an overarching strategy document.
- (iii) The Development Plan Scrutiny Sub committee would co-ordinate cross-area committee work such as transport initiatives.

Councillor Tunnacliffe formally proposed to defer a decision on the amended recommendations to a future Environment Scrutiny Committee.

The committee resolved by 7 votes to 0 defer a decision on the amended recommendations to a future Environment Scrutiny Committee.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**12/13/ENV Corporate Cash Collection Contract**

**Matter for Decision:**

Cambridge City Council Parking Services currently manages a cash collection contract with BDI, which expires on 31st March 2012 (although it does include an option to extend by 2 year(s)). This contract was for the collection of cash from the city's car parks and a few other service/office areas within the council as well as Cambridgeshire County Council pay and display machines. The City Council also has a separate contract with Loomis for cash collection from some of our other sites. Both authorities currently have a requirement for secure cash in transit services between a number of site offices directly to their bank. Cambridgeshire County Council has given notification of leaving this contract and invited Cambridge City Council to join into their own County wide cash collection procurement for which it is planned a new contract will be in

place and the service go live on the 1st April 2012. As well as joining with County on this collaboration, the City Council would also take the opportunity to consolidate its disparate requirements into one corporate contract.

**Decision of Executive Councillor for Planning and Sustainable Transport:**

- (i) Contract - Undertook to recommend this corporate citywide cash collection contract (which is included in the Council's Forward Plan) for approval by Council. The value of the new Cambridge City Council contract is estimated to be £125,000 (indicative cost) per annum.
- (ii) Procurement - Approved the carrying out and completion of a procurement exercise to award a corporate cash collection contract to commence on the 1st April 2012. The contract will operate for an initial period of three years with the option to extend for up to a further 2 years.

**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 Operations Manager Car Parks regarding the Corporate Cash Collection Contract.

The Officer also referred to an addendum document available as part of the third circulation agenda.

In response to Member's questions the Corporate Cash Collection Contract confirmed the following:

- (i) The scheme would be profitable for the Council.
- (ii) A 20% efficiency saving was expected through the revised contract.

The committee resolved unanimously to adopt the recommendation.

The Executive Councillor approved the recommendations.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

**12/14/ENV Appointments to Outside Bodies****Matter for Decision:**

The Scrutiny Committee was requested to recommend the appointment of Councillor Ward to the following outside body:

PATROL Adjudication and Bus Lane Adjudication Joint Committee Service

The relevant Executive Councillor with Parking in their portfolio was the anticipated nominee. Membership entitled the Council to attend the PATROL annual meeting and to vote on policy changes.

**Decision of Executive Councillor for Planning and Sustainable Transport:**

Approved his appointment as the Council's representative to PATROL Adjudication and Bus Lane Adjudication Joint Committee Service.

**Reason for the Decision:**

As set out in the Officer's report.

**Any alternative options considered and rejected:**

Not applicable.

**Scrutiny Considerations:**

The committee resolved unanimously that Councillor Ward be the representative for PATROL Adjudication and Bus Lane Adjudication Joint Committee Service for the municipal year.

The Executive Councillor accepted the appointment.

**Conflicts of interest declared by the Executive Councillor (and any dispensations granted)**

Not applicable.

The meeting ended at 6.50 pm

**CHAIR**



To: Executive Councillor for Environmental and Waste Services: Councillor Jean Swanson  
Report by: Jen Robertson - Waste Strategy Manager  
Relevant scrutiny committee: Environment 13/3/2012 Scrutiny Committee  
Wards affected: All Wards

## **BLUE BIN PLASTICS RECYCLING Key Decision**

### **1. Executive summary**

- 1.1 At present the plastics accepted for recycling in the blue bin are plastic bottles only.
- 1.2 Cambridge City Council is collecting and recycling 44% of household waste through the blue bin, green bin and bring banks.
- 1.3 In November 2011 a resident's waste collection survey was carried out. For the online element of the survey more than half of respondents said that being able to recycle a greater range of materials would encourage them to recycle more.
- 1.4 Officers have been able to negotiate with the current contractor for the inclusion of additional plastic material, i.e. plastic pots, tubs and trays, in the blue bin collections.
- 1.5 The contract, which runs until November 2014, is between ourselves, two partner authorities (Huntingdonshire DC and Fenland DC) and Viridor Waste Services. Partner authorities are supportive of the inclusion of this material.
- 1.6 The addition of this material has financial implications that are covered in further detail in Section 4.

### **2. Recommendations**

The Executive Councillor is recommended:

- 2.1 To agree the inclusion of plastic pots, tubs and trays in the blue recycling bin scheme with our contract partner authorities Huntingdonshire DC and Fenland DC.

### **3. Background**

- 3.1 In October 2011 Environment Scrutiny Committee agreed that a data gathering exercise should be carried out in order to help make decisions about the best ways of increasing recycling to meet our target of recycling 50-55% of waste by 2015/16.
- 3.2 The RECAP partnership carried out a waste analysis in 2007. Based on this analysis there are approximately 1500 tonnes of non-bottle rigid plastics in Cambridge's household waste each year. It is not known what proportion of this is recyclable pots, tubs and trays.
- 3.3 If we were able to capture at least 30% of this material into blue bins for recycling, this would represent a rise in the recycling rate of 1%.
- 3.4 Being able to recycle a wider range of plastic items is the most often cited improvement that residents would like to see made to recycling services. From the online part of the survey carried out in November 2011, when asked, "What would encourage you to recycle more?" 58% answered "A greater range of materials accepted". Also in answer to the question, "Are there any waste or recycling services that the council does not currently offer that you would like to see?" 32% of online respondents and 14% of telephone respondents answered that they would like to see a wider range of plastic items collected for recycling at the kerbside.
- 3.5 If collected, most of the plastic pots, tubs and trays are likely to be sent to China for recycling. This is due to a lack of infrastructure at present for recycling these materials in the UK. Most of the plastic bottles collected by the council are also sent to China, although some are recycled in the UK. We expect more UK facilities to become available over the next few years as recycling infrastructure improves.
- 3.6 The Council currently has a contract with AmeyCespa (formally Donarbon) to collect plastic pots, tubs and trays in banks at public recycling points. It is anticipated that this contract will continue and will compliment the kerbside collections.
- 3.7 It is proposed to implement this change in July 2012, to coincide with changes associated with the Route Optimisation project.

- 3.8 Discussions are also taking place with the contractor to investigate whether any further materials can be added to the blue bin scheme.

## 4. Implications

### (a) **Financial Implications**

The contract price for bulking, sorting and onward sale of recyclable material varies depending on the value of the mix of recyclables. In January 2012 the value of the mix of recyclables was £87.43 per tonne, however the average for the six month period from June 2011 to November 2011 was £99.10 per tonne.

It has been predicted that if the plastic pots, tubs and trays were added to the mix of recyclables, the value would go down by approximately £5. At January prices this would take the value to £82.43. If the average value goes below £80 the income to the authority will go down. Based on last year's tonnage this would be a difference in income of £32,190. It is important to note that the reduction in value of the mix of recyclables may happen anyway based on economic decline in markets, but that the inclusion of this material may bring the move to the low bracket more quickly than without the material.

This additional material would also generate additional income of £17,392 from recycling credit payments.

A recycling rate increase of 1% or 450 tonnes would save Cambridgeshire County Council £28,800 of avoided landfill tax based on the 2012/13 rate.

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

There are no staffing implications

### (c) **Equal Opportunities Implications**

An Equality Impact Assessment has not been carried out at this stage.

### (d) **Environmental Implications**

The climate change rating for this proposal is medium indicating that the proposal has a medium positive impact.

Recycling one tonne of non-bottle plastic saves 0.5 tonnes of CO<sub>2</sub>. If we are able to collect the predicted amount of plastic packaging this would create a saving of 225 tonnes.

### (e) **Consultation**

A resident consultation was carried out in November 2011. This is discussed at 1.3 and 3.4.

(f) **Community Safety**

There are no community safety implications.

**5. Background papers**

There were no background papers used for writing this report.

**6. Appendices**

**7. Inspection of papers**

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

|                        |                                |
|------------------------|--------------------------------|
| Author's Name:         | Jen Robertson                  |
| Author's Phone Number: | 01223 - 458225                 |
| Author's Email:        | jen.robertson@cambridge.gov.uk |





To: Executive Councillor for Environmental and Waste Services: Councillor Jean Swanson  
Report by: Head of Refuse and Environment  
Relevant scrutiny committee: Environment Scrutiny Committee 13/3/2012  
Wards affected: All Wards

## **HEALTH AND SAFETY ENFORCEMENT WORK PLAN 2012/2013 Not a Key Decision**

### **1. Executive summary**

- 1.1 The attached Health and Safety Work Plan incorporates the advice and guidance given to Local Authorities in the Health and Safety at Work Act, 1974 and the Health & Safety Executive's (HSE) Strategic Plan. It is more comprehensive and detailed in respect to health and safety enforcement than that contained in the general Refuse and Environment Operational plan.
- 1.2 The document will provide some reference point to which managers can measure work performance and outputs while recognising the need for continually reviewing the work programme throughout the year.
- 1.3 The aim of the Work Plan is to:
- Provide information about the health and safety enforcement service;
  - Identify the means by which the service will be provided;
  - Identify the means by which the service will meet any relevant performance targets or performance standards;
  - Enable performance to be reviewed by examining any variances from the Work Plan;
  - Demonstrate a balanced enforcement approach.
- 1.4 The Health and Safety Executive encourages authorities to utilise this framework alongside their service planning guidelines to plan and deliver their health and safety law enforcement

### **2. Recommendations**

- 2.1 The Executive Councillor is recommended:

**To approve the attached Health and Safety Service Plan 2012/2013**

### 3. Background

- 3.1 **The Refuse and Environment Service is responsible for enforcing health and safety legislation for specific types of business activity e.g. offices, shops and restaurants, within the City of Cambridge. The Refuse and Environment Service has for many years produced its own operational plan that includes reference to health and safety enforcement work.**
- 3.2 **In September 2001, the Health and Safety Commission, in its guidance to local authorities under Section 18 of the Health and Safety at Work etc. Act 1974 (HASWA), introduced a requirement that each Local Authority should produce a dedicated Health and Safety Work Plan and that the Plan is reported for approval to the appropriate member forum.**

### 4. Implications

- 4.1 **Financial Implications** – there are no additional costs associated in producing this Service Plan
- 4.2 **Staffing Implications** – none except in the production of the Food Enforcement Work Plan
- 4.3 **Equal Opportunities Implications** – food safety is designed to protect all members of the community
- 4.4 **Environmental Implications** – Not applicable; food safety is designed to protect all members of the community
- 4.5 **Consultation** – Not applicable
- 4.6 **Community Safety** – Not applicable

### 5. Background papers

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

**HSC Guidance note to local authorities under Section 18, HASWA  
Health and Safety Enforcement Policy  
HELA Guidance on Inspection LAC 67/2 (rev 1) issued February 2010**

### 6. Appendices

Appendix 1: The Statutory Work Plan for Health and Safety Law Enforcement 2010/11

### 7. Inspection of papers

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

Author's Name: Frank Harrison  
Author's Phone Number: 01223 - 457902  
Author's Email: frank.harrison@cambridge.gov.uk

**CAMBRIDGE CITY COUNCIL**  
**ENVIRONMENT DEPARTMENT**  
**REFUSE AND ENVIRONMENT SERVICES**

**STATUTORY ENFORCEMENT WORK PLAN FOR  
HEALTH AND SAFETY  
LAW ENFORCEMENT  
2012/2013**

Drawn up in accordance with the  
Health and Safety Executive's  
Guidance to Local Authorities

February 2012

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## INTRODUCTION

This is the eleventh Enforcement Work Plan dedicated to the health and safety law enforcement functions carried out by Cambridge City Council under the provisions of the Health and Safety at Work etc. Act 1974 (HASWA) and associated Regulations. The scope of the health and safety enforcement work plan covers the following specific areas: -

- Health and Safety proactive work, including inspections, self-assessment, promotional and educational activities.
- Health and Safety reactive work, including accident investigations, ill health and complaints about business premises and work related activities.

The health and safety enforcement work plan is an expression of the authority's commitment to the development of the health and safety service and is required by the Health and Safety Executive (HSE), the body that monitors local authorities activities on health and safety enforcement.

The Food and Occupational Safety (FOS) service is also committed to working with local businesses to try to develop the supportive environment essential for businesses to flourish and develop in the City.

The HSE guidance to local authorities issued under Section 18 of the HASWA provides the details of what must be included within a service plan. It also promotes the importance of service planning in ensuring that national agenda priorities set out in the HSE's Strategic Plan, "*The Health and Safety of Great Britain \ Be part of the solution*" are addressed and delivered locally. The strategic plan aims to build on the successes of the previous initiatives and continue to improve the safety of everyone associated with work by building on the closer cooperation which has developed between the enforcement arm of the HSE and local authorities, and to work closer with everyone else associated with work. Even with the improvements in the safety of work, still too many people and families are adversely affected, and the HSE's main objective is "*to find ways of beginning again the process of improvement.*" Cambridge City Council's Food and Occupational Safety service is part of this process, and the adoption of a business-focused inspection programme demonstrates our commitment to improving both the effectiveness and efficiency of the service.

The HSE, in the Section 18 Mandatory Guidance, requires that the Health and Safety Enforcement Work Plan be submitted to the relevant elected member forum for agreement to ensure local transparency and accountability and make clear the arrangements for contributing to current HSE policies and priorities.

Jas Lally  
Head of Refuse and Environment

February 2012

## SECTION 1 : HEALTH AND SAFETY SERVICE AIMS AND OBJECTIVES

### 1.1 Aims and Objectives

1.1.1 The Refuse and Environment (R&E) Mission Statement is:

***“To protect the health and environment of the local community.”***

1.1.2 It seeks to pursue this through a number of key objectives, which include:

- Securing compliance with relevant health and safety legislation for those work activities allocated to the City Council for enforcement, in accordance with the official codes of practice and Local Government (LG) Regulation guidance;
- The maintenance of an accurate register of businesses in the City;
- Encouraging standards of health, safety and welfare higher than the minimum acceptable in law;
- Increasing the knowledge of managers, supervisors and employees about their legal responsibilities for the maintenance of clean, safe and healthy working environments and practices;
- Raising awareness in the workplace and amongst the general public about the principles and practices of occupational health and safety by providing information, advice and training particularly to assist small businesses;
- Inspecting workplaces under the HASWA and the Regulations made under the Act in accordance with relevant guidance;
- Following-up the notifications of serious accidents, by investigation in appropriate cases;
- Investigating all complaints about unsafe working conditions, and to take effective remedial action as required and keep complainants informed of the progress made;
- By enforcing legislation responsible for maintaining and promoting health, including;
  - Promoting, advising, and where necessary, enforcing the legislation relating to smoking in the workplace,
  - Working with the Licensing Service of Cambridge City Council to enforce the legislation relating to tattooing, cosmetic piercing, acupuncture and electrolysis.

## 1.2 Links to Corporate Objectives and Plans

### 1.2.1 The Council's vision, specifically for;

- *A City where people behave with consideration for others and where harm and nuisance are confronted wherever possible without constraining the lives of all, and*
- *A City with a thriving knowledge-based economy that benefits the whole community and builds on its reputation as a global hub of ideas and learning*

are at the core of the Food and Occupational Safety (FOS) service, and is at the heart of our health and safety enforcement objectives to improve the safety of everyone associated with work in the City.

### 1.2.2 The FOS service works to the standards and values laid down in the Council's Equalities Policy and Values Statement and Customer Service Standards as well as the Council's corporate values, which are:

- Putting public services first
- Showing active concern for the environment
- Being open and democratic
- Treating everyone fairly and with respect
- Basing services on need
- Involving people in seeking solutions
- Encouraging innovation, skills and training

### 1.2.3 The Council gives due consideration to performance criteria contained in the Councils Portfolio Plans and Refuse and Environment Operational Plan. In addition to those general performance indicators, the FOS service will strive to meet local performance indicators e.g. same day initial response to notifications of accidents of a serious nature.

### 1.2.4 Overall, the plans and initiatives to which the FOS team complies with or has regard to include:

- Cambridge City Council, Equalities Policy and Values Statement
- Investors in People Initiative
- Customer Service Standards
- Enforcement Concordat as amended by the Regulator's Compliance Code
- Feedback from consultation groups
- Approved Codes of Practice and relevant central guidance; and
- Guidance from external organisations such as the HSC

## **SECTION 2 : BACKGROUND**

### **2.1 Authority Profile**

- 2.1.1 Cambridge is a major employment centre with a pronounced emphasis on high technology, research and development, and education. The city hosts the famous Cambridge University that has in excess of 10,000 under graduates and its wealth of buildings of historic or architectural interest attracts in excess of 3 million tourists each year. Addenbrookes hospital is also located within the City boundary.
- 2.1.2 According to the 2001 Census, the city has a population of approximately 109,000 of which 7-11% are from minority ethnic backgrounds. With the Council boundary lying very close to the city itself, the surrounding villages fall within the local jurisdiction of South Cambridgeshire District Council which itself is mainly rural. Cambridgeshire County Council, which has its base in Cambridge, is responsible for a range of functions such as education, libraries, highways, trading standards and social services.
- 2.1.3 The majority of food businesses within the city fall within the catering and retail sectors.
- 2.1.4 There are extensive areas of urban development taking place within the Council's boundary, and whilst much of this will be residential, an increase in commercial development will also take place, with many of these new businesses falling to the FOS service to enforce.

### **2.2 Organisational Structure**

- 2.2.1 The FOS service is one of four teams, and forms part of R&E that in turn is part of a larger Environment Department. Refuse and Environment is managed by the Head of Refuse and Environment (HRE), who reports to the Director of Environment
- 2.2.2 Through the Council's Standing Orders, the HRE has delegated responsibility for food safety enforcement and authority to instigate legal proceedings in consultation with the Head of Legal Services. The health and safety enforcement function falls within the remit of the Environment and Waste Services Scrutiny Committee.
- 2.2.3 The FOS Team Leader (FOSTL) is responsible for the day-to-day management of the Service's health and safety enforcement service; the FOSTL reports to the Environmental Health Manager.
- 2.2.4 Where staff shortages or long term vacancies arise overtime (time off in lieu) or contractors may be used to meet the objectives of the work plan; at present the service is fully resourced.



2.2.5 The FOS team members currently involved in health and safety enforcement activities are as follows:

|                   |  |
|-------------------|--|
| Frank Harrison    | FOS Team Leader (FOSTL) (day-to-day management responsibility for the team,)                   |
| Suzanne Lane      | Senior EHO (full range of duties p/t)  |
| Rebecca Broadbelt | Senior EHO (full range of duties)  |
| Anne Galliano     | Senior EHO (full range of duties p/t)  |
| Tracy Chabot      | Senior EHO (full range of duties p/t)  |
| Ross Goodfellow   | Senior EHO (full range of duties)  |
| John Leggett      | Health & Safety Enforcement Officer (full range of health and safety enforcement duties)       |
| Joanne Duncombe   | Food Safety Officer (food safety enforcement and low-level health & safety enforcement duties) |

### 2.3 Scope of the Health and Safety Service

2.3.1 The FOS team is responsible for the following work areas:

- Health and safety inspections, interventions and requests for service
- Investigation of reported accidents, dangerous occurrences and cases of occupational ill-health
- Investigation of complaints relating to premises, practices or procedures;
- Consultee for licence applications under the Licensing Act 2003
- Consult on planning applications in relation to relevant commercial premises
- The investigation and consideration of matters relating to cosmetic piercing registration legislation
- The investigation and consideration of matters relating to smoking legislation

Other work areas covered by the FOS team include:

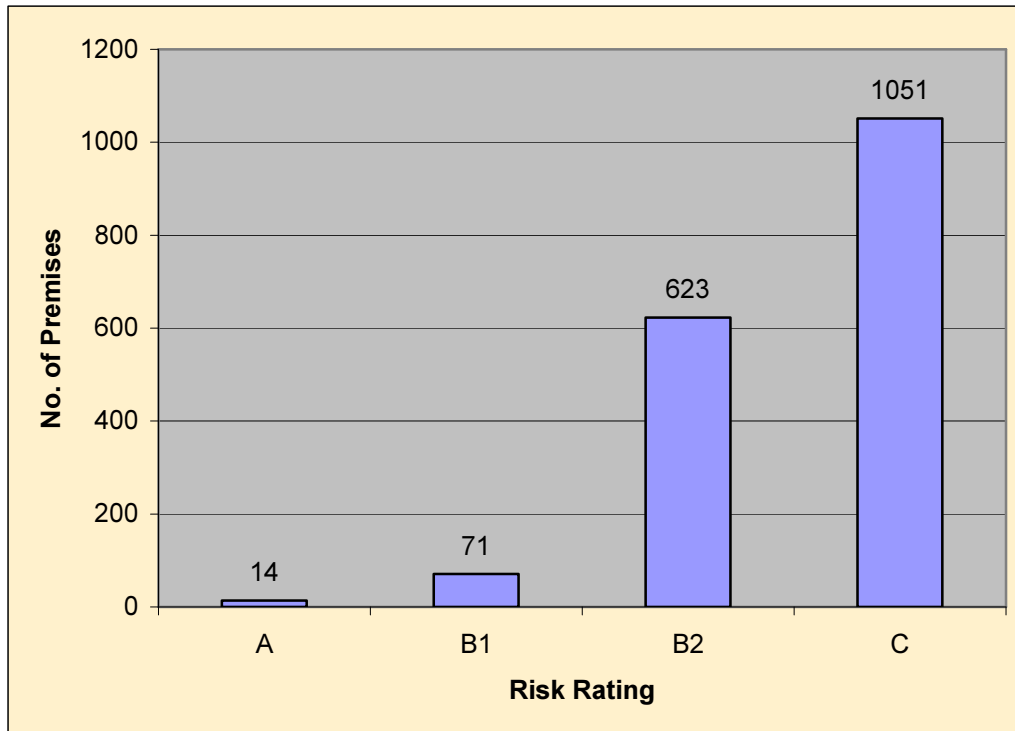
- Food safety enforcement (including sampling of food and water)
- Prevention and control of infectious disease
- General health education and promotion

- 2.3.2 Officers from the Environmental Protection team based within R&E have responsibility for investigating complaints relating to refuse, noise and odour from business premises and where appropriate they will liaise with officers in the FOS team. In instances where contraventions of health and safety legislation exist, the FOS team would take enforcement action appropriate to the circumstance, and in accordance with the Council's Enforcement Policy to secure compliance.
- 2.3.3 Where health and safety matters relating to premises or activities enforced by the HSE are received by the service, they are referred to the HSE as soon as possible. However where the matters are of imminent concern, and under the terms of the Flexible Warrant Scheme jointly agreed by the HSE and all of Cambridgeshire's Local Authorities, authorised officers will attend and initiate the necessary remedial action before referring the matters to the HSE. Liaison and joint visits will take place between officers of both enforcement organisations as the need arises to address specific problems and issues or to take part in joint activities.
- 2.3.4 The service will frequently liaise, seek advice from, and give advice to a number of agencies including the HSE, The Health Protection Agency (HPA), The Care Quality Commission, and Cambridge Fire and Rescue Services.

## **2.4 Demands on the Health and Safety Service**

### **2.4.1 Enforcement Profile**

- 2.4.1.1 The authority has approximately 1750 premises on its database that are subject to health and safety enforcement by Cambridge City Council. The service is currently reviewing its database to ensure it is as accurate as practicable; this work is expected to be completed, subject to the expected turnover of businesses, by the end of March 2013.
- 2.4.1.2. The profile of risk categories, as defined by the HASWA and Local Authority Circular 67/2 (revision 3), is as shown in Figure 1, overleaf. (Table 1, also overleaf, gives the frequency of inspection for each of the categories)



Total = 1759

**Figure 1: Overall risk rating for all registered businesses in the City**

2.4.2 Frequency of Inspections

All premises identified on the database are classified in accordance with HELA Guidance LAC 67/1 (rev 3) and programmed for inspection as per Table 1, below;

| Description  | New Category | Intervention Frequency  |
|--------------|--------------|---|
| Highest Risk | A            | Inspection within 1 year  |
|              | B1           | Intervention based upon local priorities, but contact within 18months |
|              | B2           | Intervention based upon local priorities within 5 years               |
| Lowest Risk  | C            | Use of non-inspection interventions with contact within 5 years       |

Non-inspection intervention strategies include use of questionnaires, monitoring incident reports, seminars/business forums, etc.

**Table 1: Inspection / Intervention Frequency**

### 2.4.3 Service Delivery

2.4.3.1 In delivering the health and safety enforcement function, the following factors have a significant impact its delivery:

- We investigate approximately 170 infectious disease notifications each year, with the vast majority being food poisoning; a significant number relate to University students returning to the city following travel abroad;
- Officers are responsible for a full range of duties in the FOS team including food safety enforcement. They may, therefore, be called upon to respond to unforeseen emergencies within that work area e.g. to deal infectious disease notifications;
- Being a tourist and university city, there are a number of outdoor events that take place during the summer involving catering e.g. College May Balls, Cambridge Folk Festival, The Big Weekend, Midsummer Fair, Pink Picnic, Mill Road Street Fayre, which create an additional workload for officers;
- There are increasing demands being placed on the service by other Council departments involving corporate initiatives including service reorganisation, health promotion, and smoking cessation. All these have a knock-on effect and reduce the availability of staff to target their primary enforcement and monitoring roles;
- EHO's have a growing role in the emergency planning field by providing support in the event of significant emergencies, for example include avian or swine flu.

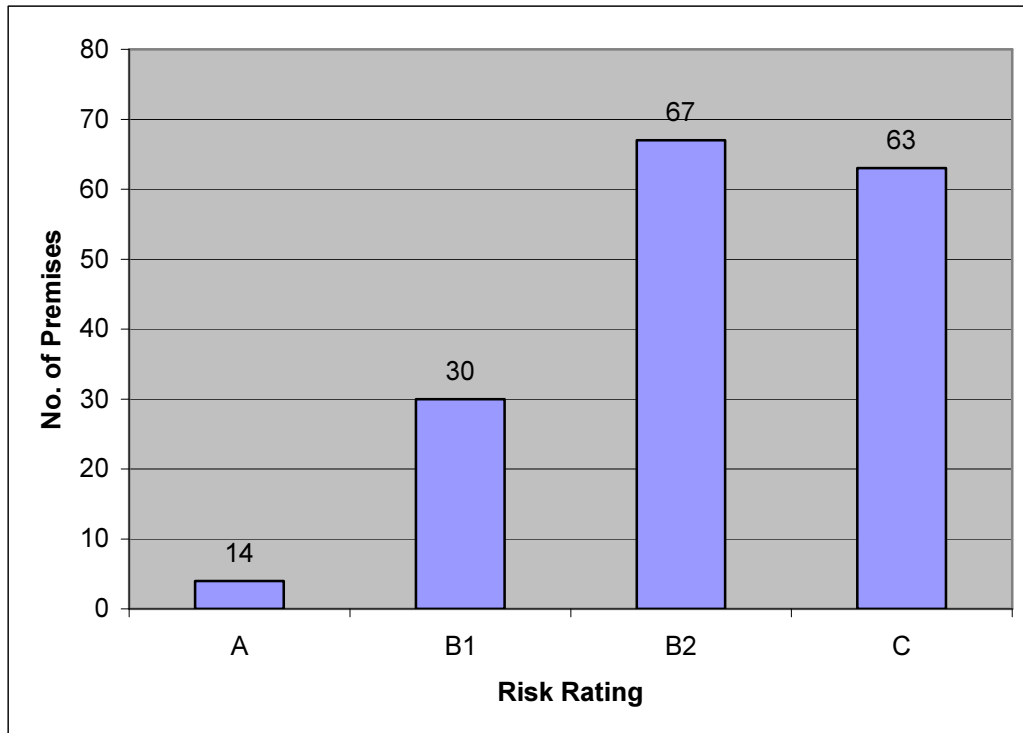
## 2.5 **Enforcement policy**

2.5.1 Cambridge City Council has signed up to the Enforcement Concordat, as updated by the Regulator's Compliance Code. R&E endorses the principles laid down in the Concordat and has regard to the Code for Crown Prosecutors' guidelines when making enforcement decisions. The Councils Health Safety Enforcement Policy outlines the various enforcement options ranging from advice/education to formal action including the service of notices and prosecution for non-compliance with legislation. In addition to these policies, Local Authorities are now required to apply the HSE's Enforcement Management Model (EMM) when considering enforcement action to ensure consistency in approach in respect to enforcement decisions.

## SECTION 3 : SERVICE DELIVERY

### 3.1 Health and Safety Inspections

- 3.1.1 It is the Council's policy that routine health and safety inspections are:
- Focused on higher-risk premises as a top priority; and
  - Carried out in accordance with the HELA Strategic Plan, relevant HELA circulars, HSC section 18 guidance and other relevant guidance.
- 3.1.2 The topic areas upon which inspections should be focused remain those identified under HELA document LAC 67/1 (rev 3) as these are still the main causes of accidents, injury and ill health in the workplace. Using a risk-based inspection approach allows officers to concentrate on the main risk areas associated with the business found during proactive inspections and reactive investigation rather than necessarily completing an all-encompassing inspection. If any of the topic areas fail to meet the required standard, officers should consider carrying out an all-encompassing inspection.
- 3.1.3 In addition to assessing the main foreseeable risk areas, officers are required to look in detail at any imminent risks associated with the particular business identified during the inspection.
- 3.1.4 After the inspection, Officers will determine the inspection frequency using the inspection rating system identified in HELA LAC 67/1 (rev 3) and rate the business on the service's M3 database.
- 3.1.5 All officers undertaking inspections, investigating accidents or complaints, or giving advice are appointed in accordance with Section 19 of the HASWA and are authorised in accordance with the Service's policy on competency which implements the requirements of the HSE guidance to local authorities issued in October 2002.
- 3.1.6 Where an initial inspection identifies significant contraventions, where there is a history of non-compliance or where a formal notice has been served, then a revisit will be carried out to ensure that any remedial works or controls have been affected.
- 3.1.7 The risk rating profile of premises due an inspection during 2012/2013 and the numbers of inspections due is shown in Figure 2, below.



Total = 174

**Figure 2: Risk Rating Profile of the Inspections due in 2012/2013**

3.1.8 In addition to the number of rated due an inspection during 2012/2013, new businesses opening in the City are also inspected. Those that are food businesses are inspected for food and health and safety as part of the food safety enforcement work, and an estimated 200 were received during 2011/2012. In addition to these, non-food businesses also need to be inspected for health and safety, and approximately 320 notifications will have been received during 2011/2012. It is estimated that approximately similar number will be expected for the year 2012/2013.

## 3.2 Health and Safety at Work Complaints

3.2.1 Complaints received under the HASWA are dealt with in accordance with the departmental procedure and investigated in accordance with HELA guidance. Investigations are undertaken in order to determine whether an offence has been committed, whether action has been taken to prevent any potential recurrence, to secure compliance with the law, and to decide on an appropriate response. During 2011/2012, approximately 50 complaints were received and it is anticipated that a similar number will be received during 2012/2013.

3.2.2 The initial response to complaints will be within one working day if the complaint is of a serious nature, e.g. an allegation of a potentially serious risk to health and safety, otherwise the maximum response time is three working days. In the event of extreme demands on the service such as a major food poisoning incident, or multiple fatality accident this target may need to be temporarily revised.

### **3.3 Injuries, Diseases and Dangerous Occurrences at Work**

3.3.1 Investigations are carried out in accordance with the HELA guidance and the departmental operating procedure. In deciding which accidents to investigate, regard will be had to the severity and scale of the potential or actual harm, the seriousness of any potential breach of the law, previous history of the duty holder, level of public concern and the practicality of achieving results. Where appropriate, enforcement action proportionate to the circumstances shall be instigated.

3.3.2 During 2011, the process by which businesses are able to report, injuries, diseases or dangerous occurrences changed, with the removal of the Incident Control Centre. As a result of this, businesses now self-report directly to the authority they believe enforces their business. This has resulted in the FOS service receiving a number of incorrectly directed notifications; upon receipt of these, the FOS service re-directs them to the appropriate enforcement service.

3.3.3 During 2011/2012, approximately 135 accident notifications were received, but due to significant changes in the legal definition of an accident and the requirements for reporting, it is anticipated that the number of reportable incidents will be significantly lower during 2012/2013.

### **3.4 Liaison with Other Organisations**

3.4.1 Health and safety at work legislation has an impact on a large number of businesses and their employees, and the Service liaises with a wide range of organisations in varying degrees of formality.

3.4.2 The Council recognises the importance of ensuring the enforcement approach it takes is consistent with other local authorities. Accordingly, regular dialogue on health and safety enforcement and related matters takes place through the following forums

- Cambridgeshire Health and Safety Managers' Liaison Group
- CIEH Eastern Centre Health and Safety Group
- Cambridgeshire and Eastern Region Chief Officers' Group
- Eastern Region Health and Safety Liaison Group

3.4.3 The Cambridgeshire Public Protection Strategic Group has established Cambridgeshire Health and Safety Managers' Liaison Group, which sets out a yearly work plan. The Group collaborates on health and safety issues to produce common policies and procedures and promote consistency between both officers and authorities. The Group has regular meetings with the HSE to discuss current issues.

3.4.4 There is regular liaison and consultation with officers from other departments within the Council on issues relating to health and safety including planning and building control applications, leisure activities and outdoor events, public entertainment licensing, street trading, markets and Legal Services, where appropriate.

### **3.5 Advice to Businesses**

3.5.1 The FOS team will work with businesses to help them to comply with the law and to encourage the use of best practice. This is achieved through a range of activities including:

- The development and maintenance of the FOS website;
- Advice given during the course of inspections, audits or other visits;
- The provision of free advice leaflets (including leaflets in other languages where available);
- Responding directly to enquiries;
- Provision of the Chartered Institute of Environmental Health (CIEH), Level 2 health and safety training (including courses in languages other than English) (subject to demand);
- Proactively commenting on plans at building regulation application stages;
- Awareness seminars and targeted mail shots arising from legislative and policy change where appropriate;
- The use of consultation mechanisms to seek comments on proposals and policies;
- To develop a relationship with Local Enterprise Partnerships to develop the supportive environment essential for businesses to flourish and develop in the City.

3.5.2 The offering of business advice is integrated as part of the general inspection process and as part of the Service's health and safety promotion function.

3.5.3 Approximately 50 enquiries were received from businesses and the public during 2011/2012 where specific advice or assistance on health and safety issues is sought. Whilst it is anticipated that a similar number will be received during 2012/2013, the service will actively attempt to liaise with business groups and organisations to try to develop greater partnership working with this sector of the community.



### **3.6 Promotion of Health and Safety at Work Issues**

3.6.1 The proposed promotional work for 2012/2013 by officers will include (subject to resources being available):

- The update of current information on the health and safety web pages
- Provision of the CIEH Level 2 Health and Safety courses, subject to demand
- The distribution of free advisory leaflets for businesses and employees, as requested
- Provision of topic specific and targeted seminars where appropriate and subject to demand.

3.6.2 Promotional work undertaken may include project work on key HELA strategic issues such as slips and trips, stress, transport related accidents and manual handling or other health and safety matters as they arise.

3.6.3 The Council is committed to ensuring equal access to promotional literature and training courses and will consider the needs of those businesses or employees whose first language is not English, or when the spoken language is not the main means of communication. Where a need has been identified and it is appropriate to do so, the FOS team will facilitate the Level 2 health and safety courses in minority ethnic languages or through other means of communication, subject to resources being available. Alternatively businesses or employees may be referred to other Authorities or organisations in Cambridgeshire currently running the appropriate courses in minority ethnic languages or with the communication skills.

3.6.4 The FOS service has also initiated the provision of on-line CIEH Level 2 training, and as one of only a handful of providers for this service, the service shall be able to offer greater opportunities for the business community.

## SECTION 4 : RESOURCES

### 4.1 Financial Allocation

4.1.1 The budgets for the 2011/2012 financial years are shown in Table 3 below:

|  | 2011/2012       | 2012/2013                             |
|--|-----------------|---------------------------------------|
| Expenditure:<br>Staffing (including travel costs)<br>Supplies and Services | £146,180        | Budget for this year has not been set |
| Income:<br>CIEH Level 2 Health & Safety Courses                            | £300            |                                       |
| <b>Total (Expenditure less Income)</b>                                     | <b>£145,880</b> |                                       |

**Table 2: Health and Safety Enforcement Budget 2011/2012 and 2012/2013**

- 4.1.2 All enforcement officers have access to a desktop computer (PC) containing database, e-mail, word processing and spreadsheet packages. All PC's in the FOS teamwork area have Internet access and capability for receiving EHC net messages by which food hazard warnings from the FSA are communicated.
- 4.1.3 In the event of legal proceedings having to be taken on health and safety issues, then costs are met from within the overall approved budget. Requests for funds to pay for Counsel's opinion or case presentation in court are considered on their merits using the Service's enforcement policy as a guide.

### 4.2 Staffing Allocation

- 4.2.1 The majority of health and safety law enforcement activities are undertaken by the FOS team with very little administrative support after the reorganisation following the service moving to Customer Service Centre. It should be noted that the Environmental Protection team deals with complaints alleging nuisance emanating from business premises. Officers in both teams will liaise and where necessary, carry out joint visits.
- 4.2.2 All EHO's carrying out health and safety enforcement duties are Environmental Health Officers' Registration Board (EHORB) registered.
- 4.2.3 All enforcement Officers carrying out health and safety enforcement shall be authorised in accordance with the Council's policies.

### **4.3 Staff Development Plan**

4.3.1 All officers involved in delivery of the health and safety enforcement service are appropriately qualified, whether upon appointment or through training and development whilst in a previous post. They will have their competency reviewed annually by means of completing the Regulator Developmental Needs Assessment (RDNA) and a periodical consistency assessment by the FOSTL. The findings of these will form part of the Officer's annual review assessment. Training needs identified under these schemes will be addressed to ensure the competency of the officers. During the year, every effort possible will be taken to ensure each officer will have access to the equivalent of at least 10 hours update training on health and safety related topics. This will become part of the 20 hours 'continuing professional development' as required by the CIEH for membership (30 hours for officers with 'practitioner' status).

4.3.2 The staff development includes:

- The employment of competent enforcement officers capable of health and safety law enforcement;
- Evidence of formal qualification (sight of original qualification certificates prior to commencement of work);
- In-house and external competency-based training;
- Identification of training needs during ongoing performance monitoring and the annual performance appraisal interviews.

4.3.3 The training requirement for the FOS team has been budgeted for. Where possible free and low cost training from providers such as the HSE or other similarly recognised training provider will be utilised as much as is practicable.

## **SECTION 5 : QUALITY ASSESSMENT**

### **5.1 Quality Assessment**

5.1.1 The following monitoring arrangements are in place, or under review, to assist in the quality assessment of the work carried out:

- Review by the FOSTL of 10% of all post-inspection paperwork including the Hazard Analysis assessment sheets in accordance with the departmental standard operating procedure (SOP).
- All inspection records, assessment sheets, letters and reports of new officers will be reviewed for the first 3 months and until the FOSTL is satisfied that written paperwork is consistently satisfactory. This is in accordance with the departmental SOP.
- Inspection performance (peer review)
- Monthly team meetings
- Periodic 'one-to-one' meetings with officers to assess personal performance
- Annual performance appraisal and development interviews
- RDNA interview
- Mid-term appraisals of performance and development
- Countywide working groups addressing specific issues
- The FOSTL will have regular reviews of work performance with the EHM
- The EHM will have regular reviews of work performance with the HRE.

## **SECTION 6: REVIEW**

### **6.1 Review against the Service Plan**

- 6.1.1 Performance indicators covering response times to complaints and the level of programmed inspections form part of the Council's Local Performance Plan which is subject to both monthly and quarterly review by the EHM and HRE.
- 6.1.2 Performance against the Health and Safety Service Plan will be reviewed by the EHM in consultation with the HRE in line with the corporate planning timetable.

### **6.2 Identification of any Variation from the Service Plan**

- 6.2.1 Key performance indicators are reviewed on monthly. Results are formally reported by the EHM to the HRE along with reasons for any significant variation and an action plan setting out remedial action. The Executive Councillor for Environment and Waste Services is kept informed of progress against the service plan through regular meetings with the EHM and HRE.
- 6.2.2 If it can be shown that any additional activities other than direct enforcement action have taken place achieving the same objective as enforcement action, these will be identified and taken into account during the review.

### **6.3 Review of Performance 2011/2012**

- 6.3.1 This authority reviews its previous year's performance against its published service plan. At the time of preparation of this plan, it should be acknowledged that we are still within the year 2011/2012(the current year) and therefore it has been necessary in some instances (where indicated) to enter the projected performance.
- 6.3.2 Health and Safety Premises inspections
  - 6.3.2.1 The Work Plan for 2011/2012 identified 188 premises inspections that were to be undertaken; to February 2012, 22 remain to be inspected.
  - 6.3.2.2 In addition to this, a further 272 businesses (by February 2012) received a Low Risk Questionnaire requiring the recipients to provide sufficient information to allow the service to risk rate the responding business. This group consisted of businesses included in targeted interventions and those identified during a review of our historical database.
  - 6.3.2.3 A further 297 (by February 2012) notifications of new businesses were received, of which 210 had been inspected or assessed by February 2012.
  - 6.3.2.4 The service also served 10 Health and Safety notices up to the end of December 2011, including 5 Improvement and 5 Prohibition Notices (up to the end of December 2011).

### 6.3.3 Health and safety complaints

All health and safety complaints were investigated promptly and efficiently. Up to the end of December 2011, the service had received 39 complaints and requests for service.

### 6.3.4 Advice to businesses

Officers have continued to give free advice and assistance to the public and businesses throughout the year on safety matters. As officers do this at various points during their intervention with businesses and members of the public, the number of times advice is given is not recorded.

### 6.3.5 Accidents

Up to the end of December 2011, 102 accident notifications were received, and all had been reviewed within the target time of 3 days, with most being assessed on the day of notification.

### 6.3.6 Liaison with other organisations

Regular dialogue took place with all the other key organisations including;

- Cambridgeshire Health and Safety Liaison Groups,
- The Cambridgeshire Health and Safety Managers' Group
- HSE,
- Tobacco Control Alliance and
- The Health Protection Agency

The authority was represented at most of the above meetings, and at all the key meetings where decisions affecting the authority were made.

### 6.3.7 Safety promotion

The service published and distributed 1 edition of its Business Newsletter, but following a review of the effectiveness of the publication, it was decided to cease its production and focus instead on the service's web pages.

## 6.4 Areas of Improvement

- 6.4.1 Any service issues identified during the quarterly reviews or by routine performance monitoring will be recorded in writing and an appropriate action plan to address those service issues agreed with between the EHM, HES and where appropriate, the officer concerned.

6.4.2 During 2012/2013, the following areas of improvement are planned:

- To implement the HSE's new business inspection and intervention frequency guidance. This requires that only the highest risk rated businesses receive an inspection, with the remainder receiving an intervention only as part of an alternative reason to visit.
- To follow and participate in the HSC's Strategic Plan to build on the successes of the previous initiatives and continue to reduce the number of fatal and major work related accidents by developing a closer working relationship with the HSE, but subject to the limitations of the previously mentioned limitations
- To undertake a programme of business inspection of all high risk rated businesses to ensure they pose as little a risk as practicable to the residents, workforce and visitors to the City
- To ensure that all newly opened businesses receive an initial inspection to ensure they pose as little a risk as practicable to the residents, workforce and visitors to the City
- To undertake a programme of business intervention appropriate to the risks posed by all businesses not rated as high risk that are due an intervention during the year to ensure they pose as little a risk as practicable to the residents, workforce and visitors to the City
- To undertake a programme of business compliance checks in all food businesses due an intervention during the year
- To work with the HSE and the other Cambridgeshire Local Authorities to participate in any Flexible Warrant Scheme service requests
- To work with the HSE and the County Health and Safety Managers' Liaison Groups to develop and implement the County Health and Safety Work plan.
- To undertake a programme of work to identify and register businesses not currently on the health and safety database.
- To continue to implement the Health Act 2006 which bans smoking in all enclosed and substantially enclosed workplaces
- Engaging with businesses to obtain feedback and evidence to assist businesses to comply with legislative requirements

**SECTION 7: SUMMARY**

The workload proposed for the year 2012/2013 incorporates a full range of enforcement actions including a significant element of health promotion, proactive business compliant inspections and allows for reactive intervention as required. It also incorporates the current HSE Strategic Plan to further develop the working relationship between the HSE and Local Authorities, between ourselves and other Local Authorities, and to build upon the success of the topic led inspections and other intervention strategies for the lower risk premises originally introduced in previous HSC's strategies. Accidents, work related ill health and complaints about working conditions still form a significant proportion of the service's reactive work, and these will be used to assess the risks posed by the respective businesses, which will in turn influence the nature of an intervention strategy.

This targeted approach allows Local Authorities to focus their resources on the higher-risk areas where they may have the highest impact. Using a variety of targeted alternative intervention strategies it is hoped that the service will be able to improve the safety and level of compliance of as many small and medium size enterprises (SME's) as possible to ensure they pose as little a risk as practicable to the residents, workforce and visitors to the City.



## STAFFING RESOURCES

### FTE staffing resource for 2012/2013

|   |                 |
|---|-----------------|
| Food & Occupational Safety Team Manager   | 0.25 FTE        |
| Senior / Environmental Health Officers<br>(Shared role including Food Safety Enforcement) | 1.3 FTE         |
| Health and Safety Technical Officer   | 0.6 FTE         |
| Food Safety Technical Officer<br>(Restricted enforcement)                                 | 0.1 FTE         |
| <b>Total (including shared Food Safety Responsibilities)</b>                              | <b>2.25 FTE</b> |

FTE = Full Time Equivalent officers – see Appendix 5

### **Actual FTE Resource Available for Health and Safety for 2012/2013**

## OFFICER COMPETENCY PROFILE

The following authorisations have been issued to the FOS team officers in accordance with the section 18 Guidance Note 5.

| COMPETENCY  | NO. OF OFFICERS* |
|---|------------------|
| General powers of entry etc. under Section 20 (HASWA) | 7                |
| Inspection of premises                                | 7                |
| Service of Improvement Notices                        | 7                |
| Service of Prohibition Notices                        | 7                |
| Seizure of articles and substances                    | 7                |

(\* These figures are based on full staffing levels. Officers joining the FOS team in will be required to undergo induction/ training in order to meet the required level of authorisation)

## **FOS Service – Team Standards**

**(Reviewed February 2012)**

These are the minimum standards that can be expected of the Food and Occupational Safety (FOS) Service of Cambridge City Council. Where they are not met due to operational reasons, the reason will need to be made clear in the records of the particular action

### **Food Premises Inspections**

- All programmed inspections (PI) are to be un-announced (unless the business is in a domestic property whereby 24hrs notice should be given)
  - If unable to gain access, inspections may be pre-arranged but evidence of previous failure to access must be stated on the worksheet
- PI will be carried out as part of an programmed intervention strategy based on a local initiative, although if businesses cannot be integrated into a strategy
  - If unable to meet this due to operational reasons, the reasons are to be stated in the record of inspection on the worksheet
- PI will be based upon the principle of a full business compliance assessment, unless they intervention strategy dictates otherwise
- Prior to the PI all previous food & H&S records (inspection history, accident details, complaints, food poisonings, etc.) are to be checked & considered
  - The Inspecting Officer should acknowledge the significant aspects of the history or any outstanding works required by a previous inspection and consider them during the inspection; a record of this is to be made as part of the inspection record
- PI of businesses that have been 0~2 star for at least the previous 2 inspections will have received an notification that, if at the time of this inspection legally enforceable items are found to be non-compliant, an enforcement notice will be served instead of the warning letter. This will legally require compliance, and should the business still be found to be low-rating at the next inspection, will allow FOS to prosecute for repeatedly running an unsafe food business; this action will be reviewed prior to the next inspection which will still be during 2012/2013

### **New Business Registration & Inspections**

- New food businesses are required to Register with FOS at least 28 days before they start trading
- All new food businesses are to receive a full business compliance inspection no more than 28 days post after they start trading
- Upon receipt of the completed Registration form, Officers are to code the business & allow for the M3 database to be updated; the inspection date for the new businesses will be set for 28 days
- The inspection is to be carried out no more than 28 days after the business has started trading

## Inspection Documentation

- Prior to the inspection, review in-house all relevant history & update the inspection form to ensure the necessary details are considered during the inspection; record the significant points on the inspection form before the visit
- During the inspection, gather all the necessary information including full contact details, including
  - Names (& address) of the Food Business Operator (FBO), owner & manager
  - Contact telephone, mobile & fax numbers
  - Business or preferred email address
  - Identify preferred means of contacting business
  - Ethnicity and languages spoken
  - The number of staff employed
  - All of the information is to be added to M3 database upon completion of the inspection
- All inspections of food business are to incorporate an assessment of H&S compliance, unless a H&S inspection is due, in which case a H&S inspection shall be carried out, unless the premises
  - Is enforced by HSE, or
  - A full H&S inspection has only recently occurred,
 in which case, a partial inspection or hazard spotting review should be performed
- H&S inspections can be carried out at same time as food inspection or re-arranged for a later date, but are to be completed within the calendar year, as is the requirement under H&S legislation
- All inspections of Licensed businesses shall also assess the degree of compliance with the requirement of the license; any contraventions observed shall be reported to the Licensing Service
 

At the start of the inspection, the Proprietor is to be told that the food hazard rating scoring will be performed on site and the appropriate Scores on the Doors (SotD) star rating sticker will be issued
- If appropriate, at the start of the inspection, remove the historical SotD star rating window sticker and where possible, the SotD star rating certificate
- The on-site record of inspection forms is to be used (CoP requirement) and a copy left on site
- The on-site form should always be kept tidy, concise and accurate.
  - The form should contain no more than 3~5 key legal points in brief details, or bullet-points identifying the topics where action is required. The list need not contain all of the points of concern, but enable the Proprietor to start the more urgent remedial works
- It is the business's manager's duty to notify the FBO of any issue. We need only make a reasonable & practicable attempt to provide him with the information; giving the duty manager the information is reasonable
- The hazard rating of the business shall be based upon the full 8 point inspection regime currently required by the Code of Practice; the SotD star rating is based on just three of these points
- The hazard scoring should be carried out on site, including notifying the business and if possible, the issuing of the SotD star rating stickers
- Guidance upon how the business can improve its hazard rating score may be given if the business wishes it, but the score or the star rating cannot be altered until the next PI, even if all of the necessary remedial work has been completed

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## **Inspection of Non-food Premises**

- Enforcement officers are also authorised to inspect non-food businesses
- In principle, these interventions will follow the same guidance as for the inspection and enforcement of a Food Premises, but with the different guidance associated with inspections under H&S legislation, the nature of the intervention may vary
- Programmed Inspections may be announced, in which case the officer should justify the prior notification on the worksheet
- Visiting the business on the scheduled inspection date is not critical under H&S guidance; visits should occur within the year the inspection is due

### Partial or Targeted Inspections

These are inspections of a business, but do not assess every significant aspect of Food Safety or Health and Safety that may apply to the business. They will initially focus on one or more key aspect, and if this is found to be satisfactory, the inspection shall be considered complete. If, however, serious issues are found, a full inspection may be carried out. Partial or targeted inspections;

- May be carried out at lower risk (Not A rated) businesses in accordance with the guidance offered by the FSA or HSE
- May be stand-alone interventions or as part of a targeted project
- If upon completion, the Officer feels he has sufficient information, he may review the hazard rating scores and for a food premises, may issue a new SotD sticker and certificate

### Updating the FOS database

- Following any inspection, the Property Index record on FOS's M3 database shall be updated with the correct information and contact details under the Summary tab, especially the:
  - Telephone number
  - Email address
- The Inspecting Officer should ensure that as much relevant information as possible is recorded
- The update should include adding supplementary food and food-premises type codes
- If the business has or uses high risk equipment, either potentially dangerous due to the use of the equipment or from a food safety perspective, they should be recorded under the equipment tab of the Property Index

## Post Inspection Documentation

- Following the inspection, the post-inspection letter and report is to be sent out **in all cases**, even if it is only to say the business was satisfactory
    - FOS is attempting to develop its IT services to allow **all reports to be published for public access**. It is therefore essential the correct format be followed. In most cases, publication will meet the needs of the Freedom of Information Act as the report will already be in the public domain
    - The format of all reports shall be as follows:
      - The covering letter, which will not be published, will be on a separate page to include;
        - Personal details
        - Referral to attached report
        - Differentiation of legal requirements & recommendations
        - A clear warning that if mandatory items are not complied with, legal action will be considered
        - A point of contact should the recipient wish to clarify or discuss any aspect of the report, and
        - To state that the report will be published
      - On a separate page(s), the report will include;
        - The business name and address
        - Details of the prime legislation to require the inspection
        - A legal section stating
          - The specific legislation that has been breached and a time limit by when each item shall be addressed. If a food safety and health and safety inspection has been carried out, these shall be clearly differentiated in the report, or
          - If no breaches were identified, a statement that all was satisfactory during the inspection
        - A recommendation section listing points which if followed, could improve the safety or legal compliance of the business
      - **NB** Reports should not carry any personal details; if they do, the information shall be redacted prior to publication
    - The post-inspection report shall include, in complete detail (including the statute) the requirements of the items listed on the on-site report plus any additional relevant items which were not included
    - Each legal condition is to have a stated reasonable time for compliance
      - It is acceptable to include the clause  
*“All items in this report must be completed within 3 months of the date of this report unless otherwise specified”*  
 if appropriate
- The covering letter, the reports and the SotD certificate are to be sent to the business and any associated recipients within 10 working days of the inspection
  - If a H&S inspection is carried out at later date, 2 separate letters and reports may be sent

## **Revisits**

- A revisit shall be made to every business where legal requirements have been identified in the report. If, at the time of the inspection, all was found to be satisfactory, the Officer shall record that no revisit is required
- The revisit is to assess the degree of compliance of the FBO with the legal requirements stated in the report following the inspection
- The revisit shall be made within a reasonable time of the expiration of the specified works in the report
  - If multiple completion dates are stipulated, each requires a separate & dedicated revisit
- If, at the time of the revisit, the FBO has not fully complied with the legal requirements, the Officer shall;
  - Serve a Formal Notice on the FBO for significant items which it would be reasonable to enforce without further warning, or
  - Serve an Informal Notice on the FBO stating that legally required minor works are still outstanding, and that if they have not been completed prior to the next inspection, a Formal Notice shall be served
- Only in exceptional cases will a variation from this process be considered as appropriate by the FOS Team Leader

## **Complaints & Accident Investigations**

Complaints may be received from a number of sources but will relate to the premises or activities associated with a business that FOS is authorised to enforce. Where FOS is not the correct enforcing authority, every attempt shall be made to direct the complainant to the correct organisation

- Every complaint shall be recorded on FOS's M3 database where appropriate
- The initial response to fatal and serious accident notifications shall be by the next working day; in most circumstances it will be on the day of notification
- The initial response for all other complaints or accident notifications shall be within 3 working days
- After making the initial response, this must be recorded on M3 by activating the trigger function in the action tab
- The degree of intervention appropriate to the complaint or accident shall be determined by Investigating Officer
  - If justified, a full or partial inspection of the premises shall be carried out, with any subsequent action being carried out in accordance with these Team Standards and the Enforcement Policy
  - If intervention is not justified, the decision shall be recorded on worksheet
  - Where possible, every attempt shall be made to notify the complainant of the outcome in each case
- Every accident notification is reviewed, and if no immediate intervention is necessary, a report is to be written on the worksheet with a referral so that the details of the accident shall be considered during the next intervention at the business

## Food Poisonings & Infectious Diseases

The notification of food poisonings may originate from the person suffering the symptoms, the Health Protection Agency or other medical organisations. Unconfirmed notifications shall be suspected cases and may recommend the sufferer to provide samples for analysis.

- All suspected food poisonings and confirmed Notifications of Infectious Diseases (NOID) shall receive an initial response by the next working day by the Investigating Officer
- The level of investigation shall be determined by Investigating Officer but be based upon guidance offered by the Health Protect Agency and Codes of Practice
  - If the food poisoning or Infectious Disease is associated to a particular food business, a full or partial investigation shall be considered, with any subsequent action following the guidance given
  - If an investigation is not justified, the decision shall be recorded on the worksheet

## Enforcement Action

Where the Officer identifies serious breaches of legislation, enforcement action will be taken in accordance with the Enforcement Policy adopted by FOS.

- Informal Enforcement Notices shall be served where the Officer has witnessed a minor breach of the legislation and shall act as a final warning that unless the matter has been addressed, a Formal Notice shall be served. The Informal Enforcement Notice shall;
  - Be delivered or sent to the FBO or the person responsible for complying with the legislation within 5 working days the Officer identifying the issue
  - Be addressed to the respective person(s) and identify the premises to which it relates
  - State the legislation which is being breached and the nature of the issue
  - State the time by when the matters need to be addressed
  - Give a contact name and telephone number to allow the recipient to contact the Officer
  - **This option shall not be available to food businesses which have been rated as 0~2 star for at least the previous rating visit**
- Formal Notices shall be served where the Officer has witnessed a major breach of the legislation, where there is an imminent risk to health or where a previously served Informal Enforcement Notice has not been complied. Formal Notices shall:
  - Be served on the FBO or the person responsible for complying with the legislation
  - Improvement Notices shall be served within 2 working days of the Officer identifying the issue
    - If the Notice is not served on the day, prior to the actual service, the Officer shall confirm that the issues still exist
  - Prohibition Notices shall be served on the day identifying the issue
  - Any variation from this shall need to be approved by the FOS Team Leader



- Compliance visits shall be carried out for each Formal Notice served, and will take place on the Notice expiry day plus 1 working day
  - The Officer shall have due consideration for weekends or bank holidays when setting the expiry date
  - All non-compliance with Formal Notices shall be referred for prosecution following discussions with the FOS Team Manager
- Prosecution shall be considered in every case where a Formal Notice has not be complied with;
  - The Officer shall discuss the case history with FOS Team Leader to justify the consideration for prosecution; if appropriate the referral for prosecution procedure shall be started
  - Where a case is to be referred for prosecution, all of the necessary documentation and investigation shall be completed and referred to Disclosure Officer within 8 weeks of the identification of the failure to comply
  - Once the Disclosure Officer has completed his primary review, and as long as the primary case is complete, he shall refer the case to the Head of Refuse and Environment within 12 weeks for his consideration

### **Low Risk Questionnaires (LRQ's)**

LRQ's are a recognised means of assessing the general standards of basic legal compliance of a business. They are targeted towards specific legislation and ask questions of the business, which will allow FOS to make a reasonable assessment of the risks posed by the business. LRQ's are only sent to businesses where previous inspections have considered them to pose very low food safety or health and safety risks.

- Officers from FOS will identify businesses felt to be suitable to receive LRQ's and, subject to resources, the questionnaires will be sent by the Admin Services
- The returned LRQ's shall be assessed by a competent Food Enforcement Officer
- Food Safety LRQ's
  - To be used for known D & E risk rated food premises or registered childminders; may be used in targeted alternative strategy projects. Where the returned LRQ identifies;
    - A new FBO or business, a new Food Registration form shall be sent and upon it's return, the process for a New Business Registration shall be followed
    - That significant structural or organisational changes have occurred, a partial inspection of the business will follow
    - That no significant changes have occurred, the M3 records shall be updated and the existing food hazard rating score is maintained; the respective SotD star rating sticker and certificate is sent
  - If the LRQ is not returned, a chase letter is sent, and if that too is not returned, the premises will be inspected
- Health and Safety LRQ's
  - To be used for known Category B2 & C (low risk) businesses or as part of a targeted alternative intervention strategy
  - The responses mirror those for the Food Safety LRQ's
- If the last contact with a business was via an LRQ, the business shall be visited for the next intervention

### **Project Work**

This may be carried out by the FOS service, and if done so, will be in accordance with the guidance offered by the Food Standards Agency or the Health and Safety Executive. All project work shall be confirmed by the FOS Team Leader, and will follow the guidance given in the Team Standards where they apply

### **Compliance Review**

- **All of the standards here will be monitored on an on-going basis**
- **The work of all Officers is currently assessed on a monthly basis with reports being passed to service Managers**
- **The effectiveness of FOS is reviewed on a quarterly basis with reports passed to the Head of Refuse and Environment**
- **The Team Standards are to be reviewed by the FOS Team Leader at least annually**

## GLOSSARY

|              |   |   |
|--------------|---|---|
| <b>ACOP</b>  | - | Approved Code of Practice: a code that has been approved by the HSC, as provided under Section 16, HASWA.   |
| <b>CIEH</b>  | - | Chartered Institute of Environmental Health: the professional body that represents the interests of environmental health professionals.   |
| <b>HASWA</b> | - | Health and Safety at Work etc. Act 1974 (the Act): the primary piece of health and safety legislation currently in existence in this country.   |
| <b>HELA</b>  | - | Health and Safety Executive/Local Authority Enforcement Liaison Committee: responsible for giving national advice, information and guidance to local authorities and the development of local authority enforcement policy. |
| <b>HSC</b>   | - | Health and Safety Commission: the supervisory and advisory body established by HASWA and responsible for seeing that the purposes of the Act are fulfilled i.e. securing the health and safety of people at work.           |
| <b>HSE</b>   | - | Health and Safety Executive: the operational enforcement arm of the HSC responsible for enforcing health and safety in businesses such as factories, educational establishments etc.  |
| <b>FTE</b>   |   | Full Time Equivalent  |

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To: Executive Councillor for Environmental and Waste Services: Councillor Jean Swanson  
Report by: Head of Refuse and Environment  
Relevant scrutiny committee: Environment Scrutiny Committee 13/3/2012  
Wards affected: All Wards

## **STATUTORY ENFORCEMENT WORK PLAN FOR FOOD LAW ENFORCEMENT 2012/2013**

**Not a Key Decision**

### **1. Executive summary**

- 1.1 The Food Standards Agency (FSA) require each food enforcement authority to produce a Food Enforcement Work Plan which outlines the Authority's work programme to ensure that food businesses in the City comply with the relevant legislation
- 1.2 The document provides a reference point to allow the service to be reviewed against its objectives whilst still allowing the flexibility to respond to urgent incidents
- 1.3 The aim of the Food Enforcement Work Plan is to:
  - Provide information about the food safety enforcement aspect of the Food and Occupational Safety Service
  - Identifies the means by which the service will provided
  - Identifies how the service will meet relevant performance targets and standards
  - Demonstrate a balanced and considered enforcement approach
- 1.4 It is recognised that Best Value plays a central role in the planning and delivery of the service, with the FSA encouraging authorities to utilise this framework in the development of the Work Plan and the delivery of food law enforcement

### **2. Recommendations**

The Executive Councillor is recommended:

- 2.1 To approve the attached Statutory Enforcement Work Plan for Food Law Enforcement 2012/2013

### 3. Background

- 3.1 The Refuse and Environment Service is responsible for enforcing specific food safety legislation. Since 1<sup>st</sup> April 2000, food authorities have been subject to scrutiny by the Food Standards Agency (FSA). In September 2000, the FSA published the Agreement, which laid down its expectations of local authorities in respect of their food safety functions. One of the requirements in the Agreement is that authorities should produce a Food Enforcement Work Plan in accordance with its guidance on content and format.
- 3.2 The Refuse and Environment Service has for many years produced its own operational plan covering many of the food safety issues required by the FSA in the Agreement. It is intended that the operational plan will continue to provide an overview of the whole service and be made available for Members, and that a separate Food Enforcement Work Plan is produced to meet the FSA requirements. The FSA have also stated that the Plan should receive Member approval hence this report to Committee.

### 4. Implications

- 4.1 **Financial Implications** – there are no additional costs associated in producing this Service Plan
- 4.2 **Staffing Implications** – none except in the production of the Food Enforcement Work Plan
- 4.3 **Equal Opportunities Implications** – food safety is designed to protect all members of the community
- 4.4 **Environmental Implications** – Not applicable; food safety is designed to protect all members of the community
- 4.5 **Consultation** – Not applicable
- 4.6 **Community Safety** – Not applicable

### 5. Background papers

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

Framework Agreement on Local Authority Food Law Enforcement  
Food Law Codes of Practice and Guidance issued under the Food  
Safety Act 1990 and Regulation 24 of the Food Hygiene (England)  
Regulations 2006  
FSA Audit of Cambridge City Council Report (July 2001)

## **6. Appendices**

Appendix 1: Statutory Enforcement Work Plan for Food Law Enforcement  
2012/2013

## **7. Inspection of papers**

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

Author's Name: Frank Harrison  
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Author's Email: frank.harrison@cambridge.gov.uk

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**CAMBRIDGE CITY COUNCIL  
ENVIRONMENT DEPARTMENT  
REFUSE AND ENVIRONMENT SERVICE**

**STATUTORY ENFORCEMENT WORK PLAN FOR  
FOOD LAW ENFORCEMENT  
2012/2013**

Drawn up in accordance with  
Food Standards Agency's  
Framework Agreement Amendment No. 5 (April 2010)

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## INTRODUCTION

This is Cambridge City Council's eleventh Enforcement Work Plan dedicated to the food safety enforcement function. It covers all the elements of food safety and hygiene for which the authority has enforcement responsibility. The plan also covers objectives relating to non-enforcement activity, including food hygiene education / promotion and partnership working, which the Council is also required to undertake in accordance with Government guidance.

The Food Enforcement Work Plan is an expression of the authorities commitment to the development of the food service and is now required by the Food Standards Agency (FSA), the body that monitors and audits local authorities activities on food enforcement.

The FSA Framework Agreement, originally issued in September 2000 and subsequently amended since, provides service planning guidance and promotes the importance of service planning in ensuring national priorities and standards are addressed and delivered locally.

Cambridge City Council's Food Enforcement Work Plan has been drawn up in accordance with the guidance in the framework agreement, and follows the service plan template. This is to enable the FSA to assess our delivery of the service and to allow local authorities to compare service plans written in the common format for any fundamental review.

The first plan was subject to audit by the FSA in July 2001 when it was complimented for its clarity, content and conformance to the requirements in the Agreement.

The FSA, in the Framework Agreement, require the Food Enforcement Work Plan be submitted to elected members for approval to ensure local transparency and accountability.

Jas Lally  
Head of Refuse and Environment

February 2012

## **SECTION 1: FOOD SAFETY SERVICE AIMS AND OBJECTIVES**

### **1.1 Aims and Objectives**

- 1.1.1 Refuse and Environment (R&E) has adopted the Council's Vision Statement, with the intention to ensure that all of the services perform work together to improve the City for the benefit of those who live, work and use Cambridge.
- 1.1.2 To this end, the Food and Occupational Safety (FOS) Service, which is responsible for food safety enforcement in the City have adopted the statements;

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

*A City with a thriving knowledge-based economy that benefits the whole community and builds on its reputation as a global hub of ideas and learning.*

These statements, taken from the Council's Vision Statement, form the key drivers for the way in which FOS carries out its food enforcement responsibilities, trying to ensure the safety of the food available in the City.

### **1.2 Links to Corporate Objectives and Plans**

- 1.2.1 Every Department of the Council is required to develop an Operations Plan which when complete and approved, is accepted by the Senior Leadership Team, which includes the Chief Executive Officer who represents the Council. The Plans combine to state the Council's intention for the forthcoming year.
- 1.2.2 The Food Enforcement Work Plan takes its overall objectives directly from the Council's Vision Statement, and feeds directly into the Operations Plan, forming an integral link showing how the Council intends to meet its legal and stated obligations.
- 1.2.3 The FOS service works to the standards and values laid down in the Council's Equalities Policy and Values Statement and Customer Service Standards, as well as the Council's Corporate values, which are:
- Putting public services first;
  - Showing active concern for the environment;
  - Being open and democratic;
  - Treating everyone fairly and with respect;
  - Basing services on need;
  - Involving people in seeking solutions;
  - Encouraging innovation, skills and training.

- 1.2.4 The Council gives due consideration to performance criteria contained in the Refuse and Environment Operations Plan and corporate plans including Best Value. In addition to these general indicators, FOS will strive to meet local performance indicators, including 90% initial responses within 3 working days to complaints, food borne infection notifications and food hygiene advice.
- 1.2.5 Overall, the plans and initiative to which the FOS service complies with, or has regard to, include;
- Equalities Policy and Investor in People Initiative,
  - Customer Service Standards,
  - Consultation groups,
  - Statutory Codes of Practice (COP) issued under the Food Safety Act, 1990 (the Act) and relevant LACoRS guidance,
  - The Enforcement Concordat,
  - Guidance from external organisations such as the FSA
- 1.2.6 To ensure that FOS provides a consistent quality of service, Standard Operating Procedures and Team Standards have been developed requiring officers to meet reasonable objectives of time and quality so as to allow business proprietors to be kept informed of all stages of the inspection of their business. The service is also working towards the electronic publication of non-sensitive inspection data, allowing greater public openness and availability of information; the Team Standards pave the way for this by requiring inspections reports to be made available in a specified format. A copy of the Team Standards is in Appendix 4.

---

**SECTION 2: BACKGROUND****2.1 Profile of the Authority**

- 2.1.1 Cambridge is a major employment centre with a pronounced emphasis on high technology, research and development, and education. The city hosts the famous Cambridge University that has in excess of 10,000 under graduates and its wealth of buildings of historic or architectural interest attracts in excess of 3 million tourists each year. Addenbrookes hospital is also located within the City boundary.
- 2.1.2 According to the 2001 Census, the city has a population of approximately 109,000 of which 7-11% are from minority ethnic backgrounds. With the Council boundary lying very close to the city itself, the surrounding villages fall within the local jurisdiction of South Cambridgeshire District Council which itself is mainly rural.
- 2.1.3 There are a number of new development projects being built around the City, and as these come to fruition, starting during 2012, the increased housing and the development of new communities will undoubtedly lead to increased demands on FOS. Although most of these new premises will be residential, there is also a planned increase in the number of commercial units, many of them will fall under the enforcement scope of the FOS service. Currently the service will be able to accommodate this increase in workload within the existing resources, although the impact will remain under review.
- 2.1.4 The City has over 1300 registered food businesses, with the majority being in the catering and retail sectors, and with the exception of a few, all falling to FOS to enforce.

**2.2 Organisational Structure**

- 2.2.1 FOS is one of four teams within R&E, which is in turn is part of the Environment Department, with the Head of Refuse and Environment (HRE) reporting to the Director of Environment.
- 2.2.2 Through the Council's Standing Orders, the HRE has delegated responsibility for food safety enforcement and authority to instigate legal proceedings in consultation with the Head of Legal Services.
- 2.2.3 The management and overall co-ordination of the Service's food safety law enforcement function is the responsibility of the Food and Occupational Safety Team Leader (FOSTL).
- 2.2.4 Where staff shortages or long-term vacancies arise overtime (time off in lieu) or contractors may be used to maintain inspection programmes.

2.2.5 The FOS team members currently involved in food enforcement activities are as follows:

|                   |  |
|-------------------|--|
| Frank Harrison    | FOSTL; responsible for the management and setting of standards for the FOS service, including the setting of targets and the monitoring of performance |
| Suzanne Lane      | Senior EHO (full range of enforcement duties p/t)  |
| Rebecca Broadbelt | Senior EHO (full range of enforcement duties)  |
| Anne Galliano     | Senior EHO (full range of enforcement duties p/t)  |
| Tracy Chabot      | Senior EHO (full range of enforcement duties p/t)  |
| Ross Goodfellow   | Senior EHO (full range of enforcement duties)  |
| Joanna Duncombe   | Food Safety Officer (full range of food enforcement duties)  |



2.2.6 Table 1, below, gives details of the services provided to the FOS service by external agencies.

| <b>Name of Organisation</b>                                 | <b>Type of Service</b>   | <b>Frequency of Use</b> |
|---|--|-------------------------|
| Public Health Laboratory Service, Cambridge                 | 1. Microbiological food sampling<br>2. Advice on infection and disease control | On-going                |
| Public Analyst (Lincoln Sutton and Wood), Norwich           | Analysis of food contaminants  | <i>Ad hoc</i>           |
| Medical Entomology Centre, Cambridge                        | Insect identification  | <i>Ad hoc</i>           |
| Comark, Stevenage   | Temperature probe calibration  | Annually                |
| Ventress Technical Services Ltd., Cambridge                 | Food and contaminant examinations and identifications                          | <i>Ad hoc</i>           |
| Health Protection Agency                                    | Medical advice on aspects of disease control and prevention                    | On-going                |
| Cambridge Interpretation Agency (CINTRA)                    | Interpretation and translation services  | <i>Ad hoc</i>           |
| Novus Environmental (Vetspeed Ltd.), Thriplow Heath, Herts. | Waste meat incineration  | <i>Ad hoc</i>           |
| Trading Standards Department, Cambridgeshire County Council | Food Safety and Consumer Protection  | <i>Ad hoc</i>           |

**Table 1: External Service Providers (Food Safety Enforcement function)**

## **Scope of the Food Safety Enforcement Service**

2.3.1 The FOS service is responsible for the following work areas:

- Food safety enforcement
- Investigations and control of food borne disease (and other non-zoonotic infections at the request of the HPA or CCDC)
- Health and safety enforcement in premises for which the authority is the enforcing authority
- Accident investigations in premises for which the authority is the enforcing authority
- Licensing and health education or promotion in the associated work areas listed above

2.3.2 The service is currently fully resourced with no routine work required to be carried out by any external service. As highlighted in 2.2.4 (above), where staff shortages or long-term vacancies arise, contractors may be used to maintain inspection programmes.

## **2.4 Demands on the Food Enforcement Service**

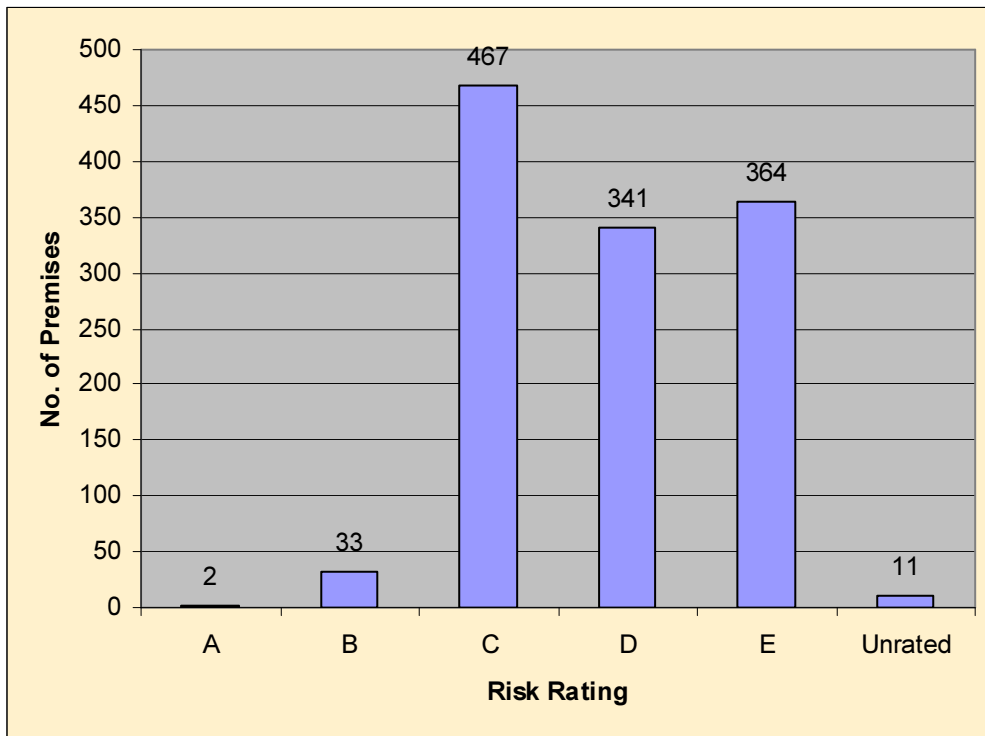
### **2.4.1 Authority Profile**

2.4.1.1 The authority has approximately 1300 food premises on its database that are subject to a programmed food hygiene inspection; these have been assessed and given a risk categories profile, as defined by the Food Law, Code of Practice (England) (June 2008) (the Code of Practice), as issued under section 40 of the Act, Regulation 24 of the Food Hygiene (England) Regulations 2006, and Regulation 6 of the Official Feed and Food Control (England) Regulations, 2007. The risk profile for the City is shown in figure 1, overleaf.

2.4.1.2 There is currently no Approved Premises as defined by the FSA operating with in the Council's area.

2.4.1.3 In addition to the known business premises, a number of new food businesses register each year, and these too are inspected and subsequently risk rated. Although the precise number of new businesses registering each year cannot be given, approximately 200 (estimated) were received during 2011/2012.

2.4.1.4 As well as the registration of normal food businesses, a number of childminders register with the Local Authority each year, and although these businesses are not treated entirely in the same manner, they too need to be inspected.



Total = 1218

**Figure 1: Risk Rating Profile of Registered Food Businesses**  
(As of January 2012)

| Risk Rating | Star Rating                      | Number |
|-------------|----------------------------------|--------|
| A           | 0                                | 2      |
|             | 1                                | 0      |
|             | 2                                | 0      |
|             | => 3                             | 0      |
| B           | 0                                | 4      |
|             | 1                                | 10     |
|             | 2                                | 2      |
|             | => 3                             | 17     |
| C           | 0                                | 0      |
|             | 1                                | 5      |
|             | 2                                | 47     |
|             | => 3                             | 415    |
| D           | 0                                | 0      |
|             | 1                                | 0      |
|             | 2                                | 0      |
|             | => 3                             | 341    |
| E           | All scores 3 star or above (364) |        |
| Unrated     | Premises yet to be rated (11)    |        |

**Table 2: Distribution of Risk Rating v Scores-on-the-Doors Rating**

## 2.4.2 Service Delivery

- 2.4.2.1 The FOS Service is based in Mandela House of Cambridge City Council, but enforce the requirements of the food legislation throughout the authority.
- 2.4.2.2 FOS operates a normal service during office hours on Monday to Friday, and an emergency call out service during any other time. Where businesses operate outside of normal hours, inspections are carried out to ensure that all businesses are inspected during their food preparation or trading hours.
- 2.4.2.3 Every effort is made to ensure that no prior notification is given to food businesses prior to an initial programmed inspection, so as to ensure that the true conditions are found within the business. Notification is, however given to childminders and those businesses based within domestic housing. Revisits are scheduled to occur after a period of time, although the actual time or date may not be given.

## 2.4.3 External Factors

- 2.4.3.1 A significant number of businesses within the authority have staff for whom English is not the first language. In these instances, every effort is made to either identify a competent member of management or staff who is able to translate and communicate, or if necessary, seek the assistance of a translation service. The overall percentage of businesses where this is a concern is low, with just a handful where external assistance is required.
- 2.4.3.2 The service investigate approximately 170 infectious disease notification each year, with the vast majority being food poisoning; a significant number relating to University students and staff returning to the City following overseas travel
- 2.4.3.3 The turnover of food businesses is significant, as mentioned in 2.4.1.3 above. This has the effect of requiring the high number of new businesses to register and be inspected by the area Officer.
- 2.4.3.4 The FSA periodically issues food alerts identifying a particular food safety concern. There are two levels of alerts, those that are merely for information, and those, which if they relate to food sold within the City, require an intervention. The number of alerts cannot be predicted, but during 2011/2012, approximately 100 were received, with about 5% requiring action.
- 2.4.3.5 Officers are responsible for a full range of duties in FOS, including health and safety enforcement. They may therefore be called upon to respond to unforeseen emergencies within that work area, e.g. to investigate a serious accident notification.
- 2.4.3.6 In addition to its Universities, the City is a popular tourist attraction, and a number of major outdoor events are organised by the Council, many including a significant food retail contribution, and these may create an additional workload for the service. During 2012, the City will play host to an Olympic Torch procession and celebration that will include providing food to the public; this too will have impact on the service requirements during the year.

2.4.3.7 There is an increasing demand being placed on the service by corporate initiatives targeting health improvement, including smoking cessation, the public health agenda and a full business compliance assessment.

2.4.3.8 EHO's have a growing role in the emergency planning field by providing support in the event of significant emergencies, for example include avian or swine flu.

## **2.5 Enforcement Policy**

2.5.1 Cambridge City Council has signed up to the Enforcement Concordat. R&E therefore endorses the principals laid down in the Concordat and the LBRO Regulators' Compliance Code 2008, and has regard to the Code for Crown Prosecutors' guidance when making decisions, in particular that enforcement should be in a consistent, equitable and practical manner to provide a fair and safe trading environment. The Council's Food Safety Enforcement Policy outlines the various enforcement options ranging from advice and education to formal action, including the service of enforcement notices and prosecution for non-compliance with legislation.

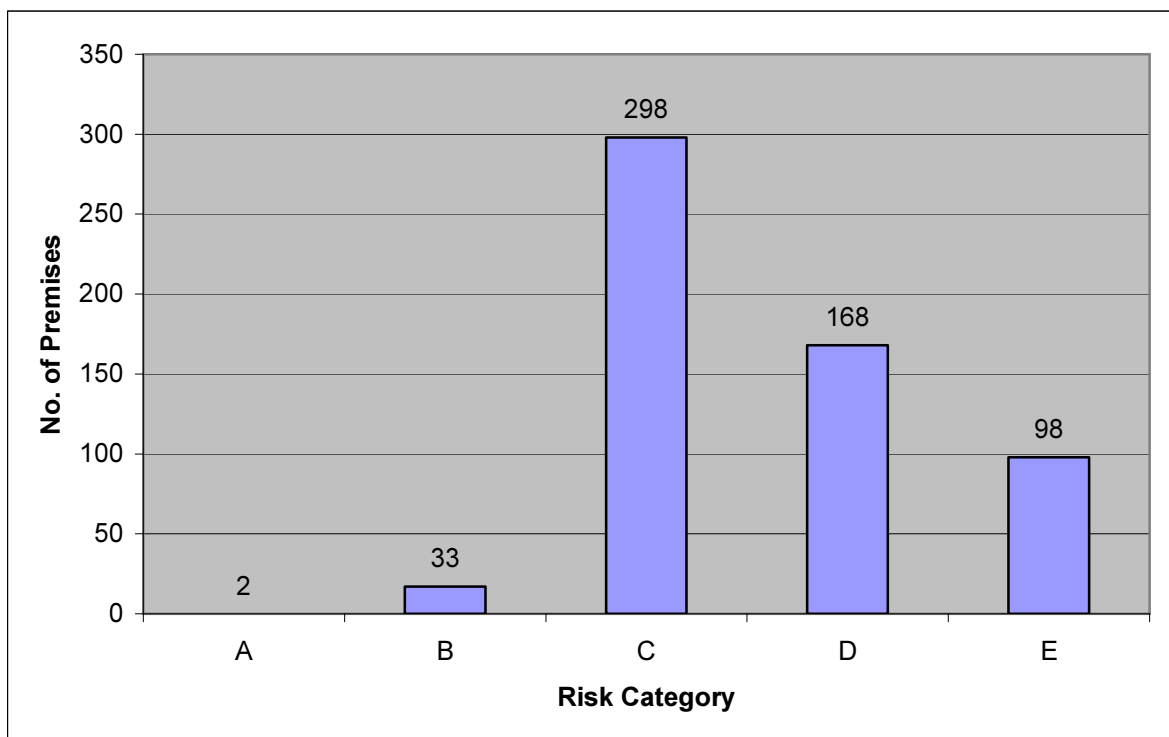
## SECTION 3: SERVICE DELIVERY

### 3.1 Food Premises Inspections

3.1.1 It is the service's policy that routine food hygiene inspections are:

- Focused on high risk businesses as a priority
- Target 0, 1 or 2 star businesses, as defined by the Scores-on-the-Doors scheme, and
- Carried out in accordance with the Code of Practice and other recognised guidance, such as that issued by LG Regulation

3.1.2 Officers will determine the frequency of inspection using the risk-rating scheme defined in the Code of Practice. The risk rating profile of premises due an inspection during 2012/2013 and the numbers of inspections due is shown in Figure 2, below. A full breakdown of the profile of inspections due and the estimated number of revisits is given in Appendix 1.



Total = 599

**Figure 2: Risk Rating Profile of the Inspections due in 2012/2013**

- 3.1.3 High-risk businesses (A or B rated) will include larger more complex businesses such as manufacturers, those that cater to a high number of vulnerable clients or smaller premises with a poor record of compliance. Medium-risk businesses (C or D rated) include the majority of cafes or restaurants, while low-risk businesses (E rated) include newsagents or other small retailers selling mainly pre-wrapped shelf-stable foods.
- 3.1.4 All officers undertaking the work of the FOS service will be authorised in accordance with the qualifications and experience laid down in the Code of Practice issued under the Act.
- 3.1.4.1 The Code of Practice has introduced additional requirements that Local Authorities should consider and implement, including;
- Businesses operating outside normal office hours should be subject to occasional out of hour inspections
  - Alternative enforcement strategies for low-risk businesses
  - Additional Primary and Secondary Inspections for premises covered by product specific hygiene regulations; there are currently no such premises in Cambridge
  - Assessment of whether to take samples during inspections
  - The inspection may take the form of a full or partial inspection or audit of the food safety management system
- 3.1.4.2 The Code also states that inspections are to be carried out no later than 28 days after the date determined by the inspection rating. Due to the need to improve the quality of local businesses that have failed to reach an acceptable standard, this requirement will be set aside in favour of a local intervention strategy whereby failing businesses will be targeted in a robust campaign to improve their standards.
- 3.1.4.3 All businesses due to be inspected during the year will receive an appropriate intervention, whether as part of a local intervention strategy or a programmed inspection.
- 3.1.5 The FSA requires Local Authorities to include inspections of imported foods during routine food hygiene inspections. This activity is included in the calculations of the work commitment and will form part of the overall inspection process. There are currently no border inspection posts, enhanced remote transit sheds or importing agents in Cambridge, but officers will routinely look at food imports during routine visits to check traceability and fitness with respect to these foods.
- 3.1.6 The service has adopted the use of alternative enforcement strategies for all of our businesses, allowing resources to be better targeted towards the higher-risk premises and businesses with a poor history of compliance.

- 3.1.6.1 Low-risk questionnaires (LRQ) have been developed to enable an assessment of the degree of compliance and the types of activities taking place within the low-risk businesses. The LRQ's are only sent to low-risk businesses that had received an actual inspection previously, and are assessed upon their return; non-returned forms trigger an inspection.
- 3.1.6.2 A second targeted LRQ has been developed entirely for schools; the assessment criterion matches the normal LRQ's.
- 3.1.6.3 Businesses of a similar characteristic, e.g. butchers' shops or businesses only selling specific types of food, may be targeted as part of an intervention strategy. When circumstances identify a targeted need, the sample population will be inspected as a group to ensure consistency of inspection and a targeted intervention to address the group failings.

## **3.2 Food-related Complaints**

- 3.2.1 Food related response work generally falls into one of the following broad categories:
- Complaints about food businesses (hygiene, pests, food handlers, etc.);
  - Food labelling (use-by contraventions only)
  - Food contamination (microbiological, chemical or foreign objects)
- 3.2.2 Complaints are investigated in accordance with established procedures and policies. The initial response to complaints will in any event be within 3 working days, or 1 working day if the complaint is of a serious nature, e.g. an allegation of a potentially hazardous food handling practice.
- 3.2.3 A significant number of food complaints relate to food sold in the City but manufactured either abroad or elsewhere in the UK. These investigations tend to be more time consuming as they usually involve liaising with food authorities in other parts of the United Kingdom or other countries.
- 3.2.4 It is estimated that during 2012/2013 FOS will receive approximately 240 food related complaints, all of which will receive the appropriate level of investigation.
- 3.2.5 The resource implication of this has been considered and a breakdown of the resources available to FOS is given in Section 4.

## **3.3 Home and Primary Authority Principle**

- 3.3.1 The authority endorses and supports the Home Authority Principle (HAP) and Primary Authority Partnership Scheme (PAPS) as advocated by the Local Government Regulation (LGR) and officer for Local Authority Better Regulation. The FOS service gives advice to companies and other food authorities on either a Home or Primary Authority basis.



3.3.2 The Regulatory Enforcement Sanctions Act 2008, which introduced the PAPS principle operates on a similar principle to the HAP, but reduces the burden of enforcement on businesses. Cambridge City Council currently has no Primary Authority arrangements in place.

3.3.3 The resource implication of this has been considered and a breakdown of the resources available to FOS is given in Section 4.

### **3.4 Advice to Business**

3.4.1 The FOS service works with businesses to help them to comply with the law and to encourage their use of best practice. This is achieved through a range of activities, including:

- Advice given during the course of inspections, audits or other visits;
- The provision of free advice leaflets (including in other languages) where necessary and available;
- Through responding to enquiries;
- The provision of the Chartered Institute of Environmental Health (CIEH) Level 2 Food Hygiene training courses (including in non-English if necessary)(currently set at 4 per year);
- Proactively commenting on plans at building application and approval stages;
- Through the use of targeted mail-shots;
- The inclusion of a publicity event to support Food Safety Week as promoted each year by the FSA
- The use of consultation mechanisms to seek comments on proposals and policies
- The availability of a regularly updated website dedicated to food safety, with links to other approved organisations able to assist in the operation of a compliant and safe food business

3.4.2 The service does not at present record as a separate figure the number of requests for information against the overall number of complaints received. The figure identified in 3.2.4 above is an estimate including a number of enquiries for information.

3.4.3 The resource implication of this has been considered and a breakdown of the resources available to FOS is given in Section 4.

### **3.5 Food Inspection and Sampling**

3.5.1 The FOS service will target its microbiological food sampling activities in accordance with its food-sampling programme. In particular, food and environmental samples will be taken from the following types of businesses:

- Those engaged in the handling or preparation of high-risk foods;
- Those selling food identified for sampling as part of a national, regional or county-wide sampling programme;
- Businesses selling foods subject to consumer complaints, and where the investigating officer believes it to be appropriate
- Businesses selling foods subject to the concern of a visiting or inspecting officer

3.5.2 All sampling undertaken by officers will be taken in accordance with the relevant legislation. Formal samples will also be taken in accordance with the Code of Practice and departmental standard operating procedures.

3.5.3 In preparing a sampling programme, the service will consider relevant sampling initiatives devised and coordinated by the following:

- LACoRS (as superseded by LGR);
- CIEH Eastern Centre;
- Cambridgeshire Food Liaison Group
- Eastern Region Public Health Laboratory Group
- Eastern Region Sampling Steering Group

3.5.4 The service aims to take a minimum number of samples as requested of each authority in the county-wide sampling programme, subject to having sufficient and suitable resources to undertake it. The Code of Practice also requires that officers consider taking samples where problems are identified during an inspection; the analysis of food and the work surfaces may also be considered following a complaint.

3.5.5 The service aims to take approximately 100 samples each year for microbiological examinations, subject to the availability of resources to commit to this.

3.5.6 The resource implication of this has been considered and a breakdown of the resources available to FOS is given in Section 4.

### **3.6 Control and Investigation of Outbreaks and Food Related Infectious Disease**

- 3.6.1 The FOS service will investigate food related infectious disease notifications in accordance with the procedures agreed with the Consultant in Communicable Disease Control (CCDC) and the Health Protection Agency (HPA).
- 3.6.2 All notifications will receive an initial response within 1 working day, and any unusual illness activity possibly pointing to an outbreak will be reported to the CCDC / HPA as soon as practicable. Investigations of outbreaks will be in accordance with the Outbreak Control Plan as agreed by the HPA. In the event of a significant outbreak, FOS will be divert officers to assist in this investigation in preference to proactive work, and may call upon other officers from within the other services of Environmental Health.
- 3.6.3 It is estimated that during 2012/2013 FOS will receive approximately 240 food related complaints, all of which will receive the appropriate level of investigation.
- 3.6.4 The resource implication of this has been considered and a breakdown of the resources available to FOS is given in Section 4.

### **3.7 Food Safety Incidents**

- 3.7.1 The FOS service, on receipt of a Food Alert, or notification of a food safety incident, respond as appropriate and in accordance with:
- The Cambridgeshire Outbreak Control Plan
  - The Cambridge Food Incident Plan
  - The departmental standard operating procedures
  - The Code of Practice
  - Any instruction issued by the FSA
- 3.7.2 The degree of response by officers during normal working hours will be as immediate as the notification warrants. Outside of normal working hours, an emergency contact system exists, and the officer will respond as appropriate.
- 3.7.3 Food Alerts fall into two categories, and warrant markedly different responses.
- Information Only, as the name suggests requires no action, but is merely a notification of an issue which has already been resolved, e.g. a food manufacturer calls for a return of poor quality food
  - Requires Action Alert, requires the receiving authority to take the necessary action as indicated by the alert. This may range from informing specific retailers of an issue to requiring the removal of a type of foods entirely from sale. The response will be dependant upon whether the authority is affected by the alert as well as its nature.

- 3.7.4 The number of Alerts issued by the FSA varies in accordance to the issues identified, but is estimated as being approximately 100 per year; there is now no need to record the details of all of the food alerts. Of these, about 10% will require some response by FOS and these will be recorded as food complaints and counted as part of the total given in 3.2.4, above.
- 3.7.5 The resource implication of this has been considered and a breakdown of the resources available to FOS is given in Section 4.

### **3.8 Liaison with Other Organisations**

- 3.8.1 The Council is committed to ensuring the enforcement approach it takes is consistent with other Local Authorities. Accordingly, the FOS service will liaise on food enforcement matters with the following organisations or forum on a basis warranted by the nature of the liaison. The communication is via:
- Informal communication with neighbouring Authorities in respect to authority specific matters, e.g. to discuss a complaint from residents that authority
  - The Cambridgeshire FLG;
  - Cambridgeshire & Peterborough District Control of Infection Co-ordinating Group;
  - Cambridge Water Company Liaison meetings
  - CIEH Eastern Centre Food Group;
  - Cambridgeshire and Eastern Region Chief Officers' Group;
  - Cambridge and Peterborough Nutrition Strategy Group
  - The review of planning applications or license applications and variations following representation to this Authority
- 3.8.2 The FOS service also liaises with the Food Standards Agency as and when issues arise.
- 3.8.3 The frequency of attendance to these groups and their respective meetings is variable, but range from attending quarterly meeting to merely being the recipient of minutes from meetings.
- 3.8.4 The resource implication of this has been considered and a breakdown of the resources available to FOS is given in Section 4.

### **3.9 Food Safety and Standards Promotion**

- 3.9.1 Cambridge City Council recognises both the benefit and need to promote food safety and the maintenance of good food standards, whether the food producer is a commercial or retail outlet, or even a private family. To this effect, but subject to the available resources, the FOS service will actively promote good food safety and the improvement of standards.

3.9.2 The proposed promotional works for 2012/2013 by officers of the FOS service will include:

- Food Safety Week – hygiene and safety promotion produced by the FSA;
- CIEH Level 2 Food Hygiene training and active promotion for attendance, especially of poorly complying businesses or organisations;
- Participation in and maintenance of the Scores on the Doors website;
- The provision of information and update of the FOS web-pages on the Council's website;
- The provision of advice on healthy eating and safer food handling, preparation, cooking and storage, given as part of inspections to businesses or as a result of ad hoc requests for information
- The development and implementation of a health improvement programme working with internal and external partner organisations, but subject to the availability of resources and the partnership agreement
- The provision of food safety and hygiene standards information to the various organisation taking part in the numerous outdoor events which occur each year in the City
- The production and release of press statements and releases in accordance with the Council's guidance
- The production and distribution of Member Briefing notes as and when matters arise
- Engaging with businesses to obtain feedback and evidence to assist businesses to comply with legislative requirements

3.9.3 The Council is committed to ensuring equal access to any training course it organises. Cambridge City Council will endeavour to provide the training with whatever assistance the delegate requires to allow them every opportunity to achieve the same outcome as every one else, albeit, subject to the availability of the resource. Alternatively, the delegate may be referred to another training provider if they are able to deliver the targeted training necessary. The FOS service shares this commitment.

3.9.4 The evidence of the results obtained from each training course monitors the effectiveness of any training offered by the FOS service.

3.9.5 The resource implication of this has been considered and a breakdown of the resources available to FOS is given in Section 4.

## SECTION 4: RESOURCES

### 4.1 Financial Allocation

4.1.1 The estimated budget for 2012/2013 is shown below in Table 3 against that for last year, which acts as a comparison to allow any trends in the expenditure of the service to be considered.

|   | 2011/2012       | 2012/2013       |
|---|-----------------|-----------------|
| Expenditure:  |                 |                 |
| <ul style="list-style-type: none"> <li>• Staffing (inc. travel and training costs)</li> <li>• Supplies and Service (inc. sampling)</li> <li>• Publicity (inc. Newsletter)</li> <li>• Compensation Payments</li> </ul> | £219,260        | Has yet not set |
| Income:   |                 |                 |
| Level 2 Food Hygiene Courses  | £2760           |                 |
| <b>Total (Expenditure less Income)</b>  | <b>£216,500</b> |                 |

**Table 3: Food Safety Enforcement Budget 2011/2012 and 2012/2013**

4.1.2 All enforcement officers have access to a desktop computer containing the necessary software to enable their work to be undertaken. All PC's in the FOS teamwork area have Internet access and capability for receiving emails to allow the receipt of FSA food hazard warnings.

4.1.3 In the event of legal proceedings having to be taken on food safety issues, the costs shall be met from within the overall approved budget. Requests for funds to pay for Counsel's opinion or case presentation in court are considered on their merits using the Service's enforcement policy as a guide.

### 4.2 Staffing Allocation

4.2.1 The majority of the work associated with food law enforcement activities is undertaken directly by the FOS team with very little administrative support after the reorganisation following the service moving to Customer Service Centre.

4.2.2 The Environmental Protection team deals with complaints alleging nuisance emanating from food premises; officers in both teams will liaise and where necessary, carry out joint visits.

4.2.2 All officers carrying out food safety enforcement duties are currently Environmental Health Officers' Registration Board (EHORB) registered.

4.2.3 The competency profile of the authorised food law enforcement officers within the FOS team is given in Appendix 4.

### **4.3 Staff Development Plan**

4.3.1 The Service will ensure that FOS team officers are appropriately qualified and receive regular training to maintain and improve their level of competency. During 2012/2013 all officers will have access to the equivalent of at least 10 hours update training on food-related topics. This will form part of the 20 hours 'continuing professional development' as required by the CIEH for membership. (30 hours for officers that currently hold 'practitioner' status). Frequent uptake of free or low cost training from the FSA or other similarly recognised training provider has enabled staff to maintain competencies at minimal cost to the authority.

4.3.2 The staff development plan comprises of:

- The employment of competent enforcement officers capable of food law enforcement;
- Evidence of formal qualification (sight of original qualification certificates prior to commencement of employment);
- In-house and external competency-based training;
- Identification of training needs during ongoing performance monitoring and the annual performance appraisal interviews.

4.3.3 Training, which has been identified to maintain or promote competency, will receive priority during 2012/2013.

4.3.4 The training requirement for the FOS team has been budgeted for. Where possible free and low cost training from providers such as the FSA or other similarly recognised training provider will be utilised as much as is practicable.

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## **SECTION 5: QUALITY ASSESSMENT**

### **5.1 Quality Assessment**

5.1.1 The following monitoring arrangements are in place, or under review, to assist in the quality assessment of the work carried out:

- Review by the FOSTL of a proportion of the post-inspection paperwork including the Hazard Analysis assessment sheets in accordance with the departmental standard operating procedure (SOP).
- All inspections records, assessment sheets, letters and reports of new officers will be reviewed for the first 3 months and until the FOSTL is satisfied that written paperwork is consistently satisfactory. This is in accordance with the departmental SOP.
- Inspection performance (peer review), in accordance with departmental SOP
- Monthly team meetings
- Monthly 'one-to-one' meetings between the FOSTL and officers to assess personal performance
- Annual performance appraisal and development interviews
- Mid-term appraisals of performance and development
- Countywide working groups addressing specific issues e.g. enforcement of food hygiene training enforcement for food handlers
- Active participation in a countywide consideration of benchmarking
- The FOSTL will have regular reviews of work performance with the EHM
- The EHM will have regular reviews of work performance with the HRE.



## **SECTION 6: REVIEW**

### **6.1 Review against the Service Plan for 2012/2013**

- 6.1.1 Performance indicators covering response times to complaints and the level of programmed inspections form part of the Council's Local Performance Plan which is subject to both monthly and quarterly review by the EHM and HRE.
- 6.1.2 Performance against the Food Enforcement Work Plan will be reviewed by the EHM in consultation with the HRE in line with the corporate planning timetable.

### **6.2 Identification of any Variation from the Service Plan for 2012/2013**

- 6.2.1 Key performance indicators are reviewed monthly, with the results formally reported by the EHM to the HRE along with reasons for any significant variation and an action plan setting out remedial action. The Executive Councillor for Environment and Waste is kept informed of progress against the service plan through regular meetings with the EHM and HRE.
- 6.2.2 If it can be shown that any additional activities other than direct enforcement action have taken place achieving the same objective as enforcement action; these will be identified and taken into account during the review, e.g. targeted training with subsequent business review.

### **6.3 Review of Performance 2011/2012**

- 6.3.1 The Framework Agreement requires that this authority review its previous year's performance against its plan. At the time of preparation of this eleventh service plan, it should be acknowledged that we are still within the year 2011/2012 and therefore it has been necessary in some instances (where indicated) to enter the projected performance.
- 6.3.2 Food premises inspections
  - 6.3.2.1 It is anticipated that all of high and medium risk rated businesses planned to be inspected will be by 31<sup>st</sup> March 2012, subject to no access being granted, in which case these will be recorded as unsuccessful visits. It was initially proposed that 316 programmed inspection and 258 alternative interventions visits, giving 574 in total were to be carried out. It is projected that 587 businesses will have been inspected or subjected to alternative intervention by 31<sup>st</sup> March 2012, split 348 and 239 respectively. Approximately 195 new businesses will have been registered by the 31<sup>st</sup> March 2012.
  - 6.3.2.2 A number of Food Hygiene Improvement Notices were served for various contraventions of the Regulations.

6.3.2.3 The service will have dealt with approximately 240 complaints up to the 31st March 2012. The complaints included food quality complaints or offering advice relating to food hygiene or safety to businesses and the public.

6.3.2.4 The service will have carried out approximately 11 proactive food or environmental sampling interventions up to the 31<sup>st</sup> March 2012, with each intervention consisting of a number of individual samples.

6.3.2.5 The service will have received notification of approximately 195 new food premises registrations by the 31<sup>st</sup> March 2012. Each business is required to be inspected within 28 days of registration.

### 6.3.3 Home Authority Principle

6.3.3.1 Cambridge City is not home authority for any businesses at present.

### 6.3.4 Advice to businesses

6.3.4.1 Officers have continued to give free advice and assistance to the public and trade throughout the year on food safety and hygiene matters.

### 6.3.5 Food Sampling

6.3.5.1 The service will have carried out approximately 11 proactive food or environmental sampling interventions up to the 31<sup>st</sup> March 2012 for microbiological analysis. Where analysis results were unsatisfactory, appropriate follow-up work was carried out, including enforcement; subsequent repeat samples were taken to ensure the business had met the standards expected of it.

### 6.3.6 Food-related infectious disease

6.3.6.1 All notified cases of food poisoning were investigated promptly and in accordance with the Service's initial response deadline of 1 working day. To the 31st March 2012, the authority will have received an estimated 170 formal notifications of infectious diseases. By a significant majority, notifications were of isolated cases of Campylobacter infections.

### 6.3.7 Food safety incidents

6.3.7.1 The FSA has changed the way in which it alerts businesses and enforcement agencies of problems with different types of food. The alerts are divided into two, alerts 'for information' and those 'for action'. Only those requiring action and being relevant to the service were responded to, in accordance to the SOP. Those, which have required a response, have resulted in the action specified in the alert being taken, or advice given to specific businesses. These interventions are recorded as complaints and have been included in the numbers given in 6.3.2.3, above.

### 6.3.8 Liaison with other organisations

6.3.8.1 Regular dialogue took place with all the other key organisations including the county FLG, Cambridge Water Company, the Health Protection Agency and the FSA. The authority was represented at all the key meetings.

### 6.3.9 Food safety promotion

6.3.9.1 The Service carried out a range of promotional and educational activities including running 4 Level 2 Food Hygiene courses.

### 6.3.10 Staffing

6.3.10.1 During 2010/2011 staffing levels have stabilised, allowing the City to be divided into 4 areas for food safety enforcement duties, with 1 full time equivalent Senior EHO responsible for each area. Senior EHOs are responsible for the enforcement of higher risk food businesses, with the Food Safety Officer responsible for enforcing the lower risk premises.

6.3.10.2 Officers able to enforce health and safety are carrying out health and safety interventions in all food businesses where Cambridge City Council is responsible for the enforcement of health and safety. By also looking at the degree of compliance with licensing conditions, waste and recycling where applicable, the FOS service has been able to initiate Business Compliance inspections.

### 6.3.11 Staff Development

6.3.11.1 All staff received regular training and briefings in accordance with the Service Plan.

### 6.3.12 Quality Assessment

6.3.12.1 Management monitoring systems and quality control checks were fully operational throughout the year to secure consistency of enforcement and compliance with policies and procedures.

## 6.4 **Additional Unforeseen Works 2011/2012**

6.4.1 During 2011/2012, the FSA released guidance to ensure the safe separation of raw and ready to eat foods in food businesses to mitigate the risk of cross-contamination by the food poisoning bacteria, *E. coli*. As a result of this, the FOS service has had to develop an effective strategy to implement the guidance. To this end, during the last quarter of the year, the FOS service will introduce a strategy to notify the businesses that pose a risk, in preparation to the assessment of their degree of compliance.

6.4.2 As part of a review of the implementation of this guidance, the FSA will audit the FOS service. This audit took place on the 8<sup>th</sup> February 2012, the preparation and audit has had an impact on the resources of the service.

## 6.5 Areas of Improvement

- 6.5.1 Any service issues identified during the quarterly reviews or by routine performance monitoring will be recorded in writing and an appropriate action plan to address them will be agreed with between the EHM, HRE and where appropriate, the officer concerned.
- 6.5.2 During 2012/2013, FOS will redirect its focus away from a date-led inspection regime to a locally devised priority intervention scheme aimed at raising the standards of the worst-achieving food businesses; during 2011/2012, targeting this sector resulted in an improvement of over 80%. To this effect:
- FOS will target all of the 0~2 star-rated food businesses in two focussed interventions, visiting all of the businesses during 2 two-month during the year
  - All businesses will be pre-notified of the intervention and warned that FOS will introduce a robust inspection regime with the service of improvement notices rather than informal letters for non-compliance
  - As part of the intervention, training and guidance to assist with the improvement of the businesses will be offered depending upon the judgement of the inspecting officer
- 6.5.3 Businesses which have achieved a 3~5 star rating will be inspected, either via a sector-based initiative. Only if it is not possible to group businesses will they be inspected at their due inspection date.
- 6.5.4 The inspections will continue the business compliance inspection regime introduced during 2011/2012.
- 6.5.5 FOS will also carry out a number of targeted interventions, focussing on:
- The publicly accessible outdoor events, working with the event organisers to maintain high food and public safety standards and attempting to work towards the expectations of the Governments Public Health Agenda
    - Special focus will be placed upon the events associated with the Olympic Torch Procession and event
  - To work with the organisers and promoters of the May Balls to maintain high food and public safety standards and attempting to work towards the expectations of the Governments Public Health Agenda
  - To review the hazards posed by low risk-rated food businesses using Low Risk Questionnaires; businesses having received such a questionnaire for their previous intervention will be visited, although only a partial inspection or audit will be carried out
  - The introduction of area surveys to assess the degree of compliance of businesses in a defined area; this will also be carried out to review the accuracy of our IT database and any inaccuracies will be amended

6.5.6 The information available to the service will be reviewed to ensure that it is as accurate as possible, and FOS will also develop and provide relevant information to the businesses in the City. To achieve this, the following will be carried out

- To continue with improvements to the Northgate M3 database system in order that premises inspections are identified in a timely fashion therefore facilitating an informed and accurate programme of food safety inspections in the City. This will also involve a considerable amount of officer time dedicated towards premises surveys to identify and register new and changed premises
- To continually review the existing SOP's in light of new government guidance and liaison with county colleagues, to show best practice and that they are in accordance with all of the legal requirements for the service
- To assist in the delivery of the Cambridgeshire FLG Work plan for 2012/2013 and to attempt to contribute to the successful outcomes of the objectives identified
- To incorporate guidance contained in the county 'Outbreak Control Plans' into the SOP's adopted by FOS
- To carry out any training identified for officers on to ensure legal compliance and promote consistency of approach in line with FSA guidance
- To deliver four CIEH Level 2 Food Hygiene training courses for Food Business Operators and other interested people
- To introduce and provide the CIEH e-learning Food Hygiene training course for Food Business Operators and other interested people
- To implement the food and environmental sampling programme as set out by the Eastern Region Food Liaison Sampling Group
- To develop and introduce an internal peer review regime to ensure officer consistency and to make sure that our procedures are sufficient

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**SECTION 7: SUMMARY**

- 7.1 The workload proposed for 2012/2013 incorporates a full range of enforcement actions including an element of health promotion and proactive hygiene inspection. The Code of Practice defines the food business intervention period for each category of food business, although due to the effectiveness of the 0~2 star business intervention strategy, FOS will inspect each business requiring an inspection as part of a targeted intervention, focussing on the risk issue rather than the inspection due date.
- 7.2 The aim of the service for 2012/2013 is to continue to focus its resources on the higher-risk food businesses, that is, those rated as A or B and scoring 0, 1 or 2 stars against the adopted Scores on the Doors rating scheme, as this will have the highest impact on the poorer quality food businesses. The level of improvement observed in this group during 2011/2012 was in excess of 80%, which allows us to justify a local intervention strategy different from that promoted by the FSA. All businesses that are due an inspection during 2012/2013 will be visited and assessed.
- 7.3 Officers visiting food businesses with the aim of carrying out a partial inspection or audit retain the right to undertake a full inspection if it is deemed to be the most appropriate course of action.
- 7.4 Businesses failing to return a low risk questionnaire will be visited under the same provision as 7.3 above.
- 7.4 When considering enforcement action, officers will always have regard to the Council's Enforcement Policy, the Government guidance to ensure action is proportionate, consistent and fair and the service's own SOP. The Council has access to an interpreting service, which will be used where proprietors experience language or reading difficulties.

## FOOD HYGIENE INSPECTION PROGRAMME 2012/2013

| <b>Risk Rating<br/>(Max. Inspection interval)</b> | <b>Number of<br/>inspections due</b> | <b>Percentage of<br/>inspections to<br/>be carried out</b> | <b>Estimated<br/>number of<br/>revisits</b> |
|---|--------------------------------------|--|---|
| Category A<br>(6 months inspection cycle)         | 2<br>(4 in the year)                 | 100%   | 2<br>(4 in total)                           |
| Category B<br>(12 months inspection cycle)        | 33                                   | 100%   | 33  |
| Category C<br>(18 months inspection cycle)        | 298                                  | 100%   | 149   |
| Category D<br>(24 months inspection cycle))       | 168                                  | 100%   | 0   |
| Category E<br>(36 months inspection cycle))       | 98                                   | 100%   | 0   |
| Unrated   | 0                                    | 100%   | 0   |
| <b>Total</b>                                      | <b>601</b>                           | <b>100%</b>  | <b>186</b>                                  |

Figures estimated at the time of production of this Service Plan

**Table 4: Anticipated Hygiene Inspection Activity 2012/2013**

Premises that have a risk rating of C or lower and have not received a low risk questionnaire as the previous intervention may be subject to alternative inspection strategies in accordance with guidelines set out in the Code of Practice.

In addition to the 601 fixed premises total as outlined above, it is envisaged that additional inspections may be required of the following types of food businesses throughout the year:

|   |   | <u>Estimated Nos</u> |
|---|---|----------------------|
| 1. New premises/existing premises that have changed ownership | - | 200                  |
| 2. Outdoor stalls/mobiles at fairs and festivals              | - | 50                   |
| <b>TOTAL</b>  |   | <b>250</b>           |

## STAFFING RESOURCES

for 2012/2013

|   |                 |
|---|-----------------|
| Food & Occupational Safety Team Manager   | 0.25 FTE        |
| Senior / Environmental Health Officers<br>(Shared role including Health & Safety Enforcement) | 1.7 FTE         |
| Food Safety Technical Officer<br>(Restricted enforcement)                                     | 0.8 FTE         |
| <b>Total</b> (including shared Health & Safety enforcement responsibilities)                  | <b>2.75 FTE</b> |

FTE = Full Time Equivalent officers – see Appendix 5

**Table 4: Actual FTE Resource Available for Food Enforcement for 2012/2013**



## OFFICER COMPETENCY PROFILE

The following authorisations have been issued to the FOS team officers in accordance with the Code of Practice (Chapter 1).

### SECTION A: FOOD HYGIENE & SAFETY

| COMPETENCY   | NO. OF OFFICERS |
|--|-----------------|
| Inspection of HACCP based management control systems                   | 7               |
| Inspection of risk category A and B premises                           | 6               |
| Inspection of manufacturers and processors classified as "substantial" | 7               |
| Product-specific inspections   | 7               |
| Inspection of risk category C to E premises                            | 7               |
| Service of improvement notices   | 7               |
| Service of emergency prohibition notices                               | 6               |
| Inspection, detention and seizure of foodstuffs                        | 7               |

### SECTION B: GENERAL

| COMPETENCY  | NO. OF OFFICERS |
|---|-----------------|
| Taking of formal samples                                | 7               |
| Taking of informal samples                              | 7               |
| Dealing with food complaints - Advice given             | 7               |
| Dealing with food complaints - investigations           | 7               |
| Investigations potentially leading to legal proceedings | 7               |

## **FOS Service – Team Standards**

**(Reviewed February 2012)**

These are the minimum standards that can be expected of the Food and Occupational Safety (FOS) Service of Cambridge City Council. Where they are not met due to operational reasons, the reason will need to be made clear in the records of the particular action

### **Food Premises Inspections**

- All programmed inspections (PI) are to be un-announced (unless the business is in a domestic property whereby 24hrs notice should be given)
  - If unable to gain access, inspections may be pre-arranged but evidence of previous failure to access must be stated on the worksheet
- PI will be carried out as part of an programmed intervention strategy based on a local initiative, although if businesses cannot be integrated into a strategy
  - If unable to meet this due to operational reasons, the reasons are to be stated in the record of inspection on the worksheet
- PI will be based upon the principle of a full business compliance assessment, unless they intervention strategy dictates otherwise
- Prior to the PI all previous food & H&S records (inspection history, accident details, complaints, food poisonings, etc.) are to be checked & considered
  - The Inspecting Officer should acknowledge the significant aspects of the history or any outstanding works required by a previous inspection and consider them during the inspection; a record of this is to be made as part of the inspection record
- PI of businesses that have been 0~2 star for at least the previous 2 inspections will have received an notification that, if at the time of this inspection legally enforceable items are found to be non-compliant, an enforcement notice will be served instead of the warning letter. This will legally require compliance, and should the business still be found to be low-rating at the next inspection, will allow FOS to prosecute for repeatedly running an unsafe food business; this action will be reviewed prior to the next inspection which will still be during 2012/2013

### **New Business Registration & Inspections**

- New food businesses are required to Register with FOS at least 28 days before they start trading
- All new food businesses are to receive a full business compliance inspection no more than 28 days post after they start trading
- Upon receipt of the completed Registration form, Officers are to code the business & allow for the M3 database to be updated; the inspection date for the new businesses will be set for 28 days
- The inspection is to be carried out no more than 28 days after the business has started trading

## **Inspection Documentation**

- Prior to the inspection, review in-house all relevant history & update the inspection form to ensure the necessary details are considered during the inspection; record the significant points on the inspection form before the visit
- During the inspection, gather all the necessary information including full contact details, including
  - Names (& address) of the Food Business Operator (FBO), owner & manager
  - Contact telephone, mobile & fax numbers
  - Business or preferred email address
  - Identify preferred means of contacting business
  - Ethnicity and languages spoken
  - The number of staff employed
  - All of the information is to be added to M3 database upon completion of the inspection
- All inspections of food business are to incorporate an assessment of H&S compliance, unless a H&S inspection is due, in which case a H&S inspection shall be carried out, unless the premises
  - Is enforced by HSE, or
  - A full H&S inspection has only recently occurred,
 in which case, a partial inspection or hazard spotting review should be performed
- H&S inspections can be carried out at same time as food inspection or re-arranged for a later date, but are to be completed within the calendar year, as is the requirement under H&S legislation
- All inspections of Licensed businesses shall also assess the degree of compliance with the requirement of the license; any contraventions observed shall be reported to the Licensing Service
 

At the start of the inspection, the Proprietor is to be told that the food hazard rating scoring will be performed on site and the appropriate Scores on the Doors (SotD) star rating sticker will be issued
- If appropriate, at the start of the inspection, remove the historical SotD star rating window sticker and where possible, the SotD star rating certificate
- The on-site record of inspection forms is to be used (CoP requirement) and a copy left on site
- The on-site form should always be kept tidy, concise and accurate.
  - The form should contain no more than 3~5 key legal points in brief details, or bullet-points identifying the topics where action is required. The list need not contain all of the points of concern, but enable the Proprietor to start the more urgent remedial works
- It is the business's manager's duty to notify the FBO of any issue. We need only make a reasonable & practicable attempt to provide him with the information; giving the duty manager the information is reasonable
- The hazard rating of the business shall be based upon the full 8 point inspection regime currently required by the Code of Practice; the SotD star rating is based on just three of these points
- The hazard scoring should be carried out on site, including notifying the business and if possible, the issuing of the SotD star rating stickers
- Guidance upon how the business can improve its hazard rating score may be given if the business wishes it, but the score or the star rating cannot be altered until the next PI, even if all of the necessary remedial work has been completed

### **Inspection of Non-food Premises**

- Enforcement officers are also authorised to inspect non-food businesses
- In principle, these interventions will follow the same guidance as for the inspection and enforcement of a Food Premises, but with the different guidance associated with inspections under H&S legislation, the nature of the intervention may vary
- Programmed Inspections may be announced, in which case the officer should justify the prior notification on the worksheet
- Visiting the business on the scheduled inspection date is not critical under H&S guidance; visits should occur within the year the inspection is due

### **Partial or Targeted Inspections**

These are inspections of a business, but do not assess every significant aspect of Food Safety or Health and Safety that may apply to the business. They will initially focus on one or more key aspect, and if this is found to be satisfactory, the inspection shall be considered complete. If, however, serious issues are found, a full inspection may be carried out. Partial or targeted inspections;

- May be carried out at lower risk (Not A rated) businesses in accordance with the guidance offered by the FSA or HSE
- May be stand-alone interventions or as part of a targeted project
- If upon completion, the Officer feels he has sufficient information, he may review the hazard rating scores and for a food premises, may issue a new SotD sticker and certificate

### **Updating the FOS database**

- Following any inspection, the Property Index record on FOS's M3 database shall be updated with the correct information and contact details under the Summary tab, especially the:
  - Telephone number
  - Email address
- The Inspecting Officer should ensure that as much relevant information as possible is recorded
- The update should include adding supplementary food and food-premises type codes
- If the business has or uses high risk equipment, either potentially dangerous due to the use of the equipment or from a food safety perspective, they should be recorded under the equipment tab of the Property Index

## Post Inspection Documentation

- Following the inspection, the post-inspection letter and report is to be sent out **in all cases**, even if it is only to say the business was satisfactory
    - FOS is attempting to develop its IT services to allow **all reports to be published for public access**. It is therefore essential the correct format be followed. In most cases, publication will meet the needs of the Freedom of Information Act as the report will already be in the public domain
    - The format of all reports shall be as follows:
      - The covering letter, which will not be published, will be on a separate page to include;
        - Personal details
        - Referral to attached report
        - Differentiation of legal requirements & recommendations
        - A clear warning that if mandatory items are not complied with, legal action will be considered
        - A point of contact should the recipient wish to clarify or discuss any aspect of the report, and
        - To state that the report will be published
      - On a separate page(s), the report will include;
        - The business name and address
        - Details of the prime legislation to require the inspection
        - A legal section stating
          - The specific legislation that has been breached and a time limit by when each item shall be addressed. If a food safety and health and safety inspection has been carried out, these shall be clearly differentiated in the report, or
          - If no breaches were identified, a statement that all was satisfactory during the inspection
        - A recommendation section listing points which if followed, could improve the safety or legal compliance of the business
      - **NB** Reports should not carry any personal details; if they do, the information shall be redacted prior to publication
    - The post-inspection report shall include, in complete detail (including the statute) the requirements of the items listed on the on-site report plus any additional relevant items which were not included
    - Each legal condition is to have a stated reasonable time for compliance
      - It is acceptable to include the clause  
*“All items in this report must be completed within 3 months of the date of this report unless otherwise specified”*  
 if appropriate
- The covering letter, the reports and the SotD certificate are to be sent to the business and any associated recipients within 10 working days of the inspection
  - If a H&S inspection is carried out at later date, 2 separate letters and reports may be sent

## **Revisits**

- A revisit shall be made to every business where legal requirements have been identified in the report. If, at the time of the inspection, all was found to be satisfactory, the Officer shall record that no revisit is required
- The revisit is to assess the degree of compliance of the FBO with the legal requirements stated in the report following the inspection
- The revisit shall be made within a reasonable time of the expiration of the specified works in the report
  - If multiple completion dates are stipulated, each requires a separate & dedicated revisit
- If, at the time of the revisit, the FBO has not fully complied with the legal requirements, the Officer shall;
  - Serve a Formal Notice on the FBO for significant items which it would be reasonable to enforce without further warning, or
  - Serve an Informal Notice on the FBO stating that legally required minor works are still outstanding, and that if they have not been completed prior to the next inspection, a Formal Notice shall be served
- Only in exceptional cases will a variation from this process be considered as appropriate by the FOS Team Leader

## **Complaints & Accident Investigations**

Complaints may be received from a number of sources but will relate to the premises or activities associated with a business that FOS is authorised to enforce. Where FOS is not the correct enforcing authority, every attempt shall be made to direct the complainant to the correct organisation

- Every complaint shall be recorded on FOS's M3 database where appropriate
- The initial response to fatal and serious accident notifications shall be by the next working day; in most circumstances it will be on the day of notification
- The initial response for all other complaints or accident notifications shall be within 3 working days
- After making the initial response, this must be recorded on M3 by activating the trigger function in the action tab
- The degree of intervention appropriate to the complaint or accident shall be determined by Investigating Officer
  - If justified, a full or partial inspection of the premises shall be carried out, with any subsequent action being carried out in accordance with these Team Standards and the Enforcement Policy
  - If intervention is not justified, the decision shall be recorded on worksheet
  - Where possible, every attempt shall be made to notify the complainant of the outcome in each case
- Every accident notification is reviewed, and if no immediate intervention is necessary, a report is to be written on the worksheet with a referral so that the details of the accident shall be considered during the next intervention at the business

## **Food Poisonings & Infectious Diseases**

The notification of food poisonings may originate from the person suffering the symptoms, the Health Protection Agency or other medical organisations. Unconfirmed notifications shall be suspected cases and may recommend the sufferer to provide samples for analysis.

- All suspected food poisonings and confirmed Notifications of Infectious Diseases (NOID) shall receive an initial response by the next working day by the Investigating Officer
- The level of investigation shall be determined by Investigating Officer but be based upon guidance offered by the Health Protect Agency and Codes of Practice
  - If the food poisoning or Infectious Disease is associated to a particular food business, a full or partial investigation shall be considered, with any subsequent action following the guidance given
  - If an investigation is not justified, the decision shall be recorded on the worksheet

## **Enforcement Action**

Where the Officer identifies serious breaches of legislation, enforcement action will be taken in accordance with the Enforcement Policy adopted by FOS.

- **Informal Enforcement Notices** shall be served where the Officer has witnessed a minor breach of the legislation and shall act as a final warning that unless the matter has been addressed, a Formal Notice shall be served. The Informal Enforcement Notice shall:
  - Be delivered or sent to the FBO or the person responsible for complying with the legislation within 5 working days the Officer identifying the issue
  - Be addressed to the respective person(s) and identify the premises to which it relates
  - State the legislation which is being breached and the nature of the issue
  - State the time by when the matters need to be addressed
  - Give a contact name and telephone number to allow the recipient to contact the Officer
  - **This option shall not be available to food businesses which have been rated as 0~2 star for at least the previous rating visit**
- **Formal Notices** shall be served where the Officer has witnessed a major breach of the legislation, where there is an imminent risk to health or where a previously served Informal Enforcement Notice has not been complied. Formal Notices shall:
  - Be served on the FBO or the person responsible for complying with the legislation
  - Improvement Notices shall be served within 2 working days of the Officer identifying the issue
    - If the Notice is not served on the day, prior to the actual service, the Officer shall confirm that the issues still exist
  - Prohibition Notices shall be served on the day identifying the issue
  - Any variation from this shall need to be approved by the FOS Team Leader

- Compliance visits shall be carried out for each Formal Notice served, and will take place on the Notice expiry day plus 1 working day
  - The Officer shall have due consideration for weekends or bank holidays when setting the expiry date
  - All non-compliance with Formal Notices shall be referred for prosecution following discussions with the FOS Team Manager
- Prosecution shall be considered in every case where a Formal Notice has not be complied with;
  - The Officer shall discuss the case history with FOS Team Leader to justify the consideration for prosecution; if appropriate the referral for prosecution procedure shall be started
  - Where a case is to be referred for prosecution, all of the necessary documentation and investigation shall be completed and referred to Disclosure Officer within 8 weeks of the identification of the failure to comply
  - Once the Disclosure Officer has completed his primary review, and as long as the primary case is complete, he shall refer the case to the Head of Refuse and Environment within 12 weeks for his consideration

### **Low Risk Questionnaires (LRQ's)**

LRQ's are a recognised means of assessing the general standards of basic legal compliance of a business. They are targeted towards specific legislation and ask questions of the business, which will allow FOS to make a reasonable assessment of the risks posed by the business. LRQ's are only sent to businesses where previous inspections have considered them to pose very low food safety or health and safety risks.

- Officers from FOS will identify businesses felt to be suitable to receive LRQ's and, subject to resources, the questionnaires will be sent by the Admin Services
- The returned LRQ's shall be assessed by a competent Food Enforcement Officer
- Food Safety LRQ's
  - To be used for known D & E risk rated food premises or registered childminders; may be used in targeted alternative strategy projects. Where the returned LRQ identifies;
    - A new FBO or business, a new Food Registration form shall be sent and upon it's return, the process for a New Business Registration shall be followed
    - That significant structural or organisational changes have occurred, a partial inspection of the business will follow
    - That no significant changes have occurred, the M3 records shall be updated and the existing food hazard rating score is maintained; the respective SotD star rating sticker and certificate is sent
  - If the LRQ is not returned, a chase letter is sent, and if that too is not returned, the premises will be inspected
- Health and Safety LRQ's
  - To be used for known Category B2 & C (low risk) businesses or as part of a targeted alternative intervention strategy
  - The responses mirror those for the Food Safety LRQ's
- If the last contact with a business was via an LRQ, the business shall be visited for the next intervention



### **Project Work**

This may be carried out by the FOS service, and if done so, will be in accordance with the guidance offered by the Food Standards Agency or the Health and Safety Executive. All project work shall be confirmed by the FOS Team Leader, and will follow the guidance given in the Team Standards where they apply

### **Compliance Review**

- **All of the standards here will be monitored on an on-going basis**
- **The work of all Officers is currently assessed on a monthly basis with reports being passed to service Managers**
- **The effectiveness of FOS is reviewed on a quarterly basis with reports passed to the Head of Refuse and Environment**
- **The Team Standards are to be reviewed by the FOS Team Leader at least annually**

## GLOSSARY

|                             |   |
|-----------------------------|---|
| Approved Premises           | Food manufacturing premises that has been approved by the local authority, within the context of specific legislation, and issued a unique identification code relevant in national and/or international trade.   |
| Codes of Practice           | Government Code of Practice (England) 2008 issued under section 40 of the Food Safety Act 1990 (The Act), Regulation 24 of the Food Hygiene (England) Regulations, as guidance to local authorities on the enforcement of food legislation.   |
| Food Hazard Warnings        | This is a system operated by the Food Standards Agency to alert the public and local authorities to national or regional problems concerning the safety of food.  |
| Framework Agreement         | <p>The Framework Agreement consists of:</p> <ul style="list-style-type: none"> <li>• Food Law Enforcement Standard</li> <li>• Service Planning Guidance</li> <li>• Monitoring Scheme</li> <li>• Audit Scheme</li> </ul> <p>The Standard and the Service Planning Guidance set out the Agency's expectations on the planning and delivery of food law enforcement.</p> <p>The Monitoring Scheme requires local authorities to submit quarterly returns to the Agency on their food enforcement activities i.e. numbers of inspections, samples and prosecutions.</p> <p>Under the Audit Scheme the Food Standards Agency will be conducting audits of the food law enforcement services of local authorities against the criteria set out in the Standard.</p> |
| Full Time Equivalents (FTE) | A figure that represents that part of an individual officer's time available to a particular role or set of duties. It reflects the fact that individuals may work part-time, or may have other responsibilities within the organisation not related to food enforcement.   |

|                                 |  |
|---------------------------------|--|
| Home Authority                  | An authority where the relevant decision making base of an enterprise is located and which has taken on the responsibility of advising that business on food safety/food standards issues. Acts as the central contact point for other enforcing authorities' enquiries with regard to that company's food related policies and procedures.  |
| Primary Authority               | Similar to a Home Authority, but with quasi-legal standing. Any guidance or inspection criteria offered and published by the partnership partners must be followed by all other enforcing authorities. Prior to any programmed inspection or enforcement action, the partnership details must be reviewed to assess whether the enforcement action is permitted under the agreement. |
| Inter Authority Auditing        | A system whereby local authorities might audit each other's food law enforcement services against an agreed quality standard.  |
| Member Forum                    | A local authority forum at which Council Members discuss and make decisions on food law enforcement services.  |
| Originating Authority           | An authority in whose area a business produces or packages goods or services and for which the Authority acts as a central contact point for other enforcing authorities; enquiries in relation to those products.   |
| Work Plan                       | A document produced by a local authority setting out their plans on providing and delivering a food service to the local community.  |
| Trading Standards               | The Department within a local authority that carries out, amongst other responsibilities, the enforcement of food standards and feeding stuffs legislation.  |
| Trading Standards Officer (TSO) | Officer employed by the local authority who, amongst other responsibilities, may enforce food standards and feeding stuffs legislation.  |

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To: Executive Councillor for Planning and Sustainable Transport

Report by: Head of Planning Services/Head of Joint Urban Design

Relevant scrutiny committee: Environment Scrutiny Committee 13/3/12

Wards affected: All

### **GUIDANCE FOR THE APPLICATION OF POLICY 3/13 (TALL BUILDINGS AND THE SKYLINE) OF THE CAMBRIDGE LOCAL PLAN (2006)**

#### **Key Decision**

#### **1. Executive summary**

1.1 This report requests the adoption of guidance to support the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006). The guidance was formerly referred to as the “Cambridge Skyline Guidance” during previous draft versions up to January, 2012. Following agreement from the Executive Councillor to responses to representations for the draft guidance in January, 2012, final revisions have now been made to the draft document.

#### **2. Recommendations**

2.1 The Executive Councillor is recommended to agree the responses to the Draft Cambridge Skyline Guidance (October 2011) included in Appendix 1.

2.2 The Executive Councillor is recommended to approve the document “Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)”, attached as Appendix 2, as a material consideration in the determination of future planning applications.

#### **3. Background**

3.1 The guidance discussed in this report represents the culmination of several months of consultation and work in formulating a pro-active

assessment tool to help in the application of Policy 3/13 of the Cambridge Local Plan (2006).

- 3.2 Significant consultation and previous reporting of this subject has been undertaken to date. This includes various workshops in the form of either debates, presentations or resident association meetings in 2009, 2010 and 2011; previous reports to the Development Plan Scrutiny Sub-Committee for authorization on the work program, approach to the document and specific content; and a number of local press articles about the guidance and on the subject of tall buildings in general.
- 3.3 More recently, the draft guidance was subject to a six-week consultation with a number of stakeholders, including residents associations, various interest groups and other stakeholders. The attached guidance represents a final response to all of the input received to date. Appendix 1 – Consultation Responses to Draft Skyline Guidance (October, 2011) represents responses to representations received between October 31, 2011, and December 12, 2011. At the January, 2012, Development Plan Steering Sub-Committee meeting, the Executive Councillor agreed the draft responses to the key issues received during the consultation. Final changes have since been made and are included in the guidance.
- 3.4 Subject to approval by the Executive Councillor, the guidance will act as a material planning consideration and be published and loaded on the Council's web page.
- 3.5 It should be noted that as part of the Issues and Options consultation for the Cambridge Local Plan review, it is proposed to consult on future policy for tall buildings. While the current Policy 3/13 is not considered to require a major "overhaul" or re-write, the degree of interest in the subject and the nature of responses received on the draft guidance indicates that it would be sensible to specifically include tall buildings as an Issues and Options topic for the Cambridge Local Plan review. The future status of this guidance will naturally be connected to any future planning policy in the Cambridge Local Plan.

## **4. Implications**

### **Staff**

4.1 None.

### **Finance**

4.2 None.

### **Environmental**

4.3 The approval of this guidance should help support the creation of a high quality built environment specifically in regards to tall buildings across the city through the application of detailed assessment-based criteria. The guidance also helps promote the protection of biodiversity in the form of wildlife that can “inhabit” parts of tall buildings. Finally, the guidance helps underscore the requirement for tall buildings to conform to the Council’s Sustainable Construction SPD.

### **Community Safety**

4.4 There are no direct community safety implications.

### **Equalities and Diversity**

4.5 There are no direct physical equality and diversity implications.

## **5. Background papers**

See appendix.

## **6. Appendices**

Appendix 1 – Consultation responses to Draft Skyline Guidance (October 2011)

Appendix 2 – Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)

## **7. Inspection of papers**

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

Author’s Name: Glen Richardson  
Author’s Phone Number: 01223 - 457374  
Author’s Email: [Glen.Richardson@cambridge.gov.uk](mailto:Glen.Richardson@cambridge.gov.uk)

# Appendix 1: Consultation Responses to draft Skyline Guidance (October 2011)

## Public Participation Report

1.0 Introduction

1.0 Introduction

| <i>Representations</i>                  | <i>Nature</i> | <i>Summary of Main Issue</i>   | <i>Council's Assessment</i>   | <i>Action</i> |
|---|---------------|--|---|---------------|
| <b>1.0 Introduction</b>                 |               |  |   |               |
| <b>1.0 Introduction</b>                 |               |  |   |               |
| 6776 - Cambridge Past, Present & Future | Object        | Justification for a Tall Building:<br><br>The first assessment criteria must be an unambiguous statement by the developers why their proposal needs to be tall or massive. There are perfectly good justifications - a landmark building or a gateway - but all too often it is just the ego of the architect who wants to make a statement the rest of us don't want to see. There needs to be a compelling reason / very good case expressed as a manifest public benefit. A landmark can also be achieved by not building tall nor bulky (i.e. more place-making or place marking). On the other hand inspirational well designed buildings or iconic gateways might actually improve the skyline of Cambridge. | The justification for a tall building will be required by the applicant. This justification will need to be included in the applicant's Design and Access Statement and/ or Heritage Statement. |               |
|   |               | The guidance should also recognise that a higher density of residential occupation can be achieved through well designed 3 - 4 storey buildings than through high-rise as clearly demonstrated in by one speaker at CambridgePPF's workshop (see: <a href="http://www.damtp.cam.ac.uk/user/pvl/TALL/">http://www.damtp.cam.ac.uk/user/pvl/TALL/</a> ) - must be of a much higher standards than that of any other buildings ('a tall bad building is far worse than anything else') - i.e. it must be of exceptional design, have elegance, grace and real benefits for local people and be of low impact.   |   |               |
|   |               | - Equally it must demonstrate that adequate infrastructure is functional at time of completion of a tall building and no later.  |   |               |



**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6768 - Cambridge Past, Present & Future Object

\* The guidance should be of a strong material consideration to be effective and support and enhance the quality of the city's environment - in particular where the historic environment is affected. The document must have a much more elevated position in the planning process (i.e of full material consideration).

\* The thresholds stated when the skyline guidance comes in to play are too weak. If such is used it needs to come into force at lower buildings heights as Cambridge is a low rise city.

\* Low carbon footprint of buildings is essential as well as scale of roof-top features and nature of cladding needs to be high quality and within permitted development heights - more consideration required to achieve high quality.

\* Although some view points are located outside the city, the guidance does not cover the areas of the city administered by South Cambridge District Council i.e. not only the new urban extension/major development sites already identified in the current Cambridge City Local Plan but also parts of Cherry Hinton, Orchard Park, Chesterton Fen, Trumpington etc. The SCDC Policy Team must be involved to get a strong overarching guidance into place.

\* Any new clusters or accumulation of tall or taller buildings should be undertaken in conjunction with an overarching guiding document such as Area Action Plans and wide public consultation - at neighbourhood scale but also Cambridge City/ SCDC-wide. If a tall/taller building is being proposed in an area without any tall buildings a much more detailed consideration and long-term impact analysis must be carried out.

The document is a material consideration for planning. The thresholds for trigger heights have been now been tightened and are set out within section one of the guidance. The document refers the applicant to the Sustainable Design and Construction SPD in respect to environmental performance of buildings.

Both the City Council and South Cambs District Council are committed to effective joint working and public consultation. The height of buildings within major urban extensions are normally set within parameter plans. No new AAPs are proposed at the present time.

Amend paragraph 1.5.6 and 4.4.12 to state 6 storeys and above for the historic core and four storeys and above for the suburbs will be used for the trigger for the assessment criteria.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|      |        |  |  |   |
|------|--------|--|--|---|
| 6605 | Object | <p>Guidance should be less vague and more stringent - like Oxford's.</p> <p>Focused on appearance to the visitor and not enough on other issues i.e. congested infrastructure, loss of privacy/light and massing.</p> <p>Acknowledged that little will be permitted within historic core, leaving suburbs to bear the brunt of buildings that will be out of context. Height of 5 storeys as triggering tall building guidance too high in mostly two-storey suburbs.</p> <p>Excessive preservation of West Cambridge shifts burden on new tall building proposals to other areas, which are disproportionately disadvantaged by this.</p> | <p>6605 Comments noted. The document cannot set new policy and consequently the guidance cannot set out a stringent approach similar to Oxford. The issues of loss of privacy/ light massing are covered within Criteria 4. The trigger height will be changed to a trigger of four storeys or above for areas outside of the historic core. References to distinctive townscape cited within the LDA study will be removed.</p> | <p>Amend paragraph 1.5.6 and 4.4.12 to state six storeys and above for the historic core and four storeys and above for the suburbs will be used for the trigger for the assessment criteria.</p> |
| 6607 | Object | <p>However, in view of the recent planning applications currently still under review, or successful and so in the pipeline, or which are under construction or have been completed, I am not optimistic about the commitment to the guidance.</p>  | <p>Comments noted.</p>   |   |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6767 - Cambridge Past, Present & Future

Object

Building must be elegant - appropriate and imaginative at ground level as well as at roof top level - in particular within the heritage environments

- \* Its mass and height must be appropriate to its surroundings
- \* It should provide a real enhancement to the nearby community
- \* A large or taller building - particularly for residential use - must demonstrate that cohesive communities can be formed and no social deprivation might occur.
- \* The adequacy of the existing infrastructure needs to be ascertained and sustainable transport must be available or delivered at start of any development (including local services, transport, social/ community facilities, green spaces etc)
- It must not for example:
  - \* adversely impact on the character of adjacent or nearby Protected Open Spaces/green spaces, the River Cam corridor and important local and long distances views and panoramas. To date potential adverse impact such as on Cambridge's Green Belt, Commons, Registered Historic Park & Gardens as well as other green spaces is insufficiently considered.
  - \* Adversely affect the micro-climate particularly at ground level.

Disagree. The criteria set out within the document provides sufficient guidance.

6562

Object

The guidance note contains comprehensive, and informative content relating to tall buildings, whilst however not offering clear planning standards to control building heights.

The use of the term skyline is unfortunate as it implies distant views of a dramatic silhouette of tall buildings; the last thing the residents of Cambridge wish for.

Comments noted. The document title has been changed to "Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)."

Change title of document to "Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)."

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|                        |               |                              |               |
|------------------------|---------------|------------------------------|---------------|
| <b>Representations</b> | <b>Nature</b> | <b>Summary of Main Issue</b> | <b>Action</b> |
|------------------------|---------------|------------------------------|---------------|

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6681 - unex holdings limited

Object

It is noteworthy that there is no reference to tall buildings in the title of the document. This gives the impression that the Council is wishing to distance itself from any suggestion that it could be actively be giving guidance on tall buildings. This is a shame.

The Council should positively engage with the concept of tall buildings and how these should be designed, located and integrated into the Cambridge built landscape.

If a guidance document is produced which positively welcomes tall buildings, provided that they are designed and located in accordance with a set of detailed criteria within the report, the document will be fully embraced by architects and developers who will regard it as there "bible".

If the overall impression, however, is that the document regards anything which is taller than its neighbours as a potential problem then the guidance document will be seen as a hurdle which has to be overcome rather than something which is a welcome and useful design tool.

**Council's Assessment**

Comments noted. The title of the document has been changed to make 'Guidance for the application of Policy 3/13 (Tall Buildings and the skyline) of the Cambridge Local plan (2006)'. Tall buildings are not being actively promoted by the council but will be assessed against a number of criteria to ascertain their appropriateness. The guidance cannot create new policy.

**Action**

Change title of document to "Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)."

**Representations****Nature Summary of Main Issue****Council's Assessment****Action**

6857 - Commercial Estates Group Object

Concern over working definition of tall building and that Policy 3/13 already includes a definition of tall building. Concern over possible mis-use of triggers for assessment criteria being too broad. Objections to fact that development of Cambridge Estates Group lands would not adversely impact various views noted in draft guidance. Objection to all criteria on the grounds that no information has been provided about how judgements will be made in regards to information submitted to satisfy requirements of the criteria.

Policy 3/13 does NOT act as a definition of tall buildings, it is far from sufficient to be able to enable an understanding of "tall" as a working definition. Rather, there is a widely accepted definition of tall, and it is quite legitimate for the Council to refer to the CABE definition contained in what constitutes national best practice guidance they set out in 2007. The triggers are not hard and fast, the guidance makes this clear, but equally there is always an element of judgement required and the Council is quite within its rights to make the "call" as to when the height triggers should be applied; the proposed triggers of six or four stories are merely a benchmark. Adopted planning policy (in this case Policy 3/4 of the 2006 Local Plan) makes clear that "context" is key to the acceptability, or otherwise, of new development; the triggers are simply there to provide steer as to what situations the criteria will likely apply, without which there would be an even greater level of uncertainty as to when to apply them. The concerns over impact, or lack thereof, over Cambridge Estates Group land is purely subjective at this stage as it is impossible to "test" the consultant's assertions as to the impact of their client's proposed SHLAA site on the views shown in the draft guidance. All information provided to satisfy the requirements of the criteria will be assessed, and conclusions made, using existing Local Plan policies such as Policies 3/4, 3/7 and 3/12; this is no different from what the Council has to do now when there is guidance available which underpins planning policy. The guidance repeatedly makes clear that existing planning policy helps underpin the criteria, and so it is adopted policy which will act as the basis for assessing the information submitted by an applicant.

**Representations****Nature Summary of Main Issue****Council's Assessment****Action**

6856 - Cambridge South Consortium

Object

Concern over working definition of tall building and that Policy 3/13 already includes a definition of tall building. Concern over possible mis-use of triggers for assessment criteria being too broad. Objections to fact that development of Cambridge South Consortium lands would not adversely impact various views noted in draft guidance. Objection to all criteria on the grounds that no information has been provided about how judgements will be made in regards to information submitted to satisfy requirements of the criteria.

Policy 3/13 does NOT act as a definition of tall buildings, it is far from sufficient to be able to enable an understanding of "tall" as a working definition. Rather, there is a widely accepted definition of tall, and it is quite legitimate for the Council to refer to the CABE definition contained in what constitutes national best practice guidance they set out in 2007. The triggers are not hard and fast, the guidance makes this clear, but equally there is always an element of judgement required and the Council is quite within its rights to make the "call" as to when the height triggers should be applied; the proposed triggers of six or four stories are merely a benchmark. Adopted planning policy (in this case Policy 3/4 of the 2006 Local Plan) makes clear that "context" is key to the acceptability, or otherwise, of new development; the triggers are simply there to provide steer as to what situations the criteria will likely apply, without which there would be an even greater level of uncertainty as to when to apply them. The concerns over impact, or lack thereof, over Cambridge South Consortium land is purely subjective at this stage as it is impossible to "test" the consultant's assertions as to the impact of their client's proposed SHLAA site on the views shown in the draft guidance. All information provided to satisfy the requirements of the criteria will be assessed, and conclusions made, using existing Local Plan policies such as Policies 3/4, 3/7 and 3/12; this is no different from what the Council has to do now when there is guidance available which underpins planning policy. The guidance repeatedly makes clear that existing planning policy helps underpin the criteria, and so it is adopted policy which will act as the basis for assessing the information submitted by an applicant.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|  |        |  |  |   |  |
|--|--------|--|--|---|--|
| 6773 - Cambridge Past, Present & Future      | Object | <p>The Title of the Guidance:</p> <p>The title should be broadened along the lines of Cambridge Guidance for the Assessment of Prominent Buildings. Prominent buildings should then be defined as any building that for reasons of height, scale or mass, stands out conspicuously from the general character of its surroundings. Certainly the reference to Skyline in the title implies distant panoramas alluding to views of dramatic silhouettes of tall buildings - perhaps the last thing residents of Cambridge wish for. The inappropriate title of the guidance needs review.</p> |  | Comments noted, the document title has been changed to "Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)." | Change document title to read "Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)." |
| 6855 - South Cambridgeshire District Council | Object | <p>As the Cambridge skyline is such a sensitive and emotive issue clear guidance should be provided for developers as to how development proposals should be presented for the assessment of impacts on the skyline, from both within and without the city, including in relation to the existing building massing and heights of Cambridge, the underlying and surrounding landform, the rural landscape setting of the city and the impact on areas and buildings of heritage importance.</p>  |  | Disagree. The criteria do provide clear guidance for the developer.   |  |

**Representations****Nature Summary of Main Issue****Council's Assessment****Action****Object**

6762 - Cambridge Past, Present & Future  
 6763 - Cambridge Past, Present & Future  
 6764 - Cambridge Past, Present & Future  
 6765 - Cambridge Past, Present & Future  
 6766 - Cambridge Past, Present & Future

Disagree. As was set out in the October 2011 DPSSC report and noted clearly in the draft for consultation, the guidance was NOT written in order to create new policy (suggesting possible locations for "tall" would in effect be creating new policy). Rather, it was prepared in order to help interpret Policy 3/13 of the Cambridge Local Plan.

The Council believe the document is at the right level of prescription in order to help interpret Policy 3/13. As noted in paragraph 1.1.2 the intention is not to rewrite or create new policy. The current Policy 3/13, backed up by the new guidance, would be sufficiently rigorous when fully applied to assess tall buildings in or around the historic core or in conservation areas.

The Council believe the development of the proposed criteria based assessment is responsive to individual sites and different types of development.

Purely relying on heights in metres will be difficult for the public to visualise. Instead a combination of heights in metres and floor numbers will be provided (as was recently done in respect of the Eastern Gate SPD). It is assumed that where commercial floor uses are proposed, the floor to ceiling height will typically be around 3.7m (4m floor to floor height). Upper residential floors are assumed to have a 2.7m floor to ceiling height (3m floor to floor height). Floor to floor heights assume a 300-400mm depth of construction for floors. Consequently a six storey building would correspond to a 19m building height in the historic core and a four storey building in the suburbs would be 13m.

It is proposed to add a section to the text that will require developers to provide a justification for tall or taller buildings. The document has deliberately avoided identifying specific areas for tall buildings.

A landmark building does not need to be a tall building. This will be acknowledged in section 3 of the guidance.

The review of the Cambridge Local Plan is the appropriate opportunity to consider and debate a specific "location-based" approach to tall buildings.

Add 'storey height' to the glossary and define as 'where commercial floor uses are proposed, the floor to ceiling height will typically be around 3.7m (4m floor to floor height). Upper residential floors are assumed to have a 2.7m floor to ceiling height (3m floor to floor height). Floor to floor heights assume a 300-400mm depth of construction for floors. Consequently a six storey building would correspond to a 19m building height in the historic core and a four storey building in the suburbs would be 13m'.

Add text that will require developers to provide a justification for tall or taller buildings. The document has deliberately avoided identifying specific areas for tall buildings.

Add text outlining where localised increases in building height can be desirable, in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions.



However The Council believe it is considered that the guidance should set out the right "conditions" for increases in building height (though it must be stressed this is not new policy per se). The Urban Design Compendium (English Partnerships, 2000) sets out some useful guidance in this regard, stating that localised increases in building height can be desirable in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions. Text along these lines will be added in the appropriate section of the guidance.

6477 - Cambridge City Council Design and Conservation Panel  
Object  
'Skyline.' The word 'skyline' places too much emphasis on the distant views and, in so doing tends to undermine the objective to stress the importance of middle and near views too. The Panel suggested that 'Skyline & Setting Guidance' could be considered as an alternative title.

Comments noted, the document title has been changed to "Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)."

change document title to read "Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)."

6771 - Cambridge Past, Present & Future  
Object  
Regret that public consultation does not cover the illustrations as many errors and omissions

Illustrations will be revised. Additional information in relation to heights of buildings in metres will be added.

Include graphics, maps and diagrams in the final report. Add building heights in metres for all landmark buildings listed in 3.12

Needs to be more quantitative not just qualitative.

Bulky buildings now domineering the skyline - from Cambridge Leisure to CB1/ station area - all well above the tree line

6771 - Cambridge Past, Present & Future  
Object  
The purpose, as stated in Paragraph 1.1.2, is to set out in more detail how Policy 3/13 can be applied for tall buildings or those of significant massing in the City. However the guidance focuses predominantly on tall buildings with only incidental reference to buildings of significant mass. The City needs clear guidance on how any building that for reasons of height, scale or mass, stands out conspicuously from the general character of its surroundings. Buildings of excessive mass, scale or poor quality design can be every bit as intrusive as buildings of exceptional height, and they should be included in a broader guidance. Paragraph 4.4.17 talks about producing a separate "building mass strategy", but why not incorporate this within one set of guidelines?

Comments noted. The building mass strategy will form part of the visual appraisal process. The wording of the text will be changed to make this more explicit.

Amend text so the building mass strategy forms part of the visual appraisal process.

**Representations****Nature Summary of Main Issue****Council's Assessment****Action**

6775 - Cambridge Past, Present & Future

Object

Application of the Guidance:

- The many considerations and assessment criteria in Section 4 only apply to buildings that are 'significantly taller' than their surroundings. Without the definition of 'significant' it is difficult to see how the guidance can be applied. Will in time incremental heights achieved?
- Paragraph 1.5.6 is too vague and permissive - it states that the guidance would be triggered for any proposal of 7 storeys (22m) or more in the core area of the city, and for buildings of 4 - 6 storeys (16m) when close to heritage assets or cherished views. It would also be triggered for buildings of 5 storeys or more in the suburbs. A set height is desirable for clarity, but risks omitting lower buildings that may be unacceptably intrusive in their surroundings - for example, the Hilton Doubletree Hotel extension which is lower than the proposed trigger but adjacent to special spaces the Green Belt/ Common/ Protected Open Space.
- Could the building height thresholds be reduced? Given that the overarching character of the City is low rise, punctuated by few taller buildings, the thresholds should seek to protect this as their starting point.
- Use the number of storeys as the trigger is inappropriate. The ceiling heights of commercial buildings are greater than for residential buildings to accommodate the services and ducting behind a false ceiling, so total height in metres should be used.
- The stated heights of proposed buildings are often exceeded because of the unsightly positioning of plant and telecommunications facilities on rooftops. Paragraph 4.4.16 is welcome but it merely states the obvious - we need a definitive statement that building services are generally not acceptable on rooftops where they add to the height of the building. Could the guidance give greater attention to the articulation of roofscapes (ref para 4.4.16), particularly on larger building blocks and forms such as at CB1 to ensure retention of the detailed and complex roofscape of the

Comments noted. The term significant must be considered on a case by case basis. As examples, a four-storey building next to a two-storey building could be considered significant (though something like the roof form, whether flat, pitched or otherwise could impact such a finding). However, a 10-storey building next to an eight-storey building may not be considered significant. Thus the conclusion of what is considered "significant" is entirely dependant on what and where it is proposed. Therefore, to enable appropriate flexibility of the guidance and to allow for proper interpretation of each case, a specific definition of "significant" is not proposed.

City that exists?  
 - Could the guidance be more protective in respect of the historic core and only permit tall buildings (over the thresholds - see below) in exceptional circumstances where detailed consideration has been given and there is a positive contribution to the City's skyline? This should cover all Conservation Areas.

|   |         |   |  |  |
|---|---------|---|--|--|
| 6511  | Support | See scanned submission for text changes and suggestions<br>Congratulates the team for the document.   | Comments noted, suggested details and amendments have been included.   |  |
| 6489 - Cambridge City Council Design and Conservation Panel | Support | Concerns the guidance did not identify locations for taller buildings.  | Concerns noted. As noted in the draft for consultation, the guidance was not written in order to create new policy (suggesting possible locations for "tall" would in effect be creating new policy). Rather, it was prepared in order to help interpret Policy 3/13 of the Cambridge Local Plan. The review of the Cambridge Local Plan is the appropriate opportunity to consider and debate a specific "location-based" approach to tall buildings. In response to representations and in an attempt to provide greater clarity about location for "tall", it is considered that the guidance should set out the right "conditions" for increases in building height (though it must be stressed this is not new policy per se). The Urban Design Compendium (English Partnerships, 2000) sets out some useful guidance in this regard, stating that localised increases in building height can be desirable in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions. The guidance will be revised to make reference to where localised increases in height may be suitable. | Reference areas where localised increases in height would be desirable, for example at key nodes, city junctions, ends of vistas, to mark key corners and at transport junctions (as detailed in The Urban Design Compendium, English Partnerships, 2000). |
| 6769 - Cambridge Past, Present & Future                     | Support | Surely we can all support the Vision for the Cambridge Skyline Guidance (1.3.1) - to maintain the overall character and qualities of the Cambridge skyline as the City continues to grow and develop into the future. It would be good if a little more ambition could be shown so that it sought to enhance rather than just maintain. | Comments noted - the aspiration to enhance the skyline will be added to the vision   | Add text outlining the aspiration to enhance the skyline.  |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6572 - Natural England  
6578 - Brunswick & North Kite Residents Association (BruNK)

Support

Support noted.

6471

Support

Our Association [Rustat Neighborhood Association] thinks that this policy is much needed, and that overall, it makes good sense, following broadly the conclusions reached at a CPPF conference last year. We believe it will help developers, planners and residents in the process of considering planning applications. We also welcome the comprehensive review of the townscape and character of the city

Support noted.

6512

Support

Response includes a summary of the 2010 Tall building debate.

Comments noted.

6559

Support

I have looked at the draft paper on tall buildings. The general discussion appears to be appropriate. However, from my view point, living in housing on the western side of Cambridge in an area of domestic housing, the following points need to be taken into account:

Include references to overlooking, policy 3/4 and 3/7 of the Local Plan within Criteria 4.

Comments noted. Housing design should be informed by the local context of the area under Policy3 / 4 and meet the requirements of Policy3/7. However the document can not set and should not set policy requiring all housing to be of the same height and density of adjacent housing. Issues of overlooking will be addressed within Criteria 4 'Amenity' and by Policies 3 / 4 and 3/7 of the Local Plan.

1. if housing is built which is adjacent to existing housing, its height should not exceed that of the existing housing;
2. the density of housing should not be greater than existing housing density;

3. the land ("realm"? ) around new housing should give space for recreation and community and should be sufficient to avoid intrusive overlooking of neighbouring properties.

4. the height of tall buildings should be particularly restrained, where they would be either in, or clearly visible from, an existing Conservation Area.

I hope that these comments are appropriate to feed into the consultation on Cambridge Skyline Guidance.

**Representations****Nature Summary of Main Issue****Council's Assessment****Action**

|                            |         |  |  |  |
|----------------------------|---------|--|--|--|
| 6738 - Beacon Planning Ltd | Support | <p>It is considered that the guidance is unnecessarily 'wordy' with much information that could be better located in an Appendix. It is not until page 35 that the most relevant component - the assessment criteria - is reached. We suggest that this section (with some minor amendments) should become the guidance and the rest of the document (after some serious editing) should either be deleted or become an appendix. The excessive amount of description of the city and its setting is unnecessary as it repeats information already published by the Council.</p> <p>The Council already has at its disposal through the policies in the adopted Local Plan and the national requirement for applications to be accompanied by a Design and Access Statement to require developers to produce information to allow the proper evaluation of development proposals. On major sites where an Environmental Impact Assessment is required the Council through a Scoping Opinion seek an even greater amount of information and assessment. If an applicant fails to submit an adequate context appraisal then it would appear to us to be reasonable to require further work to be undertaken. It is our experience that good developers will produce this information as a matter of course.</p> <p>We have previously drawn your attention to the omission of any reference to the 'Air Safeguarding Zones'. Given that this sets out very prescriptive maximum heights, (and we are aware that these then feature in property title documents), then some guidance should be included about how the Safeguarding Zones should be considered and their weight to be attached to them. As the height limit for the historic city centre and station area is set at 50ft (15.2m) and there are clearly a substantial number of buildings already in excess of this height, approval must (?) have been obtained from the relevant authorities.</p> <p>In summary therefore we would question whether there is a need for this guidance at all. If the Council wish to prepare a 'methodology note' for the submission of information to support planning applications then the document needs a major reworking and editing.</p> | <p>Comments noted. There was a deliberate decision taken in preparing the guidance to produce a detailed, robust and defensible assessment of the landscape/urban character of the city and its existing skyline. This approach was based upon the Bristol City Council Tall Building Strategy. It is important to set out the context of the city and identify key views. However it is acknowledged that Chapter 3 in particular is a particularly long chapter and will be summarised with more detailed information included in an appendix.</p> | <p>A summary to be provided in chapter 3 with detail to be provided in an appendix, photographs, illustrations and graphics will be added to enable the reader to better interpret the text.</p> |
|                            |         | <p>"Zones" e.g. local nodes, etc., will be set out as possible "conditions" for tall buildings as noted earlier e.g. at local nodes, city junctions, at the ends of vistas, to mark key corners, and at transport junctions. Beyond this, stating specific locations and their boundary limits is not appropriate at this stage and should be considered as part of the Local Plan review.</p>   |  |  |

| <i>Representations</i> | <i>Nature</i> | <i>Summary of Main Issue</i> | <i>Council's Assessment</i> | <i>Action</i> |
|------------------------|---------------|------------------------------|-----------------------------|---------------|
|------------------------|---------------|------------------------------|-----------------------------|---------------|

|  |         |   |                 |  |
|--|---------|---|-----------------|--|
| 6849 - South Cambridgeshire District Council | Support | The city of Cambridge sits in the wider rural landscape of South Cambridgeshire and any changes to the city skyline would impact on the character of that wider rural setting. South Cambridgeshire District Council, therefore, welcomes the publication of the Draft Cambridge Skyline Guidance and the direction the final document will provide to direct developers towards the formulation of appropriate development proposals, sensitive to the city's wider setting. | Comments noted. |  |
|--|---------|---|-----------------|--|

The comments of South Cambridgeshire District Council are combined into the following overarching issues. These comments are presented in two categories; firstly, are comments addressing the potential impact on the views of the Cambridge city skyline from South Cambridgeshire; and secondly; comments on the format of the document, to assist in the provision of clarity and direction for developers and their addressing of the sensitive and emotive issue of potential intrusions into the Cambridge city skyline.

|      |         |   |                |  |
|------|---------|---|----------------|--|
| 6894 | Support | In response to your consultation as above, I wish to register my general support. | Support noted. |  |
|------|---------|---|----------------|--|

|  |         |  |                |  |
|--|---------|--|----------------|--|
| 6735 - Windsor Road Residents Association (WIRE) committee<br>6737 - Beacon Planning Ltd | Support |  | Support noted. |  |
|--|---------|--|----------------|--|

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6579 - Brunswick & North Kite Residents Association (BruNK)

Support

BruNK covers a part of the City that includes all of the features above ie:

Comments noted.

a. BruNK's area is predominantly streets of residential dwellings

b. BruNK's area includes Christchurch on Newmarket Road

c. BruNK's area has over 60 Grade II Listed buildings, including some of the best domestic Georgian, Regency and early Victorian architecture in Cambridge on Maids Causeway, eg the "Doll Houses" built by Cambridge architect Charles Humfrey, now commemorated by a blue plaque at the corner of Maids Causeway and Fair Street

d. Maids Causeway and Newmarket Road are part of the Kite Conservation Area

e. BruNK's northern boundary is adjacent to Midsummer Common; our south western boundary abuts New Square - both are important green spaces in the centre of the City

f. The views from, towards and beyond Midsummer Common in every direction are an important and valuable feature of the City



**Representations****Nature Summary of Main Issue****Council's Assessment****Action**

6770 - Cambridge Past, Present & Future Support It sets out the existing baseline situation in relation to the landscape character and townscape of Cambridge (Section 3)

The coverage of the assessment criteria is good as is the consideration of each topic - what is lacking are a set of more specific measures.

Disagree. As was set out in the October 2011 DPSSC report and noted clearly in the draft for consultation, the guidance was NOT written in order to create new policy (suggesting possible locations for "tall" would in effect be creating new policy). Rather, it was prepared in order to help interpret Policy 3/13 of the Cambridge Local Plan.

The Council believe the document is at the right level of prescription in order to help interpret Policy 3/13. As noted in paragraph 1.1.2 the intention is not to rewrite or create new policy. The current Policy 3/13, backed up by the new guidance, would be sufficiently rigorous when fully applied to assess tall buildings in or around the historic core or in conservation areas.

The Council believe the development of the proposed criteria based assessment is responsive to individual sites and different types of development.

Purely relying on heights in metres will be difficult for the public to visualise. Instead a combination of heights in metres and floor numbers will be provided (as was recently done in respect of the Eastern Gate SPD). It is assumed that where commercial floor uses are proposed, the floor to ceiling height will typically be around 3.7m (4m floor to floor height). Upper residential floors are assumed to have a 2.7m floor to ceiling height (3m floor to floor height). Floor to floor heights assume a 300-400mm depth of construction for floors. Consequently a six storey building would correspond to a 19m building height in the historic core and a four storey building in the suburbs would be 13m.

It is proposed to add a section to the text that will require developers to provide a justification for tall or taller buildings. The document has deliberately avoided identifying specific areas for tall buildings.

A landmark building does not need to be a tall building. This will be acknowledged in section 3 of the guidance.

The review of the Cambridge Local Plan is the appropriate opportunity to consider and debate a specific "location-based" approach to tall buildings.

Add 'storey height' to the glossary and define as 'where commercial floor uses are proposed, the floor to ceiling height will typically be around 3.7m (4m floor to floor height). Upper residential floors are assumed to have a 2.7m floor to ceiling height (3m floor to floor height). Floor to floor heights assume a 300-400mm depth of construction for floors. Consequently a six storey building would correspond to a 19m building height in the historic core and a four storey building in the suburbs would be 13m'.

Add text that will require developers to provide a justification for tall or taller buildings. The document has deliberately avoided identifying specific areas for tall buildings.

Add text outlining where localised increases in building height can be desirable, in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions.



However The Council believe it is considered that the guidance should set out the right "conditions" for increases in building height (though it must be stressed this is not new policy per se). The Urban Design Compendium (English Partnerships, 2000) sets out some useful guidance in this regard, stating that localised increases in building height can be desirable in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions. Text along these lines will be added in the appropriate section of the guidance.

**Representations****Nature Summary of Main Issue****Council's Assessment****Action**

6698 - Park Street Residents' Association (PSRA)

Support

This response is from Park Street Residents' Association (PSRA) which seeks to represent those who live in the following streets: Park Parade, Lower Park Street, Park Street, Portugal Place, Portugal Street, New Park Street, St John's Road, Richmond Terrace and Thompson's Lane, including Beaufort Place. All of these streets are within the Central Conservation Area.

Comments noted.

The PSRA area includes one of the most controversial tall building in Cambridge, the Varsity Hotel in Thompson's Lane. This building is mentioned three times in the Draft Guidance: in para 2.1.1, in para 3.11.7 and in para 3.12.1 (iv) where it appears in a list of post war 'landmark' buildings.

PSRA objected to the planning application for this building and notes that the planning committee chose to ignore the advice of the planning officer and voted by seven votes to three to approve it at the planning meeting on 25 July 2003. We understand that the Local Government Ombudsman upheld a charge of maladministration in relation to this decision.

PSRA therefore feels well placed to offer comment on this Guidance, living as we do with this seven storey building plus roof terrace towering above us and which is described in the Guidance as sitting "... in marked contrast to the surrounding low level residential buildings." (para 3.11.7)

We have been asked when commenting to say whether we support or object to the sections/paras to which we refer and to provide justification for objecting or support. We do so below. But it seems inappropriate to object or to support some clauses e.g. those consisting of observations so we have instead offered a comment.

In 1.1.2 We note that this Guidance, when approved, will be a material consideration in the review of planning applications.

In 2.3.2 We note also the much more important fact that the review of the Local Plan is now also under way and that this guidance 'will help feed into that process'.

**1.1 Scope, purpose and status**

6575 - Cambridgeshire County Council Support

The Cambridgeshire and Peterborough Minerals and Waste Plan (Core Strategy and Site Specific Proposals Plan) makes a number of allocations for waste management development in Cambridge City. This includes allocations in Cambridge Northern Fringe East, Cambridge East and at Addenbrooke's Hospital, Cambridge. The approach taken in the Plan is not to be prescriptive about the nature of the waste management technology that will come forward, and therefore it is difficult to say if proposals are likely to breach the draft guidance set out in the Cambridge Skyline document.

The exception to this is the allocation for an Area of Search at Addenbrooke's Hospital, Cambridge for a replacement clinical waste management facility (energy from waste). In this case the new waste management facility is likely to require a chimney stack. Its precise height, form and location will not be known until the allocation is taken forward through a planning application. The timescale for this is unknown. It is suggested that the Guidance recognises the need for this type of facility in the area to serve the operational needs of the Hospital.

Comments Noted. The Council would expect any new waste management facility or potential new stack for Addenbrookes to require an Environmental Impact Assessment to be undertaken. This would include a chapter on Landscape and Visual Impact matters that would address potential impacts on the character and views of the city. The landscape/visual impact of the proposals would need to be balanced against the scheme's overriding need in respect to public health.

Object

"New buildings which are significantly taller than their neighbours" "Significantly" in this sentence is open to interpretation by developers

Comments noted. The term significant must be considered on a case by case basis. As examples, a four-storey building next to a two-storey building could be considered significant (though something like the roof form, whether flat, pitched or otherwise could impact such a finding). However, a 10-storey building next to an eight-storey building may not be considered significant. Thus the conclusion of what is considered "significant" is entirely dependent on what and where it is proposed. Therefore, to enable appropriate flexibility of the guidance and to allow for proper interpretation of each case, a specific definition of "significant" is not proposed.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6115 -

Object

To me the policy comes across as extremely conservative. It is difficult to see how any new tall buildings with any spirit will get built.  
 Cambridge needs tall buildings, it is short of space and largely flat.  
 Draft plan appears to make every thing import except new high quality, practical and attractive tall buildings. Every thing is stated in negative terms. It should not detract for this or that. Why not state that it should add or contribute to the architectural surroundings and list a few of the ways. Here are some examples:

New tall buildings should aim to create attractive vistas and views from street level.

They should improve the skyline, by providing attractive shape, colour, lighting and proportion.

Where access, visibility for green spaces or county side has been cut or will be cut off by developments. Buildings should be designed with roof gardens or sections where plants may be grown up them bring access to nature into the urban environment. This should be stated for all areas that have an excess of stone and concrete.

Where areas are becoming to overly enclosed. Why not request that public access viewing, and seating amenities are provided. So that people can escape to enliven there spirits and bring and gain a healthy perspective on there local environment.

Where shading and lighting is an issue why not request mirrored surfaces and angles such that they reflect the light and the sky into the street seen and or transparent construction using glass that allows light to pass through the building.

Disagree. This guidance is not a Tall Building Strategy. The purpose of the document is not to actively promote tall buildings but instead to ensure any new tall buildings are of the highest quality and are appropriate to the local context. This will be driven by design based criteria assessment.

6117 - Cambridge City Council  
 6118 - Cambridge City Council

Support

Comments noted. A short paragraph in relation to biodiversity will be added to the criteria. Applicants will be referred to Section 2.6 of the Sustainable Design and Construction SPD.

Add text referencing biodiversity and section 2.6 of the Sustainable Design and Construction SPD.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|  |         |   |   |  |
|--|---------|---|---|--|
| 6699 - Park Street Residents' Association (PSRA) | Support | Para 1.1.1 to 1.4.2. Scope, Background, Vision, Aims & Objectives. We SUPPORT all of these. They say why Cambridge is special and describe a vision for the city which seems likely to receive widespread support from those who live and work here.        | Comments noted.   |  |
| 6662   | Support | This is a good document. I have picked out the concerns I have but I support the document as a whole. A muddled presentation in the whole document about the relative height of "significantly taller" undermines the clarity and robustness that you seek. | Comments noted. The term significant must be considered on a case by case basis. As examples, a four-storey building next to a two-storey building could be considered significant (though something like the roof form, whether flat, pitched or otherwise could impact such a finding). However, a 10-storey building next to an eight-storey building may not be considered significant. Thus the conclusion of what is considered "significant" is entirely dependent on what and where it is proposed. Therefore, to enable appropriate flexibility of the guidance and to allow for proper interpretation of each case, a specific definition of "significant" is not proposed. |  |
| 6113   | Support | The Varsity Hotel mentioned at 3.11.7 is a typical example of failure to take account of local residential amenity.   | Comments noted.   |  |
| 6114   | Support | Views from our greens and open spaces which show details of ancient urban architectural skylines should be preserved .  | Comments noted.   |  |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**1.3 Vision**

6774 - Cambridge Past, Present & Future

Object

Clarity of the Guidance:

Other than the loose statement in Paragraph 4.4.12 that tall buildings in the core area are "unlikely to be supported", the guidance gives little indication as to whether or not tall buildings will be approved in Cambridge, and what the conditions are for achieving such approval. A more rigorous, unambiguous, statement is required along the lines of:  
 There will be a presumption against the approval of buildings that for reasons of height, scale or mass, stand out conspicuously from the general character of their surroundings in the central Historic Core of the city, in Conservation Areas, and on higher ground where their positioning may accentuate their size. Approval will be granted in these sensitive sites only under exceptional circumstances with the clear demonstration of an over-riding public benefit.

This statement shows unambiguously that tall or massive buildings will not generally be approved in sensitive areas: All designated Conservation Areas are included along with the Historic Core.

Comments noted. Disagree that a more rigorous statement is required. The current policy, backed up by the new guidance, would be sufficiently rigorous when fully applied to assess tall buildings in or around the historic core or in conservation areas. A blanket presumption against tall could have the dis-benefit of prohibiting any good tall buildings in the historic core.

**1.3.1**

6607

Object

The Vision outlined in this section is I believe a good example of the unnecessary emphasis that is placed on appearance over the practical issues associated with tall buildings. The Vision should I believe capture these other factors (congestion, light, privacy, massing etc).

Comments noted. The current draft guidance does include criteria, which require consideration of many more factors besides building height alone, including light, privacy and massing, amongst others.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|   |         |   |  |  |
|---|---------|---|--|--|
| 6481 - Cambridge City Council Design and Conservation Panel | Support | Vision. The Panel questioned whether the document was sufficiently ambitious. There is an opportunity here to enhance as well as to maintain the City's character.  | Comments noted. The guidance is specifically prepared to assist in the use and application of Policy 3/13 of the Cambridge Local Plan. Consideration of a more "ambitious" approach to tall buildings in the future should be part of the discussion and debate within the Local Plan review and a possible future version of Policy 3/13. | Change the title of the guidance to "Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)". |
| 6784 - Cambridge Past, Present & Future                     | Object  | 1.4.1 Last bullet - should include 'tall' and 'bulky' buildings   | A suggested revision to the title, which would be more accurate, and to the point, would be "Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006)".   |  |
| 6607 - English Heritage (East of England Region)            | Support | We also believe that Policy 3/13 suggests there is presumption against taller structures anywhere in the city and that such structures will only be permitted when it can clearly be demonstrated that they will not result in harm to any of the 6 categories set out within the policy (as suggested in paragraph 1.4.1 of the document). | Disagree. Bulky, if taken to mean significant scale and massing, is considered through the relevant criteria within the document and additionally through other policies within the Local Plan.<br><br>Comments noted.   |  |
| 6604  | Object  | -Profit not mentioned as an aim<br>-Council have not listened to locals, since every resident I know in Cambridge is deeply unhappy with the developments<br>-Please stop ruining our gorgeous city with these ugly city blocks. This is an ancient university city, not Manchester.  | Comments noted.  |  |
| 6652  | Object  | There should be a height restriction for buildings, rather than saying that tall buildings should fit in with the character. Cambridge is not a tall city and risks being spoiled by taller constructions.  | Comments noted. The guidance is not intended to set new policy and cannot dictate maximum heights. New policy can only be delivered through the Local Plan review process.   |  |

**1.4.1**

**Bullet 2**

*1.5 Definitions of tall buildings and skyline*

6693

Object

The text describes how 'new buildings which are significantly taller than their neighbours ... will only be permitted if ... they will not detract from local residential amenity, ancient monuments and their settings, ... key vistas' etc etc. Yet in the space of just a few years, the area particularly around Hills Road and the Station area has become inundated by buildings that are inappropriate for the scale of the surrounding buildings (eg the massive new building at the Hills Road/Station Road junction, the forthcoming development on the 'Tim Brinton' site) having a mass that completely shrouds both people and buildings, and in the case of plans currently under review for land adjoining Hills Road Bridge by Unex House, or the additional storeys to the Kaleidoscope development, create a horrendous 'cavern' effect. The 'Belvedere' was built as 'one-off', a landmark building, yet it now seems to be the reference point for the surrounding area as to how high developers can expect to design their buildings whether for domestic or commercial purposes. Such buildings are entirely removed from the apparent guidance that aims for new buildings to be 'appropriate to context and contribute positively to both near and distant views'.

Comments noted.



**Representations**

**Nature Summary of Main Issue**

6700 - Park Street Residents' Association (PSRA)

**Object**

All of Section 1.5 (paras 1.5.1 to 1.5.5 inclusive), OBJECT, if the Cambridge Skyline Guidance is to have any use as a material consideration when the council reviews planning applications in the context of Policy 3/13 of the Cambridge Local Plan (2006), the guidance must be clearly and unambiguously stated. In particular, the definitions of the terms "tall building" and "skyline" must be very carefully written especially as the very first specific objective of the Guidance (Para 1.4.2) will be to provide a definition of 'tall buildings' for Cambridge. In particular . . .

**Council's Assessment**

The definition of "tall buildings" used within the document is taken from nationally accepted and frequently cited documents e.g. by CABE/English Heritage; this guidance is widely accepted, used, quoted and sufficient for the purpose of this guidance. The definition of "skyline" is less well defined within similar planning documents, if indeed it is described at all. Generally a city skyline comprises a grouping of buildings, structures and landform viewed against the horizon viewed from long (or possibly medium) distance views. However the level nature of Cambridge and its surroundings restricts the number of long and medium distance views of the city skyline. Conversely, the city has an unusually large number of open spaces within very close proximity to its core. Thus some of the iconic skyline views of the city are local, even short distance, views, for example from 'The Backs' looking towards Kings College Chapel. The final sentence in section 1.5.4 referring to skyline shall be removed, as it is too loose. A better-refined definition will be prepared and will note that a view of the city "skyline" is possible from both distant and local points.

**Action**

Remove the final sentence of section 1.5.4 referring to skyline, as it is too loose. A better-refined definition will be prepared and will note that a view of the city "skyline" is possible from both distant and local points.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**1.5.1**

6701 - Park Street Residents' Association (PSRA)

Object

1.5.1 OBJECT. We note that the 'Guidance on Tall Buildings' note published by English Heritage and CABE that is referred to here states that "it is not considered useful or necessary to define rigorously what is and what is not a tall building . . . ". However, we believe that the guidance for Cambridge does need to provide a clearer and less ambiguous definition than that offered if it is to contribute to the ". . . robust set of criteria to assess applications against with a view to preserving the special character of Cambridge." referred to in para 2.3.2.

The definition of "tall buildings" used within the document is taken from nationally accepted and frequently cited documents e.g. by CABE/English Heritage; this guidance is widely accepted, used, quoted and sufficient for the purpose of this guidance. The definition of "skyline" is less well defined within similar planning documents, if indeed it is described at all. Generally a city skyline comprises a grouping of buildings, structures and landform viewed against the horizon viewed from long (or possibly medium) distance views. However the level nature of Cambridge and its surroundings restricts the number of long and medium distance views of the city skyline. Conversely, the city has an unusually large number of open spaces within very close proximity to its core. Thus some of the iconic skyline views of the city are local, even short distance, views, for example from 'The Backs' looking towards Kings College Chapel. The final sentence in section 1.5.4 referring to skyline shall be removed, as it is too loose. A better-refined definition will be prepared and will note that a view of the city "skyline" is possible from both distant and local points.

Remove the final sentence of section 1.5.4 referring to skyline, as it is too loose. A better-refined definition will be prepared and will note that a view of the city "skyline" is possible from both distant and local points.

**1.5.2**

6342

Object

Be aware of Sir Hugh Casson's five principles for assessing applications for tall buildings in Oxford

Comments noted. This document along with others was reviewed as part of the background research for the skyline guidance.

6822 - Park Street Residents' Association (PSRA)

Support

1.5.2 We SUPPORT the use of heights in metres above ground level when referring to tall buildings with a reference (in brackets perhaps) to what this equates to in storeys or floors as in this para.

Comments Noted.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**1.5.3**

6882 - unex holdings limited

Object

The value of this document will potentially be undermined if there is no clear definition of what actually constitutes a tall building. The wording of Policy 3/13 is vague and imprecise. The term "significantly" is open to interpretation and the definition of skyline, in paragraph 1.5.4, is so wide as to be meaningless.

To be of benefit the guidance document should take matters forward.

If the guidance document simply adopts the definition of "any structure that breaks the existing skyline" and "is significantly taller than the surrounding built form" there is a real danger that this guidance will be seen as an attempt to keep the architecture of Cambridge low and avoid any tall buildings. This would be a missed opportunity.

For this guidance to have a value and a purpose it should be the result of a far more detailed study which leads to the determination of a far more precise definition of a tall buildings. The council's existing Development Control Policies are in place to deal with general development. This guidance should not try to replicate that. The Council should determine an actual building height, or number of storeys (which should not be less than 10 storeys), as the definition of a tall building.

Comments noted. The term significant must be considered on a case by case basis. As examples, a four-storey building next to a two-storey building could be considered significant (though something like the roof form, whether flat, pitched or otherwise could impact such a finding). However, a 10-storey building next to an eight-storey building may not be considered significant. Thus the conclusion of what is considered "significant" is entirely dependent on what and where it is proposed. Therefore, to enable appropriate flexibility of the guidance and to allow for proper interpretation of each case, a specific definition of "significant" is not proposed.

6608

Object

"significantly taller than the surrounding built form". Again, feel that this is open to interpretation and therefore vague. Is it really not possible to ascribe more objective criteria to this?

Comments noted. The term significant must be considered on a case by case basis. As examples, a four-storey building next to a two-storey building could be considered significant (though something like the roof form, whether flat, pitched or otherwise could impact such a finding). However, a 10-storey building next to an eight-storey building may not be considered significant. Thus the conclusion of what is considered "significant" is entirely dependent on what and where it is proposed. Therefore, to enable appropriate flexibility of the guidance and to allow for proper interpretation of each case, a specific definition of "significant" is not proposed.

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| <i>Representations</i> | <i>Nature</i> | <i>Summary of Main Issue</i> | <i>Council's Assessment</i> | <i>Action</i> |
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|---|--------|---|---|--|
| 6785 - Cambridge Past, Present & Future | Object | 1.5.3 Definition of tall building gives the emphasis on Skyline, which is not the only issue but moreover the issue of local impact on the character of the surrounding area. | The definition follows guidance prepared by both English Heritage and CABE. The wording of Policy 3/13 cannot be changed until the Local plan review is undertaken. |  |
|---|--------|---|---|--|

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**Representations****Nature Summary of Main Issue****Council's Assessment****Action**

6703 - Park Street Residents' Association (PSRA)

Object

(a) Is the meaning of the word "skyline" sufficiently clear? The glossary (page 52) defines 'skyline' thus: "An outline of land and buildings defined against the sky: the skyline of the city." However, para 1.5.4 states "For the purposes of this guidance a 'skyline' can be defined as one being seen from distant and proximate, level and elevated views across the city."

Which of these definitions of 'skyline' is to be incorporated in the guidance? Neither seems entirely satisfactory. The glossary version is too vague. While in para 1.5.4, the words "... can be defined ..." invites the reader (developer) to suggest alternatives. It would be better to say "... is defined ...".

(b) Is the meaning of the word 'significantly' clear enough? It is not defined in the glossary. What is significantly taller to one may not be to another. We suggest that the word 'significantly' should be deleted. We support the comparison with the surrounding built form but retaining the modifier "significantly" is an invitation to developers and their lawyers to argue for an increase in height. We are very concerned that the guidance should enable the council to resist "height creep" in the background built form and its effect on the skyline.

(c) Is the meaning of the word 'surrounding' sufficiently clear? It is not defined in the glossary. It is imprecise and invites argument as to its meaning. Does it mean adjacent and if not how far away?

We hope to be forgiven for dwelling at length on the definition of 'tall building' but we believe this to be important in contributing to the '... robust set of criteria' which will be used by developers, officers, residents, and members of the planning committee. We are especially concerned about what might be described as 'height creep' where approval of a building that approaches or just breaks the skyline will make it more difficult to resist a building that goes a bit further. There are several examples in the PSRA area e.g. Beaufort Place, parts of the Quayside development, the 11 modern houses on New Park Street and Portugal Street and of course the Varsity Hotel itself which does not just break the skyline but dominates the area and the views from Jesus Green

Comments noted. The term significant must be considered on a case by case basis. As examples, a four-storey building next to a two-storey building could be considered significant (though something like the roof form, whether flat, pitched or otherwise could impact such a finding). However, a 10-storey building next to an eight-storey building may not be considered significant. Thus the conclusion of what is considered "significant" is entirely dependent on what and where it is proposed. Therefore, to enable appropriate flexibility of the guidance and to allow for proper interpretation of each case, a specific definition of "significant" is not proposed.

**Representations**

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and the Castle Hill area.

6343  
6563  
6702 - Park Street Residents' Association (PSRA)

Object

Objections to the proposed definitions for "skyline" and "tall building"

Comments noted. The definition of "tall buildings" used within the document is taken from nationally accepted and frequently cited documents e.g. by CABE/English Heritage; this guidance is widely accepted, used, quoted and sufficient for the purpose of this guidance. The definition of "skyline" is less well defined within similar planning documents, if indeed it is described at all. Generally a city skyline comprises a grouping of buildings, structures and landform viewed against the horizon viewed from long (or possibly medium) distance views. However the level nature of Cambridge and its surroundings restricts the number of long and medium distance views of the city skyline. Conversely, the city has an unusually large number of open spaces within very close proximity to its core. Thus some of the iconic skyline views of the city are local, even short distance, views, for example from 'The Backs' looking towards Kings College Chapel. The final sentence in section 1.5.4 referring to skyline shall be removed, as it is too loose. A better-refined definition will be prepared and will note that a view of the city "skyline" is possible from both distant and local points.

Remove the final sentence of section 1.5.4 referring to skyline, as it is too loose. A better-refined definition will be prepared and will note that a view of the city "skyline" is possible from both distant and local points.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

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| 6740 - Beacon Planning Ltd | <p>Object</p> <p>The definition of 'tall' buildings also seems to change within the document.<br/>The definition of a tall building (in 1.5.3) to be used in the guidance is stated as being 'any structure that breaks the existing skyline and/or is significantly taller than the surrounding built form' seems 'woolly' and open to wide interpretation as it fails to define 'significantly'.</p> | <p>Comments noted. The definition of "tall buildings" used within the document is taken from nationally accepted and frequently cited documents e.g. by CABE/English Heritage; this guidance is widely accepted, used, quoted and sufficient for the purpose of this guidance. The definition of "skyline" is less well defined within similar planning documents, if indeed it is described at all. Generally a city skyline comprises a grouping of buildings, structures and landform viewed against the horizon viewed from long (or possibly medium) distance views. However the level nature of Cambridge and its surroundings restricts the number of long and medium distance views of the city skyline. Conversely, the city has an unusually large number of open spaces within very close proximity to its core. Thus some of the iconic skyline views of the city are local, even short distance, views, for example from 'The Backs' looking towards Kings College Chapel. The final sentence in section 1.5.4 referring to skyline shall be removed, as it is too loose. A better-refined definition will be prepared and will note that a view of the city "skyline" is possible from both distant and local points.</p> | <p>Remove the final sentence of section 1.5.4 referring to skyline, as it is too loose. A better-refined definition will be prepared and will note that a view of the city "skyline" is possible from both distant and local points.</p> |
| 683                        | <p>Object</p> <p>In the working definition the word "significantly" should be removed. I support the comparison with the surrounding built form but keeping the modifier "significantly" is an invitation to developers and their lawyers to argue for an increase in height. I am very concerned about preventing "height creep" in the background built form and its effect on the skyline.</p>      | <p>Comments noted. The term significant must be considered on a case by case basis. As examples, a four-storey building next to a two-storey building could be considered significant (though something like the roof form, whether flat, pitched or otherwise could impact such a finding). However, a 10-storey building next to an eight-storey building may not be considered significant. Thus the conclusion of what is considered "significant" is entirely dependent on what and where it is proposed. Therefore, to enable appropriate flexibility of the guidance and to allow for proper interpretation of each case, a specific definition of "significant" is not proposed.</p>  |  |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|                            |         |   |   |   |
|----------------------------|---------|---|---|---|
| 6741 - Beacon Planning Ltd | Object  | <p>Paragraph 1.5.6 then and states that the guidance will come into effect within the historic core for a building of 7 storey (and also 22m), but also between 4 and 6 storeys (no height stated) 'dependent upon exact location'. There is no reference here to the context so even if the proposed building was to be the same height (or even potentially lower) than 'surrounding built form' the guidance would seem to apply. This seems unreasonable and unnecessary.</p> <p>Within the suburbs 5 storeys ('16m) becomes the height at which the guidance would apply, but without any reference to the context of the proposed building.</p> | <p>Comments noted. The text for the height triggers will be amended for the assessment criteria and will now state six storeys AND above for the Historic Core and four storeys AND above for the suburbs. In some cases the criteria could be applied at lower heights, the trigger therefore still requires some flexibility.</p> | <p>Amend paragraph 1.5.6 to state buildings heights of six storeys AND above for the Historic Core and four storeys AND above for the suburbs will be used to trigger the assessment criteria.</p>  |
| 6603                       | Object  | <p>Cambridge is now beginning to resemble London, particularly round the station area, where high buildings are starting to dominate the skyline. Apart from being a genuine eyesore, the infrastructure in Cambridge cannot cope with the number of individuals who will be living within half a mile of the station, nor with the high-rise office buildings, such as the one currently being built by the war memorial. I strongly object to the idea that this city should have more tall buildings, which are not in character, and are detrimental to Cambridge.</p>  | <p>Comments noted.</p>  |   |
| 6513                       | Support | <p>(Submitted on behalf of the Nineteen Acre Field RA)<br/>We approve this recommendation, especially the emphasis on context rather than absolute height.</p>  | <p>Comments noted.</p>  |   |
| 6739 - Beacon Planning Ltd | Object  | <p>There seems to be some confusion about the definition of 'skyline'.<br/>The definition set out in para 1.5.4 defines skyline as 'one being seen from distant and proximate, level and elevated views across the city. The definition in the appendix is 'an outline of land and buildings defined against the sky : the skyline of the City'. This appears to be so all encompassing that every significant development would have an impact upon the skyline.</p>   | <p>Comments noted. The definition of skyline will be refined.</p>   | <p>Amend the definition of skyline to 'Generally a city skyline comprises a grouping of buildings, structures and landform viewed against the horizon viewed from long (or possibly medium) distance views. However the level nature of Cambridge and its surroundings restricts the number of long and medium distance views of the city skyline.'</p> |

**1.5.4**



**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

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|------------------------------|--------|--|--|--|
| 6690 - unex holdings limited | Object | The definition of "skyline" is so wide as to render the document meaningless. This document could, and should, be a great design tool and source of reference for architects and developers. For that to be the case, however, it needs to be credible and to be based on a thorough and detailed research study.  | Comments noted. The definition of skyline will be refined. The document highlights the importance of views within the historic core and in particular from open spaces associated with the River Cam corridor and historic core. Individual views can be identified as part of the pre-application process with the applicant. | Amend the definition of skyline to 'Generally a city skyline comprises a grouping of buildings, structures and landform viewed against the horizon viewed from long (or possibly medium) distance views. However the level nature of Cambridge and its surroundings restricts the number of long and medium distance views of the city skyline.' |
|                              |        | If present the definition of skyline covers every possible angle and position from which any tall could be viewed.   |  |  |
|                              |        | For the guidance to be of true worth and merit a detailed study should be carried out to identify the existing important/historic architecture, spaces and views. This should then lead to the identification of important view corridors in which tall buildings will be subject to greater scrutiny.   |  |  |
|                              |        | There is a danger that the purpose and value of the guidance document will be undermined if it appears to be adopting an approach which effectively applies to any building which is taller than its neighbour or which can be seen against the sky when viewed from any angle including street level adjacent to the building. It is difficult to imagine any building, which would not come within that range. |  |  |
|                              |        | At present, unfortunately, the document appears to be a "catch all" rather than a genuinely useful guidance document.  |  |  |

6514

Support

(Submitted on behalf of the Nineteen Acre Field RA)  
We agree this definition.

Comments noted.

**1.5.5**

6854 - South Cambridgeshire District Council

Object

Concern that the guidance does not define the historic core boundary.

Comments noted. The guidance will include a definition of the historic core (as detailed in the Councils "Core Area Appraisal") and will be included on all maps and plans.

Include the boundary of the historic core on all maps and plans.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**1.5.6 - When will the guidance be applied**

|                              |        |   |  |   |
|------------------------------|--------|---|--|---|
| 6664                         | Object | I would like the guidance to be applied to any structure that is taller or more massive than its surroundings.  | Comments noted. Revised threshold limits have been provided within the document.   |   |
| 6683 - unex holdings limited | Object | <p>There appears to be an inconsistency between the board, and rather vague, definitions in paragraph 1.5.3 and 1.5.4 and the specific storey heights set out in this paragraph.</p> <p>Although the setting of specific storey heights, as a definition of a tall building is welcomed as the correct approach, the suggestion that any 5 storey outside of the historic core will automatically trigger the criteria of the document is a serious concern.</p> <p>A 5 storey building is not a tall building. It may be taller than its neighbours but it should not be the subject of an assessment in accordance with the criteria set out in a tall building guidance document. If 5 storeys is deemed to be a tall building it will give the impression that Cambridge has a very parochial mentality and will potentially divert economic investment and development away from the City.</p> <p>There is a genuine danger that the value of this guidance document will be undermined if it is seen as superficial. As currently drafted, the impression is given that the guidance might be a tool for the council to use to reject any tall buildings and to keep everything low and non-contentious. The guidance document should not be based on generalisations and wide sweeping assumptions but should be based on a proper, detailed study, which could identify specific, important view corridors.</p> | <p>Comments noted</p> <p>The threshold limits provided within the document have been revised. Five storeys could be interpreted as a tall if the surrounding buildings are generally two or 3 three storeys. The definition of "tall buildings" used within the document is taken from nationally accepted and frequently cited documents e.g. by CABE/English Heritage; this guidance is widely accepted, used, quoted and sufficient for the purpose of this guidance. The guidance makes clear that tall is a relative term in relation to buildings.</p> <p>The definition of "skyscraper" is less well defined within similar planning documents, if indeed it is described at all. The definition of skyline will be revised. Generally a city skyline comprises a grouping of buildings, structures and landform viewed against the horizon viewed from long (or possibly medium) distance views. However the level nature of Cambridge and its surroundings restricts the number of long and medium distance views of the city skyline.'</p> | <p>Amend paragraph 1.5.6 and 4.4.12 to state 6 storeys and above for the historic core and four storeys and above for the suburbs will be used for the trigger for the assessment criteria.</p> <p>Replace the definition wording of skyline to 'Generally a city skyline comprises a grouping of buildings, structures and landform viewed against the horizon viewed from long (or possibly medium) distance views. However the level nature of Cambridge and its surroundings restricts the number of long and medium distance views of the city skyline.'</p> |
| Page 146                     |        |   |  | <p>Remove the final sentence in section 1.5.4 referring to skyline.</p>   |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|               |   |   |  |
|---------------|---|---|--|
| 6324          | <p>Concerns raised the proposed 7 storeys within the historic core and 5 storeys within the suburbs used to trigger the assessment criteria are too tall.</p>   | <p>Comments noted. The text for the height triggers will be amended for the assessment criteria and will now state six storeys AND above for the Historic Core and four storeys AND above for the suburbs. In some cases the criteria could be applied at lower heights, the trigger therefore still requires some flexibility.</p> | <p>Change text in paragraph 1.5.6 to state the trigger for the assessment criteria will be six storeys AND above for the Historic Core and four storeys AND above for the suburbs.</p> |
| 6515          |   |   |  |
| 6565          |   |   |  |
| 6609          |   |   |  |
| 6704          | <p>- Park Street Residents' Association (PSRA)</p>  |   |  |
| 6736          | <p>- Windsor Road Residents Association (WIRE) committee</p>  |   |  |
| 6569          | <p>A first question regarding tall buildings is are they really necessary?</p>  | <p>Comments noted. It is proposed to add to section 1.0 that developers should provide a justification for increased height within their Design and Access Statements and/ or Heritage Statements.</p>  | <p>Add text within section 1 explaining that developers should provide a justification with submitted design and access statements/and or heritage statements.</p>                     |
| 6344          | <p>Representations suggested a uniform height of 5 of more storeys should be used as a trigger for the assessment criteria for both the historic core and suburban areas.</p>   | <p>Comments noted. There are distinct differences in height (and therefore character between the historic core and suburbs, hence the difference in height triggers should be maintained. Paragraph 1.5.6 will be revised to now state six storeys AND above for the Historic Core and four storeys AND above for the suburbs.</p>  | <p>Change text in paragraph 1.5.6 to state the trigger for the assessment criteria will be six storeys AND above for the Historic Core and four storeys AND above for the suburbs.</p> |
| 6584          | <p>Concerns raised the proposed 7 storeys within the historic core and 5 storeys within the suburbs used to trigger the assessment criteria are too tall.</p>   | <p>Comments noted. The text for the height triggers will be amended for the assessment criteria and will now state six storeys AND above for the Historic Core and four storeys AND above for the suburbs. In some cases the criteria could be applied at lower heights, the trigger therefore still requires some flexibility.</p> | <p>Change text in paragraph 1.5.6 to state the trigger for the assessment criteria will be six storeys AND above for the Historic Core and four storeys AND above for the suburbs.</p> |
| 6567          | <p>It is important to avoid single randomly located tall buildings and pseudo landmark buildings such as the Belvedere. This tower as suggested does not terminate views on Hills Road or Cherry Hinton Road, the later being well done by the lower adjoining block.</p> | <p>Comments noted.</p>  |  |
| 6473          | <p>Concerns raised the proposed 7 storeys within the historic core and 5 storeys within the suburbs used to trigger the assessment criteria are too tall.</p>   | <p>Comments noted. The text for the height triggers will be amended for the assessment criteria and will now state six storeys AND above for the Historic Core and four storeys AND above for the suburbs. In some cases the criteria could be applied at lower heights, the trigger therefore still requires some flexibility.</p> | <p>Change text in paragraph 1.5.6 to state the trigger for the assessment criteria will be six storeys AND above for the Historic Core and four storeys AND above for the suburbs.</p> |
| 6787 & Future | <p>Cambridge Past, Present &amp; Future</p> <p>1.5.6 Will any other AAPs written - e.g. Chesterton Sidings etc thus need to refer to potential future AAPs in this paragraph</p>  | <p>Comments noted. It is not proposed to produce any new AAPs across the City at the present time.</p>  |  |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|  |        |   |   |  |
|--|--------|---|---|--|
| 6743 - Beacon Planning Ltd                       | Object | 1.5.6 introduces the concept of 'cherished views' - what are these?   | Comments noted. References to cherished views will be removed and replaced with key views.  | Amend references to the term cherished views and replace with key view                                 |
| 6821 - Park Street Residents' Association (PSRA) | Object | <p>The guidance frequently refers to numbers of floors or storeys, sometimes with an accompanying height in metres: e.g. 1.5.2 "over 27m (approximately 9 floors)", 1.5.6 "a 7-storey building (22m above ground level)", "five storey buildings (16m above ground level)"; but 1.5.6 "buildings between four and six storeys ... may need to be evaluated" without any reference to height in metres.</p> <p>The number of storeys seems to us to be irrelevant and potentially misleading because storeys and floors have no fixed height and are not defined in the glossary or anywhere else. Secondly, the use of storeys alone appears to exclude any roof fittings or terrace. The Varsity Hotel is described as a seven story building but is in reality an eight storey building when the roof terrace and other roof fittings are included. We suggest that all places within the guidance where there is reference to height as a criterion for decision-making should refer primarily to heights in metres above ground level, optionally with reference to storeys as approximations.</p> <p>The guidance should also state very clearly that any roof structures such as roof terrace, chimneys, flues and machinery, including lift housing, should be included as part of the height of a building.</p> <p>If the guidance relies on storeys alone to define height there is a danger that developers will build high storeys and then insert mezzanine floors to increase floor space.</p> | <p>Comments noted. Agree to include heights in metres. The Urban Design Team will use the Cambridge Building Heights Model to establish landmark building heights as close as practical to the actual height above finished grade</p> | <p>Include heights of landmark buildings in metres, based on the Cambridge Building Heights model.</p> |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|  |         |   |  |   |
|--|---------|---|--|---|
| 6824 - Park Street Residents' Association (PSRA) | Object  | 1.5.6 We OBJECT to the omission of heights in metres above ground level in the second sentence where reference is made to 'buildings between four and six storeys'. We ask that heights in metres above ground level be added here so that it reads '... buildings between four (12.6m) and six storeys (18.8m) above ground level within this area ...'                                  | Comments noted. Agree to include heights in metres. The Urban Design Team will use the Cambridge Building Heights Model to establish landmark building heights as close as practical to the actual height above finished grade. The text for the height triggers will be amended for the assessment criteria and will now state six storeys AND above for the Historic Core and four storeys AND above for the suburbs. In some cases the criteria could be applied at lower heights, the trigger therefore still requires some flexibility.   | Include heights of landmark buildings in metres, based on the Cambridge Building Heights model. Change text in paragraph 1.5.6 to state the trigger for the assessment criteria will be six storeys AND above for the Historic Core and four storeys AND above for the suburbs. |
| 6777 - Cambridge Past, Present & Future          | Object  | Concerns the guidance did not identify locations for taller buildings.  | Concerns noted. As noted in the draft for consultation, the guidance was not written in order to create new policy (suggesting possible locations for "tall" would in effect be creating new policy). Rather, it was prepared in order to help interpret Policy 3/13 of the Cambridge Local Plan. The review of the Cambridge Local Plan is the appropriate opportunity to consider and debate a specific "location-based" approach to tall buildings. In response to representations and in an attempt to provide greater clarity about location for "tall", it is considered that the guidance should set out the right "conditions" for increases in building height (though it must be stressed this is not new policy per se). The Urban Design Compendium (English Partnerships, 2000) sets out some useful guidance in this regard, stating that localised increases in building height can be desirable in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions. The guidance will be revised to make reference to where localised increases in height may be suitable. | Reference areas where localised increases in height would be desirable, for example at key nodes, city junctions, ends of vistas, to mark key corners and at transport junctions (as detailed in The Urban Design Compendium, English Partnerships, 2000).                      |
| 6566   | Support | The idea of zoning area for tall building leading to excessive pressure for development is understandable. Zoning however is a way of directing any pressure for tall buildings were they are most acceptable or even produce good townscape. This has already happened in the station and Hills road area and there may be other areas suitable for a concentration of higher buildings. | Comments noted. "Zones" e.g. local nodes, etc., will be set out as possible "conditions" for tall buildings as noted earlier e.g. at local nodes, city junctions, at the ends of vistas, to mark key corners, and at transport junctions. Beyond this, stating specific locations and their boundary limits is not appropriate at this stage and should be considered as part of the Local Plan review.  |   |

**Representations**

**Nature Summary of Main Issue**

**Councill's Assessment**

**Action**

|  |         |   |  |
|--|---------|---|--|
| 6823 - Park Street Residents' Association (PSRA) | Support | 1.5.6 We SUPPORT the use of heights in metres and what this equates to in storeys as in the first third sentences of this para but  | Comments noted.  |
| 6889 - English Heritage (East of England Region) | Support | Suggested structures, which are over 20m and located within a conservation area, would form a logical trigger point. The Government's Circular 01/01: Arrangements for Handling Heritage Applications - Notification and Directions by the Secretary of State, requires Local Planning Authorities to consult English Heritage on structures over 20m tall and located within a conservation area. The reference to the number of floors should be omitted as floor to floor heights vary widely. Suggestion that suburban areas could have a trigger level of 15m. | Comments noted. Suggestion welcome, however the suggested height triggers are more specific, and so appropriate, to the Cambridge condition. Disagree with omitting the reference to floors as number of floors does act as a good benchmark to most people. |
| 6890 - Cambridge Past, Present & Future          | Object  | 1.6.1 Seminar held by CambridgePPF was supported not by the Royal Society but by the RSA and University of Cambridge  | Comments noted. The text will be revised to reflect the comments.  |
|  |         |   | Amend paragraph 1.6.1, second bullet point to read 'with support from the Royal society of Arts and University of Cambridge'   |



**Representations****Nature Summary of Main Issue****Council's Assessment****Action****2.0 Background****2.1 Reasons for preparing guidance**

6474 Object 2.1 - To avoid uncertainty, there should be a definition of the precise area and boundaries of what is the 'historic centre'

Comments noted. The historic core boundary (as shown on the City Council's Core Area Appraisal) will be included in all final figures. A definition of the Historic Core is given with the appendix as part of the central conservation area.

Action Amend figures to include the boundary of the Historic Core.

**2.1.1**

6657

Object

The historic core of Cambridge extends further than suggested. Within Cambridge there are many layers of history e.g. characterful Victorian houses with gardens were demolished and replaced with the Belvedere - which is far too high and has set a huge precedent for the city. Tall buildings should be placed in locations where they can be set back from the roads, and not where there is a tradition of lower level building. Impact on existing Conservation Areas should be prevented, and existing wildlife corridors/green space areas including Botanical Gardens & Grantchester Meadows should be protected from visual intrusion.

Object

The historic core area has been identified within the document 'Historic Core Appraisal' produced by Cambridge City Council and available on the web at: <http://www.cambridge.gov.uk/ccm/content/planning-and-building-control/historic-environment-and-trees/historic-core-appraisal.en>

The historic core forms part of the Central Conservation Area. The extent of the historic core was defined to ensure the key university and college buildings were included, effectively covering the majority of the 18th century extent of the city.

6705 - Park Street Residents' Association (PSRA)

Support

2.1.1. COMMENT. Please note that the Varsity Hotel is in Thompson's Lane and not in Thompson Street.

Comments noted. Paragraph 2.1.1 will be amended to read "the Varsity Hotel on Thompson's Lane".

Amend Paragraph 2.1.1 to read Thompson's Lane, not Thompson's Street.

6665

Support

The new buildings you mention seem to be very unpopular. I think in general they are inappropriate for Cambridge, too large and too grandiose for a hitherto "modest" city.

Comments noted.

**2.1.2**

6352

Support

Tall buildings can improve the aesthetic qualities of a city. Opposition to tall buildings by individuals and conservation groups will be lessened if proposals come forward involving iconic architecture, high-profile architects and high-quality design. Cambridge has some excellent architecture from each of the last ten centuries. It deserves excellent new architecture in the twenty-first century - and that could include tall buildings. The Draft Guidance should make the point that tall buildings could make very positive contributions to the architectural richness of Cambridge when carefully planned and designed and that the Guidance is intended to ensure such outcomes.

Support noted.

**2.2 Policy and literature review**

640 - Cambridge City Council Design and Conservation Panel

Object

Need. As the current CABE/English Heritage guidance on tall buildings and the new Setting of Heritage Assets guidance released this month by English Heritage are material considerations in the determination of applications, the Panel questioned the need for additional guidance at this time, particularly as it does not make site-specific suggestions. However, the Panel noted that the opportunity to identify potential development opportunities for tall buildings may be best left to be considered in the preparation of the City's next Local Plan.

Comments noted. The national documents do have a material consideration however it was felt specific guidance relevant to the Cambridge Context was required.

6853 - South Cambridgeshire District Council

Object

The Leeds and Nottingham 'best practice' documents identified in the draft document list strategic issues and illustrate the conceptual thinking behind its skyline proposal. The Cambridge document would benefit from a similar approach to increase clarity for developers in directing their development proposals. Such a concept should embrace the views of the skyline of Cambridge, both from within and without the city. The use of exemplary illustrations to illustrate this would further assist developers in addressing the sensitive and emotive issue of the city's skyline.

Comments noted. Leeds and Nottingham are different to Cambridge, they are larger cities with a larger population and more diverse topography. Critically both documents are SPDs, forming part of a wider urban design strategy for the cities and are in effect promoting tall buildings in certain locations of the city. The guidance note is not intended to promote tall buildings but instead provide a better interpretation of Policy 3/13. The final version of the document will show illustrations



**Representations****Nature Summary of Main Issue****Council's Assessment****Action**

6475

Object

2.2 - We think the proposed trigger points are confusing and potentially ambiguous, with trigger points ranging from 4 to 7 storeys and different heights; all this without any clarification of precisely where and how the differing trigger points will be applied. Thus these proposed trigger points do not achieve the aims of the policy. We think the definition should be clearer and simpler and suggest any building above 5 storeys should trigger the criteria.

While meeting the criteria might be seen as demanding on the developer, we believe that applying them in more situations would provide much more information and lessen the level and validity of objection from concerned local people. This might then take out some of the lengthy and confrontational arguments that so often happen with the present approach. In other words, getting it right up front, would ease and speed the subsequent process.

We are not against tall buildings in principle and so support the view that in the right location and with the right standard of high quality design and appearance, tall buildings can play a valuable role in the city. Given their prominence, it is particularly important that those standards are required of all developers. It would add greatly to the policy if there was some clearer guidance as to where tall buildings might best be situated (and where they should not be situated).

Comments noted. There are distinct differences in height (and therefore character between the historic core and suburbs, hence the difference in height triggers should be maintained. Paragraph 1.5.6 will be revised to now state six storeys AND above for the Historic Core and four storeys AND above for the suburbs.

As noted in the draft for consultation, the guidance was not written in order to create new policy (suggesting possible locations for "tall" would in effect be creating new policy). Rather, it was prepared in order to help interpret Policy 3/13 of the Cambridge Local Plan. The review of the Cambridge Local Plan is the appropriate opportunity to consider and debate a specific "location-based" approach to tall buildings. In response to representations and in an attempt to provide greater clarity about location for "tall", it is considered that the guidance should set out the right "conditions" for increases in building height (though it must be stressed this is not new policy per se). The Urban Design Compendium (English Partnerships, 2000) sets out some useful guidance in this regard, stating that localised increases in building height can be desirable in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions. The guidance will be revised to make reference to where localised increases in height may be suitable.

Change text in paragraph 1.5.6 to state the trigger for the assessment criteria will be six storeys AND above for the Historic Core and four storeys AND above for the suburbs.

Areas will be referred to where localised increases in height would be desirable, for example at key nodes, city junctions, ends of vistas, to mark key corners and at transport junctions (as detailed in The Urban Design Compendium, English Partnerships, 2000).

| <i>Representations</i>                           | <i>Nature</i> | <i>Summary of Main Issue</i>  | <i>Council's Assessment</i>  | <i>Action</i>  |
|--|---------------|---|--|--|
| 6588 - English Heritage (East of England Region) | Support       | The document makes reference to the potential negative impact that taller buildings might have on the setting of historic buildings, but what it fails to mention is the requirement contained in national policy, as set out in PPS 5, in considering such harm. Taller structures impacting on the setting of a heritage asset may cause harm or substantial harm to the significance of that asset. Policy HE 9.1 of PPS 5 states:<br><br>'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification, Substantial harm to or loss of a grade II listed building...should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance ..... should be wholly exceptional.' | Comments noted. Reference to Planning Policy Statement 5 Policy HE 9.1 will be added to section 2.2. | Amend text to reference PPS 5 Policy HE 9.1                            |
| -----  |               |   |  |  |
| 6744 - Beacon Planning Ltd                       | Object        | Many of the historic buildings in Cambridge are of the highest significance, being either scheduled monuments, or Grade I or Grade II* listed buildings and impacts on their setting will need to be considered in the light of this policy.<br><br>2.2.1 You refer to the 'Guidance on Tall Buildings' note prepared by English Heritage. In addition English Heritage has also published 'The Setting of Historic Assets' (2011) which is also considered to be relevant.   | Comments noted. The setting of Historic Assets' (2011) will be referenced.                           | Reference 'The setting of Historic Assets' (2011) within the guidance. |

**Representations****Nature Summary of Main Issue****Council's Assessment****Action****2.2.2**

6706 - Park Street Residents' Association (PSRA)

Support

2.2.2. COMMENT. Reference is made to guidance on tall buildings and the skyline and to 'specific policies' produced by other local authorities including several with what might be described as 'historic' skylines e.g. Oxford, and Edinburgh but no details are given. It would be helpful to know what use has been made of the guidance produced by these authorities.

Comments noted. Oxford City Council has adopted a robust policy of rejecting tall buildings across the City. It was decided by Cambridge City Council members with the support of officers that this was not a policy Cambridge wished to follow. The opportunity to review this will emerge as part of the on-going Local Plan review, which has recently commenced. Edinburgh City Council defines protected views across the city. Cambridge City Council did not support the use of protected views within the 2006 Local Plan. This guidance can not redefine policy.

**2.2.3**

6745 - Beacon Planning Ltd

Object

2.2.3 interesting as they are, we are far from convinced that documents about Cambridge produced over 60 years ago are necessarily relevant today. More relevant is the substantial amount of development around the city that will change its setting, especially when viewed from higher ground.

Comments noted. The main references to Sharpe's work within Chapter 3 have been moved to an appendix. However the short reference to Sharpe in Section 2.2.3 is appropriate.

**2.2.3**

6707 - Park Street Residents' Association (PSRA)

Support

2.2.3 COMMENT. Reference is made to two important pieces of work on the subject of tall buildings in Cambridge by Holford & Wright in 1950 and by Sharp in 1963 and that "... both documents reveal that concerns over tall buildings in Cambridge are nothing new." We wonder in that case why greater attention was not given to this matter when Policies 3/2, 3/4 and 3/13 of the Cambridge Local Plan (2006) were written and why the reference to 'cones of view' was removed from the Local Plan? (See also 3.14.2 below).

Comments noted. The cones of view shown in the 1996 Cambridge Local Plan were omitted in the 2006 Local Plan following a review by the government Inspector examining the Plan at the time. The view cones were not considered sufficiently robust or defensible, and so were dropped in the 2006 Local Plan. The London View Management Framework SPG 2010 establishes protected views, however this is a very substantial document which has required a highly technical appraisal process the expertise of external consultants. Such a framework is not considered necessary, or beneficial, in the case of Cambridge given its much smaller scale and generally low height in comparison to London.

**Representations****Nature Summary of Main Issue****Council's Assessment****Action**

6590 - English Heritage (East of England Region)

Support

Paragraph 2.2.3 notes that concerns over tall buildings within Cambridge are not new, but there is no analysis as to whether the pressure for tall buildings is now greater and, if so, what is driving that pressure. It might also be appropriate to consider the environmental implications of taller buildings, assessing their likely need for increased servicing (including high speed lifts etc) and balancing that against the sustainable benefits of locating residential and employment accommodation at transport hubs (ie Cambridge Station).

Comments noted. Despite the downturn there is still a significant pressure for development in Cambridge where land values and land is restricted by the greenbelt. Developers have a wish to increase height to maximise value.

**2.2.4**

6610

**Page 156**

Object

Development could improve the biodiversity, connectivity and amenity of urban edge as it contains largely intensively farmed land at present. Southern fringe developments will be proof of this.

Comments noted.

Tall buildings need to identify and respond positively to existing features - I would argue that in most cases this has not been achieved and therefore am concerned that there is little precedent for this otherwise noble aspiration.

6708 - Park Street Residents' Association (PSRA)

Support

2.2.4 'Setting the context' and 2.2.5 'Responding to context' . SUPPORT.

Comments noted.

**Paragraph 1**

6654 - North Newnham Res.Ass

Support

On behalf of the NNRA (North Newnham Residents' Association), we support this policy. As the West Cambridge site develops- (planning permission given 1999)- some residents think the existing scheme could, however, be better scrutinised against these aspirations. A large area will become defined by the West Cambridge skyline including the public footpaths to the South,(back of Rugby ground) East, (Coton Hill) and West of the site.  
Not sure how biodiversity, connectivity and amenity are measured & improved?  
Mrs P Heath. Chair NNRA

Comments noted.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**2.3.1**

| Object   | Support   | Comments noted. |
|--|---|-----------------|
| 6694<br>6710 - Park Street Residents' Association (PSRA) | 2.3.1 We SUPPORT the need for a more proactive "strategy" to avoid a piecemeal approach. The current approach to planning in the city appears to us to lack any semblance of a strategy, with each application seeming to be considered alone and without any reference to the needs of the city as a community.  | Support noted.  |
| 6667   | I support the use of the phrase taller buildings. I would ask for it to be used elsewhere in the guidance in place of tall buildings to keep the focus on avoiding height creep in the background built form. The last sentence in this otherwise excellent discussion would be more truthful if it used the word "taller" instead of "tall." I ask why have you used tall in the rest of the document? | Comments noted. |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**2.3.2**

6348  
6746 - Beacon Planning Ltd  
6778 - Cambridge Past, Present  
& Future

Object

Concerns the guidance did not identify locations for taller buildings.

Concerns noted. As noted in the draft for consultation, the guidance was not written in order to create new policy (suggesting possible locations for "tall" would in effect be creating new policy). Rather, it was prepared in order to help interpret Policy 3/13 of the Cambridge Local Plan. The review of the Cambridge Local Plan is the appropriate opportunity to consider and debate a specific "location-based" approach to tall buildings. In response to representations and in an attempt to provide greater clarity about location for "tall", it is considered that the guidance should set out the right "conditions" for increases in building height (though it must be stressed this is not new policy per se). The Urban Design Compendium (English Partnerships, 2000) sets out some useful guidance in this regard, stating that localised increases in building height can be desirable in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions. The guidance will be revised to make reference to where localised increases in height may be suitable.

Areas will be referred to where localised increases in height would be desirable, for example at key nodes, city junctions, ends of vistas, to mark key corners and at transport junctions (as detailed in The Urban Design Compendium, English Partnerships, 2000).

6345

Object

While the strategy is not intended to promote tall buildings in Cambridge, I do think that the document should at some point set out the argument which can be made to justify them in principle.

Comments noted. A requirement will be added to the guidance for developers to clearly set out a justification for building taller within their Design and Access Statement and/or Heritage Statement.

Amend text to include a requirement for developers to clearly set out a justification for building taller within their Design and Access Statement and/ or Heritage Statement.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6684 - unex holdings limited

Object

If the document sets out "to provide an understanding of the skyline" it fall short. The study is neither thorough nor detailed but, unfortunately, is quite superficial. The document dismisses a "zoning-based" approach despite this being one of the most sensible approaches to take. The document would be more valid and credible if the approach was as follows:

1. A restrictive Policy within a specified distance of important buildings in the historic core.
2. View corridors towards important buildings and landmarks.
3. specific zones where tall buildings would be acceptable.

The zones should be sustainable with excellent transport links. The CB1 development and the area around the Hills Road/Brooklands Avenue, Hills Road/Cherry Hinton Road and Hills Road/Station Road would be an ideal zone, as would the area adjacent to the Grafton Centre/Elizabeth Way roundabout. By encouraging tall buildings in these zones it would allow the council to strike a balance and be much more restrictive within the historic core or in the view corridors. Land is scarce and therefore land beside transportation hubs should be maximised.

Comments noted. "Zones" e.g. local nodes, etc., will be set out as possible "conditions" for tall buildings as noted earlier e.g. at local nodes, city junctions, at the ends of vistas, to mark key corners, and at transport junctions. Beyond this, stating specific locations and their boundary limits is not appropriate at this stage and should be considered as part of the Local Plan review.

6671

Object

Desire to avoid zoning appears to be acceptance that tall buildings act as precedent for others. Is CB1 development not evidence though that zoning is already occurring?

Comments noted. "Zones" e.g. local nodes, etc., will be set out as possible "conditions" for tall buildings as noted earlier e.g. at local nodes, city junctions, at the ends of vistas, to mark key corners, and at transport junctions. Beyond this, stating specific locations and their boundary limits is not appropriate at this stage and should be considered as part of the Local Plan review.

No proposed changes

6586 - English Heritage (East of England Region)

Support

English Heritage welcomes the acknowledgement by Cambridge City Council that the Cambridge Skyline is both important and vulnerable. It is also apparent that there is a perceived need to provide guidance on how taller structures are to be assessed in light of the Council's Policy 3/13. In providing such guidance English Heritage believes it is important to stress that it is not a 'tall buildings policy', nor is it to be seen as supporting the principal of taller buildings in the city. We therefore strongly support the sentiments expressed in paragraph 2.3.2.

Support noted.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6711 - Park Street Residents' Association (PSRA) Support 2.3.2 We SUPPORT the need for a robust set of criteria to assess applications particularly in view of the fact that the review of the Local Plan, now beginning, presents an opportunity to review Policy 3/13 and that this guidance will help to feed into that process. But how robust are these criteria? See comments on Section 4 below.

6444 Support The development across Midsummer Common opposite the Eights Marina flats continues to grow. This would be bearable if the pretty cupola that used to be on the old Brunswick School had been retained. It tied in well with cupolas across Cambridge, from Emmanuel, and other colleges, to Laurie & McConnells (as was) and various churches, adding grace to this neighbourhood. Where is it now please? And could it be mounted at some strategic point in the Kite (rather like the old fountain in the market and that on Hobson's Conduit)?

Support noted. The cupola was returned to Cambridge Regional College.

**2.7 Approach in the guidance and what needs to be managed**

6699 - Cambridge Association of Architects Support Locations for tall buildings.  
6697 - Cambridge Association of Architects

The review of the Cambridge Local Plan is the appropriate opportunity to consider and debate a specific "location-based" approach to tall buildings. In response to representations and in an attempt to provide greater clarity about location for "tall", it is considered that the guidance should set out the right "conditions" for increases in building height (though it must be stressed this is not new policy per se). The Urban Design Compendium (English Partnerships, 2000) sets out some useful guidance in this regard, stating that localised increases in building height can be desirable in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions.

Add text outlining where localised increases in building height can be desirable, in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions.



**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**2.4.1**

6712 - Park Street Residents' Association (PSRA)

Support

2.4.1 SUPPORT. Pressure from developers to go as high as they can is already intense and the point made in the last sentence of 2.4.1 is very important:  
 "However, given the relatively low scale nature of Cambridge buildings of this height (between five to ten residential storeys) are still likely to have both immediate and wider impacts on the skyline." Varsity Hotel, The Belvedere Tower and Botanic House are examples.

Comments noted.

**2.4.2**

6612

Object

"Factors limiting the preparation of any new policy....". I'm somewhat surprised that both Oxford and Edinburgh are able to create dedicated policies on critical areas of town planning such as this and yet the also historic town of Cambridge cannot.

The review of the Cambridge Local Plan is the appropriate opportunity to consider the Local Authority's fundamental approach to tall buildings.

6688 - Park Street Residents' Association (PSRA)

Support

2.4.2 SUPPORT. The need for " a set of robust, practical criteria to assist in the evaluation of the likely impact of a tall building (or buildings) on the immediate and wider City skyline" is self evident.

Comments noted.

**3.0 The Cambridge Context**

*3.0 The Cambridge Context*

|   |        |   |   |   |
|---|--------|---|---|---|
| 6571                                    | Object | The main need for the guidance on tall buildings is to give clear physical parameters as to what is acceptable in different urban and open space relationships. The draft guidance does not do this but only presents a checklist of factors to be considered.  | Disagree. The current Policy 3/13, backed up by the new guidance, would be sufficiently rigorous when fully applied to assess tall buildings.   |   |
| 6781 - Cambridge Past, Present & Future | Object | Social coherence<br><br>Tall and massive building complexes must be designed to create 'mixed and balanced' communities in tall buildings. It has to work for those who use / live in these buildings and those who live and work nearby.<br><br>Any residential building needs to provide family accommodation not just small apartments. This may help a city to grow without ongoing need for the city to spread.<br><br>There must be a proper community consultation.  | Comments noted.   |   |
| 6742 - Beacon Planning Ltd              | Object | There are too many sweeping generalisations about the character of the city which are not always accurate and in the context of this guidance not helpful. For example the sentence 'many of the streets within the historic core include relatively high buildings in relation to street width providing a pronounced sense of enclosure to the street.' is misleading. There are many important streets in the historic core which do not meet this description, including St Andrews St, Regent St, Bridge Street, the Market Square and Kings Parade. | The reference will be changed to 'there are several examples of streets within...'. Reference will be made to streets with more open character such as Kings Parade. Reference has been made to the historic core appraisal, which notes that the major characteristic of the core are narrow and intimate streets. Section 3 has made references to Landscape Character Assessment and the LDA Character Assessment. | The reference will be changed to 'there are several examples of streets within...'. Reference will be made to streets with more open character such as Kings Parade. Reference has been made to the historic core appraisal, which notes that the major characteristic of the core are narrow and intimate streets. Section 3 has made references to Landscape Character Assessment and the LDA Character Assessment. |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6570

Object

Most of section 3.0 concerns itself with the impact on city approaches and long views over the city. This is important when considering any location for a group of high buildings. It is hoped however that any proposal for single tall buildings is not approved, and that in any case if proposals are modified to suit their local context no adverse effects are made to the city panorama.

Disagree. Adequate weight is given to local views. It is not possible to list out specific local views which must be assessed on a case by case basis. However the document clearly states the importance of local views especially from open spaces adjacent to the historic core. A single tall building could be appropriate subject to design and location. Cambridge is characterised by single tall structures appearing above the background buildings and trees.

**3.1.1**

6680

Support

I agree strongly with 3.12. Cambridge core is unique and so should and must set its own criteria to preserve its look and feel. This should include the logistics of access and egress without cars. What has been done in the centre of many other cities in this country is mostly irrelevant except as a warning.

Comments noted.

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**3.2**

6613

Object

Reference is made to the 'Inner Green Belt Boundary Study 2002'. Given the significant changes that have occurred to the city and the pressures to develop the land within it this Study seems to be a little out of date. When is the next proposed Study to take place?

Comments noted. As part of the on-going Local Plan review, which has recently commenced, an updated review of the inner greenbelt study will be commenced in 2012.

**3.2.2**

6788 - Cambridge Past, Present & Future

Object

3.2.2 Western city ridges' height need to be stipulated:  
North of Coton- Maddingley Cemetery = 60m AOD  
South of Coton - Red Meadow Hill - Coton Countryside Reserve = 45m AOD

Comments noted. The AOD heights shall be added to the section

Include AOD heights within paragraph 3.2.2

**3.2.3**

6591 - English Heritage (East of England Region)

Support

Paragraph 3.2.3 describes the River Cam as bisecting the city. While its course may indeed run through the middle of modern Cambridge, it effectively encircles the medieval core.

Comments noted.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

3.5.1

6658

Support

Please note that a recent planning application referred to the cattle market area as "the urban quarter" of Cambridge. As you will be aware this is a complete misnomer. This area is adjacent to the Brooklands Avenue conservation area, with nearby wildlife corridors created by the CUP sports field, Clare College playing fields and Empty Common. There has been much recent development in this area of Cambridge; however the 10 storey Belvedere set a precedent which should not be replicated without serious consideration. It is visible from Grantchester Meadows and has had huge detrimental impact on the skyline of Cambridge.

Comments noted.

3.6.2

6614

Object

Section 3.5.2 has little relevance, this is relevant to the inclusion of green spaces and the prevention of unchecked urban sprawl but not so relevant to tall buildings.

Disagree. The setting of the city has the potential to be affected by tall buildings especially groupings of tall buildings in the suburbs.

6614

Object

This point mentions that "significant areas of distinctive and supportive townscape" were identified but for those who do not live in these areas can we expect to be preferentially burdened with tall buildings as a result?

Comments noted. References to distinctive townscape will be removed from the document.

Remove references to 'distinctive townscape'

3.6.2

6747 - Beacon Planning Ltd

Object

3.6.2 describes the river corridors around the city as 'key approaches' to the city, and as a consequence 'particularly sensitive to change and in particular to taller buildings'. The river corridor shown on the 'City Approaches' plan includes areas which are clearly less sensitive than say, the Backs, where 'taller buildings' may well be appropriate.

6747 Comments noted. Text will be amended to "The River Cam corridor is particularly sensitive to new development and in particular to taller buildings owing to its open character and proximity to the historic core. As the 2003 Landscape Character Assessment notes, some of the best panoramic views of the City are afforded from the south west of the City, including Grantchester Meadows and the rising footpath to Grantchester. The Council still believe that river corridor and its strong associations with open space mean that the river corridors are particularly sensitive to change."

Amended text to read "The River Cam corridor is particularly sensitive to new development and in particular to taller buildings owing to its open character and proximity to the historic core. As the 2003 Landscape Character Assessment notes, some of the best panoramic views of the City are afforded from the south west of the City, including Grantchester Meadows and the rising footpath to Grantchester. The Council still believe that river corridor and its strong associations with open space mean that the river corridors are particularly sensitive to change."

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**3.7 Green fingers and open green spaces within the City**

|   |        |  |  |
|---|--------|--|--|
| 6780 - Cambridge Past, Present & Future | Object | Impact on green spaces and waterscape  | The document cannot change policy. The criteria will ensure that tall/ bulky buildings are assessed thoroughly, in particular where they are located adjacent to open spaces. Such buildings will also need to meet the requirements of Policy 3/ 4 and 3/7. |
|   |        | <p>The guidance must ensure that there are no tall/ massive buildings nearby or next to Commons, Registered Historic Park &amp; Gardens and River Corridor and Green Belt areas- or even all Protected Open Spaces within the City? Impact of tall buildings on green spaces needs stronger discussion to avoid issues e.g. Varsity Hotel at Thompson Lane extreme adverse impact on Jesus Green and general city skyline. Para 3.7.1 - definition and characterisation of green fingers and commons to date insufficient and need clearer description to sustain their quality - some are more urban green spaces e.g. Jesus Green/ Midsummer Common whereby Coe Fen/ Lammas Land, New Bit, Empty Common, Ditton Meadow are more rural and their character requires much more protection. Thus the setting of the commons and green spaces need defining, protecting and enhancing.</p> |  |
|   |        | <p>Additional important view corridors should be added - the whole length of the River Cam corridor between M11 and the A11 - in particular view corridor along Grantchester Meadows (should this be made into a Protected View?) and views along commons and large green spaces adjacent to the River Cam.</p>  |  |

6482 - Cambridge City Council Design and Conservation Panel

Support

Green spaces. Any guidance needs to demonstrate a clear understanding of green spaces and the quality of Cambridge's Commons.

Comments noted.

**3.7.1**

6615

Support

Completely agree that the green fingers and corridors into Cambridge represent defining characteristics for the town. I would argue that for those living in the 'town' rather than 'gown' side of Cambridge that is referred to much less in the document that these spaces are of a greater immediate importance. Critically, they are of immediate use to residents and therefore form a much more useful area of green belt land than that many surrounding Cambridge.

Support noted.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

| Representations                                  | Nature  | Summary of Main Issue   | Council's Assessment  | Action   |
|--|---------|---|---|--|
| 6650 - North Newnham Res.Ass                     | Support | On behalf of NNRA, we support the significance of the green finger that penetrate the City and provide long and short views.<br>From the West Side of Cambridge there are public footpaths from which one get unusual long views of Cambridge skyline.<br>For example: pleasing and historic vista from the west - Cotton Hill, M11 - of spires and towers protruding from greenery, voicing the hope than any new development can avoid spoiling this fine feature of Cambridge. (perhaps somewhat reminiscent of the classic view of Oxford's dreaming spires from Gumnor Penny Heath. Chair NNRA | Support noted.  |  |
| 6743 - Cambridge Past, Present & Future          | Object  | 3.7.3 Botanic Garden (no s at end)  | Comments noted. Botanic Gardens will be replaced with Botanic Garden  | Remove "s" from Botanic Gardens within paragraph 3.7.3   |
| 6744 - Park Street Residents' Association (PSRA) | Support | 3.7.3 & 3.7.4 We SUPPORT the statement that views from the city's open spaces within and surrounding the historic core are arguably the most sensitive to change within the city. This is well illustrated by views e.g. of Botanic House from the Botanic Garden and of the Varsity Hotel from Jesus Green.  | Support noted.  |  |
| 6748 - Beacon Planning Ltd                       | Object  | 3.7.4 states that views from the city's open spaces in and around the historic core are 'arguably the most sensitive to change' but this is not substantiated. There are other views that are considered to be just as important, eg down long straight streets.  | Propose to change the text to: "The combination of the open character of open space and their proximity to the historic core mean the City's open spaces are highly sensitive to change." | Amend text to "The combination of the open character of open space and their proximity to the historic core mean the City's open spaces are highly sensitive to change." |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6685 - unex holdings limited

Support

The council's assessment that "views from the City's Open Spaces within and surrounding the historic core are arguably the most sensitive to change" is correct. However, in order to protect these areas, important buildings and important views, development should be encouraged in other locations.

Land is scarce and is Cambridge wants to maintain its status as an economic driver it will have to allow and encourage development. Millions have been spent in improving the transportation links in the station quarter within the guided busway and the new road link from the Hills Road/Brooklands Avenue junction. Tall buildings should be positively encouraged in this location. The additional railway station platforms have now been completed and therefore a pro-active development zone, which supports and encourages tall buildings in this location, is required. In 15 years time, if the available land has been developed with low rise buildings, Cambridge's economic growth will suffer and economic investment will be lost. The area adjacent to the Grafton Centre/Elizabeth Way roundabout, with its bus interchange, should also be identified for tall buildings. By creating such tall zones, it will allow the Council to protect the City's open spaces within and around the historic core.

Comments noted. "Zones" e.g. local nodes, etc., will be set out as possible "conditions" for tall buildings as noted earlier e.g. at local nodes, city junctions, at the ends of vistas, to mark key corners, and at transport junctions. Beyond this, stating specific locations and their boundary limits is not appropriate at this stage and should be considered as part of the Local Plan review.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**3.8 Heritage Assets**

6582 - Brunswick & North Kite Residents Association (BruNK)

Support

1. Views of and from the Midsummer Common area should be protected as part of the Historic Core. The significant views from MSC include: towards the Abbey area including the technology museum chimney; towards Jesus College and All Saints Church in Jesus Lane; towards the Dolls Houses on Maids Causeway and the Wesley Church on Short Street; towards the River Cam and the boat-houses on the northern bank.

Comments noted. It is not considered necessary or appropriate to list all of these view points within the document; there are simply too many to be of use, and furthermore it should be to the proponent of a tall building to agree with the Council a list of views to be provided for assessment on a case by case basis. It is worth noting that relative distance of each view is taken from the city's historic core. This will be made explicit in the text. It is stated in section 3.13.5 that local views must be considered on a case by case basis as part of the pre-application process and a list of important local views from key open spaces is given. Figure 3.6 shows a number of strategic views which, with the exception of Castle Hill, are taken from the outer edge of the city. Additional strategic views from the M11 and A14 (potentially junction of A14/A10) and a view from the River Cam looking south between the A14 and Baits Bite Lock should be included. Other long distance views from outside the city will be considered on a case by case basis. Views from private buildings including multi-storey car parks, though interesting, are not considered appropriate to include in the guidance, though such views could be provided by developers where proposals are in close proximity to such car parks.

Additional strategic views from the M11 and A14 (potentially junction of A14/A10) and a view from the River Cam looking south between the A14 and Baits Bite Lock will be included.

6573 - Natural England  
6574 - Natural England

Support

Comments noted.

6584 - Brunswick & North Kite Residents Association (BruNK)

Support

Maids Causeway, Willow Walk, New Square and Newmarket Road (west of East Road) should be included in the Historic Core Appraisal when it is updated - and BruNK should be consulted.

Support noted.



**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**3.8.1**

6715 - Park Street Residents' Association (PSRA)

Object

3.8.1 OBJECT. This states that the existence of the Central Conservation Area 'has helped to preserve the character of the historic core' but it did no such thing when plans for the Varsity Hotel were approved. The need for robust criteria to prevent this sort of development in future is obvious and we suggest the inclusion of a strongly worded para here stressing the importance of preserving the character of the Historic Core Conservation Area (and of other conservation areas).

Comments noted. The protection of the historic core is inherent in Policy 3/13.

6791 - Cambridge Past, Present & Future

Object

3.8.1 Should read Registered Historic Park & Gardens

Comments noted. The text will be amended to read 'Registered Historic Park & Gardens'

Amend text within paragraph 3.8.1 to read 'Registered Historic Park & Gardens'

6616

Object

Comments noted.

6790 - Cambridge Past, Present & Future

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**Appendix 2**

6617

Support

Will the Riverside conservation area be included in this Guidance if it is accepted?

An addendum to the guidance can be added when and if the Riverside Conservation Area is adopted.

**3.9.2**

6618

Support

Comment is made here that high buildings can create a "sense of enclosure" which is one of the few instances in this document that is an acknowledgement of the other factors that need to be considered when tall building proposals are considered.

Support Noted.

**3.9.4**

6619

Object

Acknowledgement that the West of Cambridge is far less densely developed than the East and North areas. Presumably this has been due in part to a reluctance or inability to develop these areas (e.g. "cherished views" etc) that could drive the north and east to suffer the excesses of future overdevelopment.

Comments noted. Section 3.9.4 is merely an objective statement. The eastern edge of the city has been developed at higher densities since the mid 19th century.

**Representations**      **Nature**      **Summary of Main Issue**      **Council's Assessment**      **Action**

3.9.8

6592 - English Heritage (East of England Region)      Support      Paragraph 3.9.8 suggests that the station area retains a sense of its industrial past. Regrettably that is now largely lost and aside from Foster's Mill all other vestiges of the historic rail yards, cattle market et cetera have been removed.      Comments noted.

**3.10 Movement corridors, approaches and gateways**

6716 - Park Street Residents' Association (PSRA)      Support      Section 3.10 Movement corridors, approaches and gateways. There is much that we SUPPORT here but great care must be taken to ensure that the link between the historic core and its 'rural hinterland' is not damaged or severed.      Comments noted.

Page 170

Object      Gateways should presage what they contain and therefore in this case be of an appropriate scale and architectural excellence. This cannot be said for any of the Cattle market development existing or proposed.      Comments noted.

What is the rationale behind the new buildings going up and projected, at the war memorial? Is this an inner gateway? These buildings are and will be inappropriate neighbours for the adjacent Botanic Gardens.

6620      Object      This statement appears to identify the Belvedere as a positive gateway landmark for the city. I'm not sure that most people view it in this way.      Comments noted.

6442      Object      Strongly disagree with the statement. Does not recognise or acknowledge the relatively controversial nature of recent high rise proposals. Appears to favour certain areas for future tall building development without proper explanation of strategy.      Comments noted. Buildings in these locations can help terminate views and enhance the legibility of a city which is a key urban design objective.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|   |         |   |  |   |
|---|---------|---|--|---|
| 6686 - unex holdings limited            | Support | It is welcomed that the council recognises the value of maximising development at highly accessible locations. This will allow the most sustainable form of development. However, rather than simply expecting these locations to be found desirable by developers of tall buildings, the guidance should positively promote the development of tall buildings in these locations. It is agreed that tall buildings, or those with a considerable mass, can serve as positive gateways and landmarks if well designed. The triangle between the railway station, the Station Road/Hills Road junction and the Hills Road/Cherry Hinton Road junction should be positively promoted for the development of tall buildings. | Comments noted. Some additional text describing the generic characteristics of locations which may be appropriate for tall buildings will be added. This will address the importance of nodes etc, rather than specific geographical locations.  | Add text outlining where localised increases in building height can be desirable, in areas such as at local nodes ("focal points of urban activity"), city junctions, at the ends of vistas, to mark key corners, and at transport junctions. |
| <b>3.10.3</b>                           |         |   |  |   |
| 6749 - Beacon Planning Ltd              | Object  | 3.10.3 the Catholic Church is described as 'terminating views along key approaches to the city. We would describe it as an incident on views along a number of streets. Equally the Belvedere is not the terminus of long vistas. Whilst the view along Cherry Hinton Road is terminated by part of the overall development the view does not feature the 'tower'.  | Comments noted. The Belvedere tower is visible from significant sections of Cherry Hinton Road as a prominent feature however it does not strictly speaking terminate the views. The text will be amended. However The Council do believe that the tower of the Catholic Church effectively terminates views along the approach roads. | Amend text within paragraph 3.10.3 outlining the Belvedere tower is visible from significant sections of Cherry Hinton Road as a prominent feature however it does not terminate the views.   |
| <b>3.10.4</b>                           |         |   |  |   |
| 6793 - Cambridge Past, Present & Future | Object  | River Approaches<br>- the entire length of the River cam should be listed as special up and down-stream between M11 and A11   | Comments noted. Section 3.6 Waterbodies emphasises the importance of the River Cam.  |   |
| 6792 - Cambridge Past, Present & Future | Object  | 3.10.4 Tree-lined approaches - Also need to include Milton Road and Newmarket Road River Approaches   | Comments noted. The classification of the roads is taken from a comprehensive Green Belt study undertaken by LDA.  |   |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6651 - North Newnham Res.Ass    Object    On behalf of NNRA, the City Suburbs & Approaches do not give enough weight or mention to the footpath and cycle path approaches into Cambridge. As the greener transport policies wish to give Pedestrian and Cycle use closer status to car use, the approach routes should perhaps reflect non-vehicular routes and list for example Coton Footpath, Garret Hostel Lane, Granchester Meadow footpath.  
Penny Heath, NNRA

Comments noted. Views from individual footpaths will be picked up as part of individual applications. Reference will be made to key long distance footpaths including Fen Way, Harcamlow Way and Wimpole Way. Text will be amended to highlight the importance of addressing views of footpaths.

6750 - Beacon Planning Ltd    Object    3.10.4 it is not clear why Barton Road is identified as being particularly sensitive to change

Barton Road is included from the LDA Green Belt Study. The additional sentence in relation to sensitivity will be removed.  
Remove sentence relating to sensitivity in paragraph 3.10.4.

**Bullet 6**  
**Page 172**

Object    Grantchester Road is mentioned as a particularly sensitive area with a "particularly strong connection between the historic core and its rural hinterland". A quick journey down Grantchester Road reveals a road flanked by field and sports grounds with high hedges either side for long stretches. I am unsure how this helps it relate to the historic core which is some distance away and cannot even be seen from Grantchester Road itself.

Comments noted. There are gaps in the hedgerow where views of the historic core are possible.

**3.10.5**

6794 - Cambridge Past, Present & Future    Object    3.10.5 Its four approached studies

Comments noted. Paragraph 3.10.5 will be amended to read "four existing 'Suburbs and Approaches' studies".  
Change paragraph 3.10.5 to read "four existing 'Suburbs and Approaches' studies".

**Bullet 4**

6622    Object    Newmarket Road is marked simply as a "commercial approach" whereas significant stretches of this road from the cemetery westwards to the railway bridge flyover are predominantly residential.

Comments noted.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**3.10.6**

6795 - Cambridge Past, Present & Future

Object

3.10.6 Details of roads required here

Comments noted. The roads have been included in paragraph 3.10.6.

**3.11 Characteristics of the City Skyline**

6516

Support

(Submitted on behalf of the Nineteen Acre Field RA) What this section generally demonstrates is that even quite recent planning decisions have led to results which dominate or even intervene in one's view of the city (or a part of it). It highlights the need for greater care and caution, and shows that this policy is overdue.

Comments noted.

**3.11.1**

6070

Support

Change is inevitable and cities evolve

Comments noted.

6033 - English Heritage (East of England Region)

Support

Paragraph 3.11.1 suggests that the skyline of Cambridge has changed over time, though these changes have until recently been relatively small scale. We would add that these modest changes have also taken place over a relatively long timescale. This is in marked contrast to the pressures of today, which if un-checked would result in rapid and major change. The sentiments expressed in this paragraph appear to be contradicted in paragraph 3.11.3, which states that 'since Sharp's report the skyline of Cambridge has changed markedly'. That is incorrect. There have been some changes, but the skyline survives remarkably in-tact, hence the need for its continued protection. As an aside there is a need to clarify the number of stories in the Belvedere development. In paragraph 3.11.3 it is given as ten stores, but in paragraph 3.12.1 (on page 29) it is given as eleven stores.

Changes to the text will be made with reference to the rate of change. The detailed section on Sharpe's work has been moved to an appendix. The section has been changed to reflect that whilst the skyline has on the whole remained unchanged the construction of Addenbrookes has had a significant effect on views in addition to the growing influence of West Cambridge on local views. The height of the Belvedere will be referred to as 10 storeys measured from Hills Road.

Amend text to reference the rate of change to Cambridge's skyline. Amend the height of the Belvedere to 10 storeys.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**3.11.2**

6623

Object

I'd disagree with the statement that there are few public locations from which a panorama of the City can be seen - several have already been mentioned in this document and Shelford Road for example (between Fulbourn and Worts Causeway) offers excellent views of the City and East Cambridge too.

Comments noted. The reference is taken directly from Thomas Sharpe.

**3.11.3**

6796 - Cambridge Past, Present & Future

Object

3.11.3 in relation to all buildings need to give heights in metres and specify if residential or commercial buildings

Comments noted. Agree to include heights in metres. The Urban Design Team will use the Cambridge Building Heights Model to establish landmark building heights as close as practical to the actual height above finished grade.

Include heights of landmark buildings in metres, based on the Cambridge Building Heights model.

6751

Object

Several buildings of note are present in East Cambridge and are outlined in the Council's own Conservation Area consultation document. A significant tall building is the Cambridge Museum of Technology chimney.

Comments noted.

**3.11.4**

6751 - Beacon Planning Ltd

Object

3.11.3 the William Stone Building at Peterhouse is described as 'particularly prominent'. We consider this to be inaccurate as it is actually very difficult to see from many viewpoints.

Comments noted. The section will be reworded to acknowledge the screening effect of trees.

Include text acknowledging the screening effect of trees.

**3.11.4**

6717 - Park Street Residents' Association (PSRA)

Support

3.11.3 We SUPPORT Sharp's 1963 observation that the skyline of the suburbs required diversification but not domination and note that the guidance states that this observation is still valid today.

Support noted.

**3.11.4**

6625

Object

This point further emphasises the importance of the West of Cambridge and I am concerned that this significant focus on preserving the West of Cambridge will disadvantage the significant number of people living elsewhere in the City who will disproportionately suffer the consequences of tall buildings in their locality.

Comments noted. References to distinctive townscape will be removed from the document

Remove reference to distinctive townscape.

| <i>Representations</i>                           | <i>Nature</i> | <i>Summary of Main Issue</i>  | <i>Council's Assessment</i>   | <i>Action</i> |
|--|---------------|---|---|---------------|
| 6718 - Park Street Residents' Association (PSRA) | Support       | 3.11.4 and 3.11.9. We strongly SUPPORT the stress laid in each of these paras on the important contribution that trees make to the Cambridge skyline and note the threat that tall buildings make to the view of these trees from parts of the city.  | Support noted.  |               |
| 6679   | Support       | Support the importance of trees in the landscape, particularly tall trees which can only be placed in some places in the built environment. It is so necessary to think of the possibility of trees as an addition to any development.  | Support noted.  |               |
| 6655 - North Newnham Res.Ass                     | Support       | One change to the skyline of West Cambridge suburbs are the tall artificial lighting posts on some sports grounds during winter months. Despite effort to mitigate light glare with tree planting- the schemes have changed the character of the area and impact on skyline views. There needs to a careful balance between important recreational benefit and the negative visual impact. The Lighting on the athletics ground Wilberforce Road is good example of unexpected changes to sky line from dusk onwards, five nights a week, despite best intentions of University.<br>P.Heath, Chair NNRA | Comments noted.   |               |
| 6626   | Support       | Important structure   | Support noted.  |               |
| 3.11.5   | Object        | No mention is made here of the great roofline views of Riverside afforded from Elizabeth Way bridge. I believe these were even highlighted in the East Area Gate development document.  | Where appropriate views of Elizabeth Way Bridge will be assessed as part of planning applications in that area. |               |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**3.11.7**

6594 - English Heritage (East of England Region)

Support

Paragraph 3.11.7 makes reference to the recently completed Varsity Hotel on Thompson Lane and its impact on views of the city from Jesus Green. No value assessment of this impact is given. Does the City Council regard this as an acceptable addition to the Cambridge skyline, or indeed a positive addition? English Heritage regards it as wholly negative, and indeed it is a matter of regret that in spite of the requirements of Circular 01/01 we were not consulted on this application.

Comments noted. It is not the purpose of this guidance to attach value to existing buildings within Cambridge. This is a forward looking document and all applications will be judged on their merits and against Cambridge City Council Local Plan Policies, notably Policy 3/7 and 3/12.

6719 - Park Street Residents' Association (PSRA)

Support

3.11.7 We SUPPORT the inclusion of the Varsity Hotel here as an example of a tall building that sits in marked contrast to the surrounding low level residential buildings.

Comments noted.

**Page 176**

6597

Support

In this point the unwelcome prominence of the Varsity Hotel at 7 storeys when compared to the low-lying residential areas surrounding it (that are substantially 3 or even 4 storey in the area) illustrates how negative the impact of a building even twice the height of its surroundings can be. This further emphasises that the proposed 4-storey 'cut-off' for new suburban buildings as not having to call themselves a 'tall' building is too high.

Comments noted.

**3.11.8**

6797 - Cambridge Past, Present & Future

Object

3.11.8 Area around Arbury/ Kings Hedges not fully analysed as some larger buildings are present

Comments noted. The document is not intended to provide a detailed character assessment.

**3.11.9**

6798 - Cambridge Past, Present & Future

Object

3.11.9 Trees - need to relate species choice to commercial and residential floor heights - usually commercial buildings higher than 4 storeys and residential buildings higher than 5 storeys are well above tree line (i.e. mature forest-scale tree species such as ash, oak, beech). In relation to the edge of the Green Belt CambridgePPF generally considers 4 storeys and more as unacceptable edge to the rural/urban fringe edge/ Green Belt.

Comments noted. Section 3 is intended to provide a baseline character assessment of the city not provide guidance on future tree planting.



**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6628

Object

Trees offsetting tall buildings - this is not the case for all Cambridge. Newmarket Road is a major entrance with few trees to offset the scale of new tall buildings. How many trees actually reach the height of a 'tall' building? Trees sufficient to offset the scale of a tall building would likely be so big that they could never be planted close enough to the building or road? Most would actually be smaller than the building, thereby actually emphasising how big the building was?

Comments noted. Context driven analysis will be used to assess the relative value of trees in townscape terms. Where trees are proposed as part of future development proposals, adequate space will be provided for these trees to grow. It is acknowledged that some parts of the city have considerably less trees than other parts. However the overall character of the city as a whole is one of a well-treed city.

**3.11.11**

6695

Object

The consultation continues (3.11.11) referencing Cambridge Leisure, rightly noting it as not particularly tall, but having a large mass. Sadly, that and the adjoining 'Travellodge' which still manages to attract almost universally negative responses and derision are here to stay for the foreseeable duration in spite of running counter in almost every aspect to the guidance under discussion.

Comments noted. The development of a context based assessment criteria will help guard the future image of the city.

I therefore do not see the point of the consultation unless serious reference is made to its content, as the increasing amount of planning applications for tall (and inappropriate in mass) buildings are put forward to the planning department for consideration.

The consultation makes reference to Cambridge's unique and historic importance (along with its flat topography, making any unwelcome additions to the skyline particularly evident). At the current rate of development of tall buildings in Cambridge, future generations will look back at this decade in dismay as the opportunity lost to keep Cambridge respecting its architectural past in its topographical location, whilst maintaining a dynamism and relevance to the 21st-century.

6799 - Cambridge Past, Present & Future

Object

3.11.11 Little Trees - is the highest point on the Magog Down (note not Gog Magog Downs); a good view is also from Wandlebury Country Park - from area close to Trevelyan Gate / bus stop

Comments noted.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|  |         |  |   |  |
|--|---------|--|---|--|
| 6629   | Support | I would also like to emphasise that there are several large recent developments on Riverside that are between 5 and 6 storeys in height.   | Comments noted.   |  |
| 6669<br>6720 - Park Street Residents' Association (PSRA) | Support | Support the need to consider mass of structure and continuity of roofscape in addition to height.  | Comments noted.   |  |
| <b>3.11.13</b>   |         |  |   |  |
| 6630   | Object  | Disagree that the East lack distinctive landmarks. Council's own Riverside Conservation Area Consultation document highlights several landmarks in the area, including the Leper Chapel, Barnwell Station buildings, Museum of Technology (including the very tall chimney) and Cellarer's Chequer building on Beche Road to name but a few. Also, though debatable as to whether this is a building or not, the new footbridge over the Cam on Riverside (in my opinion more visible than the Carter bridge outlined in the Guidance document) is a highly distinctive landmark as is the colourful swift tower opposite.                   | The text will be revised to include the chimney of the Technology Museum Landmarks. Whilst the buildings listed are distinctive, many are in well hidden positions. The text will be reworded to make greater reference to the suburbs east of the railway line rather than those areas associated with the River Corridor.   | Amend text to include the Museum of Technology Chimney landmark. Amend text to make greater reference to the suburbs east of the railway line. |
| <b>3.12 Landmark buildings</b>                           |         |  |   |  |
| 6721 - Park Street Residents' Association (PSRA)         | Object  | 3.12 Landmark buildings. OBJECT. The list includes a large number of 'landmark' buildings regardless of merit. The buildings listed are identified 'by merit of their visibility within the city.' We would prefer to see the wording amended to make it clear that they are in the list only because they are tall buildings and not because they are judged to have merit. For example, it might say 'by merit only of their visibility within the city.' Alternatively, it might be better to avoid use of the word 'merit' and say that the buildings in the list 'are identified because of their relative visibility within the city'. | Tall buildings are used in most cases as landmarks (or way-finding devices), so are in effect "landmarks" by virtue of their height. Also, the definition of "landmark" in the guidance does go beyond referring only to tall buildings (see section 3.12).<br><br>Landmark buildings can, and should, include what some might consider poorly designed buildings. They are landmarks because they stand out first and foremost. The final version of the guidance will include graphics and illustrations showing which buildings perform a positive landmark. | Include graphic to illustrate how buildings can perform as a positive landmark   |
| 6800 - Cambridge Past, Present & Future                  | Object  | 3.12 List all building heights in metres above ground level;<br>Postwar - add the Møller Centre (Churchill College)  | Comments noted. Agree to include heights in metres. The Urban Design Team will use the Cambridge Building Heights Model to establish landmark building heights as close as practical to the actual height above finished grade.   | Include heights of landmark buildings in metres, based on the Cambridge Building Heights model.  |

**Representations**

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**3.12.1**

|                            |        |  |  |   |
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| 6752 - Beacon Planning Ltd | Object | 3.12.1 the list of 'landmark buildings' for some reason seems to be divided by age, when this has nothing to do with its definition as a landmark. The Railway Station is a 'landmark building' but is not included in the list. Some of the descriptions seem a bit bizarre eg 'Fitzwilliam Museum (not overtly prominent at a larger scale)' is particularly puzzling. It is either a landmark building or it isn't. | Comments noted. It is acknowledged in the text of the guidance (section 3.12) that a landmark building does not need to be tall. However, it is generally the case that the list of landmark buildings given in Section 3.12 of the report refers to buildings which are landmarks by virtue of their height. The text will be amended to make this more explicit. | Amend text within 3.11.1 to read "The Oxford English dictionary defines a landmark as "an object or distance, feature of a landscape or town that is easily seen and recognised from a distance, especially one that enables someone to establish their location e.g. the spire was once a landmark for ships sailing up the river". The Dictionary of Urbanism (Cowan, 2005) defines a landmark as "a conspicuous building or structure; one that stands out from the background buildings; a point of reference in the urban scene." Interestingly, Kevin Lynch notes in his important work 'The Image of the City' that a landmark need not be tall. For example the 'grasshopper clock' of Corpus Christi College is a landmark. However for the purposes of this guidance, the principal landmark buildings on the City skyline (listed in Appendix with heights) are identified by merit of their relative visibility within the City which is generally defined by relatively increased height. Almost all of the landmark buildings built prior to the 20th Century lack useable floor area at high level but instead aim to enhance the skyline of the city through height." |
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|        |   |
|--------|---|
| Object | The use of the word merit in the identification of landmarks seems very slippery. It should read NOT by merit but by relative visibility. |
|--------|---|

Comments noted. Tall buildings are used in most cases as landmarks (or way-finding devices), so are in effect "landmarks" by virtue of their height. Also, the definition of "landmark" in the guidance does go beyond referring only to tall buildings (see section 3.12).

Landmark buildings can, and should, include what some might consider poorly designed buildings. They are landmarks because they stand out first and foremost. The final version of the guidance will include graphics and illustrations showing which buildings perform a positive landmark.

Include graphic to illustrate how buildings can perform as a positive landmark

**Representations**

**Nature Summary of Main Issue**

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| 6350   | Object  | 3.12.1 Details about heights in metres should be provided for all of the buildings listed.  | Comments noted. Agree to include heights in metres. The Urban Design Team will use the Cambridge Building Heights Model to establish landmark building heights as close as practical to the actual height above finished grade. The guidance will note the lack of useable space in many historic tall buildings e.g. church spires. | Include heights of landmark buildings in metres, based on the Cambridge Building Heights model. Guidance to note the lack of useable space in many of the historic tall buildings, e.g church spires. |
| 6595 - English Heritage (East of England Region) | Support | Paragraph 3.12.1 includes a schedule of landmark buildings in Cambridge. Regrettably there is no qualitative assessment as to which are good buildings that make a positive contribution to the character and appearance of the city, and which are harmful. Being prominently visible may make a building a landmark, but it does not necessarily make it a good landmark. Furthermore it would be helpful to note that almost all the pre-20th century landmark structures do not provide useable floor area at high level, rather their upper sections are concerned with providing enhancement to the city. This is in marked contrast the more recent landmark structures, where the emphasis is almost always on providing additional useable floor area. We would also question the description of Foster's Mill as a ten-storey structure. In fact it has 5 floors plus a full attic floor, with a raised central tower that originally contained the water tank needed for fire suppression. | Tall buildings are used in most cases as landmarks (or way-finding devices), so are in effect "landmarks" by virtue of their height. Also, the definition of "landmark" in the guidance does go beyond referring only to tall buildings (see section 3.12).  | Include graphic to illustrate how buildings can perform as a positive landmark  |
| <i>(iv) Post War</i>                             | Object  | The Belvedere well illustrated a point about built form and density. Many built form studies have shown that a given density on comprehensive schemes that the same density can be achieved by a low rise as by separate high rise blocks. The small number of apartments in the upper tower could have been accommodated within the modified remainder of the scheme with little increase in volume.   | Comments noted.  |   |

**Representations**      **Nature**      **Summary of Main Issue**      **Council's Assessment**      **Action**

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| 6660  | Object  | Several of these buildings have sympathetic settings, or require height for their purpose e.g. Addenbrooke's Hospital chimney, however 9+ storeys is FAR too high for the extreme flatness of Cambridge and the negative visual impact not only to the skyline, but being able to see buildings of great height/or blue neon lights from such a large area of Cambridge. The setting of modern buildings, type of materials needs to be rigorously considered. E.g. the first things first time visitors by train see of Cambridge are the height of these tall buildings which are not indicative of Cambridge. | Comments noted. |  |
| 6585 - Brunswick & North Kite Residents Association (BruNK) | Support | we were astonished that planning permission was granted for the 6 storey Varsity Hotel overlooking Jesus Green, which sits among mostly two and three storey residential dwellings and is very visible from Jesus Green. We hope that this new Skyline Guidance will prevent any such developments being approved for anywhere near Midsummer Common or any of the other green spaces that contribute so much to the unique character of the City.   | Comments noted. |  |

**Representations**

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**3.13 Viewpoint analysis**

6779 - Cambridge Past, Present & Future

Object

Iconic Views:

The guidance should seek to identify the most important views within the city that are a fundamental part of its heritage - for example, the College Backs, the view up Kings Parade, the view along the River Corridor etc. A short discrete list of such views should be drawn up with the stipulation that no new building will be approved that interrupts or degrades these views. This is more than just identifying view cones and vistas - these should be much more protected views. Other cities, including London, has protected views so why not Cambridge? Although in London a lot of formal view are protected - Cambridge's informal ones are equally worthy of preserving and enhancing.

Disagree. A context driven assessment set out under criteria 1 is appropriate. The Cambridge Local Plan review is the opportunity to review the Policy in relation to protected views. It would not be effective use of officer time and resources to produce an SPD at this stage and then have its status potentially reduced following the Local Plan review.

Given the importance of managing the development of tall buildings in a city like Cambridge that has a great deal of heritage assets and that so much of the local economy is driven by these, could the guidance be adopted and given greater statutory weight? If not, why not? Or will guidance work in the interim and how with the Local Plan Review? CambridgePPF considers it as essential that a strong adopted guidance is being prepared at an early stage to ensure quality development of Cambridge.

6753 - Beacon Planning Ltd

Object

3.13 seems to seek to re-introduce the concept of 'view cones' from the 1996 Local Plan. The distance between most of the viewpoints and a development site is sufficiently far as to make any meaningful analysis of the impact of development almost impossible without binoculars. Unless a proposed building (s) is of a significant mass, or very substantially increased height then any photography and subsequent illustrations of a potential impact will not be particularly helpful. Far better would be to agree viewpoints relevant to a particular application.

Disagree. The Council are not attempting to reintroduce the view cones. The list provides views, which should be considered by the developer. All views will be agreed on a case by case basis to avoid unnecessary assessment work.

**Representations****Nature Summary of Main Issue****Council's Assessment****Action****3.13.4**

6801 - Cambridge Past, Present & Future  
6850 - South Cambridgeshire District Council

Suggestion of additional viewpoints to be included within the guidance.

Comments noted. It is not considered necessary or appropriate to list all of these view points within the document; there are simply too many to be of use, and furthermore it should be to the proponent of a tall building to agree with the Council a list of views to be provided for assessment on a case by case basis. It is worth noting that relative distance of each view is taken from the city's historic core. This will be made explicit in the text. It is stated in section 3.13.5 that local views must be considered on a case by case basis as part of the pre-application process and a list of important local views from key open spaces is given. Figure 3.6 shows a number of strategic views which, with the exception of Castle Hill, are taken from the outer edge of the city. Additional strategic views from the M11 and A14 (potentially junction of A14/A10) and a view from the River Cam looking south between the A14 and Baits Bite Lock should be included. Other long distance views from outside the city will be considered on a case by case basis. Views from private buildings including multi-storey car parks, though interesting, are not considered appropriate to include in the guidance, though such views could be provided by developers where proposals are in close proximity to such car parks.

Additional strategic views from the M11 and A14 (potentially junction of A14/A10) and a view from the River Cam looking south between the A14 and Baits Bite Lock should be included.



**Representations**

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*(iii) Views from the northeast and north*

6072 Object Green belt area ay Ditton Meadoes

Comments noted. It is not considered necessary or appropriate to list all of these view points within the document; there are simply too many to be of use, and furthermore it should be to the proponent of a tall building to agree with the Council a list of views to be provided for assessment on a case by case basis. It is worth noting that relative distance of each view is taken from the city's historic core. This will be made explicit in the text. It is stated in section 3.13.5 that local views must be considered on a case by case basis as part of the pre-application process and a list of important local views from key open spaces is given. Figure 3.6 shows a number of strategic views which, with the exception of Castle Hill, are taken from the outer edge of the city. Additional strategic views from the M11 and A14 (potentially junction of A14/A10) and a view from the River Cam looking south between the A14 and Baits Bite Lock should be included. Other long distance views from outside the city will be considered on a case by case basis. Views from private buildings including multi-storey car parks, though interesting, are not considered appropriate to include in the guidance, though such views could be provided by developers where proposals are in close proximity to such car parks.

Additional strategic views from the M11 and A14 (potentially junction of A14/A10) and a view from the River Cam looking south between the A14 and Baits Bite Lock should be included.

**3.13.5**

6661

Object

If there is a cluster of tall buildings proposed in an area of the city, and if they are all considered on a case-by-case basis then the true impact of all of these applications on the traffic, view, skyline, local people, etc will not be correct. For example, the traffic data will be outdated, and the impacts of individual buildings far smaller than the combined effect of many new buildings. Additionally the construction phase (and with it the associated traffic and noise, dust and light pollution) can be extremely frustrating and problematic.

Comments noted. The guidance does not propose the clustering of tall buildings. Any traffic modelling will have to take account of the uplift of floor space. A section will be added to ensure that developers take account of other tall buildings which have approval within their applications.

Include text requiring developers to take account of other tall buildings with have been given approval surrounding the application site.



**Representations**

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|  |         |  |   |   |
|--|---------|--|---|---|
| 6631   | Object  | Many attractive views are available down Riverside - not acknowledged here but acknowledged in Riverside Area Conservation Consultation  | Comments noted. It is not considered necessary or appropriate to list all of these view points within the document; there are simply too many to be of use, and furthermore it should be to the proponent of a tall building to agree with the Council a list of views to be provided for assessment on a case by case basis. It is worth noting that relative distance of each view is taken from the city's historic core. This will be made explicit in the text. It is stated in section 3.13.5 that local views must be considered on a case by case basis as part of the pre-application process and a list of important local views from key open spaces is given. Figure 3.6 shows a number of strategic views which, with the exception of Castle Hill, are taken from the outer edge of the city. Additional strategic views from the M11 and A14 (potentially junction of A14/A10) and a view from the River Cam looking south between the A14 and Baits Bite Lock should be included. Other long distance views from outside the city will be considered on a case by case basis. Views from private buildings including multi-storey car parks, though interesting, are not considered appropriate to include in the guidance, though such views could be provided by developers where proposals are in close proximity to such car parks. | Additional strategic views from the M11 and A14 (potentially junction of A14/A10) and a view from the River Cam looking south between the A14 and Baits Bite Lock should be included. |
| 6802 - Cambridge Past, Present & Future          | Object  | 3.13.5 * Should read Stourbridge Common & Fen Ditton Meadows, Add River Cam Corridor   | Comments noted. Bullet point 8 within paragraph 3.13.5 will be amended to read 'Stourbridge Common & Fen Ditton Meadows'. An additional bullet for the 'River Cam corridor' will be added.  | Amend bullet point 8 within paragraph 3.13.5 to read 'Stourbridge Common & Fen Ditton Meadows' add the 'River Cam corridor' as an additional bullet point.                            |
| 6722 - Park Street Residents' Association (PSRA) | Object  | 3.13.5 and 3.13.6 OBJECT. For the avoidance of doubt the guidance needs to state that it is views FROM and/or ACROSS the places listed that are important.   | Comments noted. The text will be changed to state views are across and from the relevant open spaces.   | Amend text to state views are across and from the relevant open spaces.   |
| 6851 - South Cambridgeshire District Council     | Support | Paragraph 3.13.5 mentions 'Local short distant views' but does not provide an example. Some views of the Cambridge city skyline from within South Cambridgeshire are short distance views. Care should be taken in drafting the final document not to categorise all the views from South Cambridgeshire as long distance views. | Comments noted.   |   |

**Representations**

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**3.13.6**

|                              |        |  |   |                                      |  |
|------------------------------|--------|--|---|--------------------------------------|--|
| 6632                         | Object | I believe that the cycle bridges on Riverside and Cutter Ferry should be included in this list   | The Millennium Bridge could qualify as landmarks by virtue of its interesting design. However the list is intended to focus on buildings which are landmarks predominantly by virtue of their height and scale.                           | comments noted, this will be revised | Revise paragraph 3.13.6 - the Backs are not considered an elevated view. |
| 6754 - Beacon Planning Ltd   | Object | 3.13.6 how are the Backs considered to be 'an elevated view'?  | The list of local views take into account local views which are still of importance to the local area, regardless of their relationship to the historic core. Specific viewpoints shall be agreed as part of the pre-application process. |                                      |  |
| 6687 - unex holdings limited | Object | The additional list of "elevated city views" is an inappropriate method of assessment because it does not appear to be based on key boew corridors towards important/historic buildings and spaces. It appears to be simply a list of places where its is possible to get a local or short distance view.<br><br>Adopting such an approach would be far too restrictive. It is wrong to base a guidance document of arbitrary viewpoints. The view corridors should only exist in they have a specific purpose in protecting a truly important view. |   |                                      |  |

**3.13.7**

|   |        |  |   |  |  |
|---|--------|--|---|--|--|
| 6803 - Cambridge Past, Present & Future | Object | 3.13.7 Green Infrastructural links should be added as important and in relation to sites/ approach routes identified by the Cambridgeshire Green Infrastructure Strategy 2011 and Cambridge City Council's Nature Conservation Strategy.<br><br>This must include also non-vehicular routes which favour sustainable modes of transport such as walking, cycling and horse riding<br>* Local routes such as The Tins (Cherry Hinton/ Church End to City)<br>* Harcomlow Way/ Wimpole Way (Coton/ Coton Countryside Reserve to City)<br>* Mere Way<br>* Other current and new recreational links between the countryside and City | key long distance footpaths have been added to the figures and referred to within the movement and approaches section. As part of the pre-application process, views form local footpaths will be identified where appropriate. |  |  |
|---|--------|--|---|--|--|

**Representations**

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6688 - unex holdings limited  
 Object  
 It is wrong to elevate in importance "local views from key approach roads". View corridors should only exist if they protect truly important views.  
 The approach into the city from the south along Hills Road (in the triangle formed by the Railway Station, The Station Road/Hills Road junction and the Hills Road/Cherry Hinton Road junction) should be positively promoted for development given its sustainable transport links. Similarly the approach towards the Elizabeth Way roundabout/East Road/Grafton Centre should be promoted given its sustainable location.

Comments noted. The assessment of view corridors into the city is important. This statement does not preclude tall buildings it merely states that applicants need to carefully consider them and ensure that the design of the buildings is appropriate. Hills Road is a key gateway to the city and needs to be assessed.

6517  
 Support  
 (Submitted on behalf of the Nineteen Acre Field RA) NAFRA agrees strongly with this.

support noted.

6073  
 Support  
 Important to ensure careful consideration before any development

support noted.

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6633  
 Support  
 I would like to emphasise the importance of Riverside and Stourbridge Common in the view from footpaths along the river corridor - as outlined in the Riverside Conservation Area document

Comments noted.

**3.14.2**

6362  
 6723 - Park Street Residents' Association (PSRA)  
 Object  
 Responses suggested the guidance should reintroduce the 'cones of view' from the 1996 Local Plan.

Comments noted. The cones of view shown in the 1996 Cambridge Local Plan were omitted in the 2006 Local Plan following a review by the government Inspector examining the Plan at the time. The view cones were not considered sufficiently robust or defensible, and so were dropped in the 2006 Local Plan. The London View Management Framework SPG 2010 establishes protected views, however this is a very substantial document which has required a highly technical appraisal process the expertise of external consultants. Such a framework is not considered necessary, or beneficial, in the case of Cambridge given its much smaller scale and generally low height in comparison to London.

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**3.14.3**

6634

Object

I would argue that when viewed from distant elevated sites such as the Gog hills that the skyline of all of Cambridge is important (not just West Cambridge and the Historic Core) as most of the Cambridge skyline is visible from this point.

Section 3.14.3 interprets what can already be found in Policy 3/13 which emphasises the protection of the historic features of the City. These features are predominantly found within the historic core however the guidance has been prepared to ensure all parts of the city are not adversely impacted by future tall buildings. Any tall buildings beyond the historic core will be assessed using the same criteria as for the historic core.

I am concerned that point 3.14.3 again exemplifies that the focus in this document is too much on the historic core or 'gown' to the detriment of the 'town'. This will increase the pressure on those areas of the town not highlighted in this point.

6724 - Park Street Residents' Association (PSRA)

Support

3.14.3. We SUPPORT reiteration that '... views from open spaces within the city to the historic core are very important and are arguably the most important views . . .

Comments noted.

6671 - CPRE

Support

Strongly support. Cities like Cambridge have a clear choice: behave like Paris (keep a low and relatively uniform roofline, with tall buildings at a very great distance from the historic city) or behave like Shanghai (anything permitted). There is no middle ground which preserves aesthetics and will attract international tourism.

Support noted.

**3.15.1**

6678

Object

The skyline is very much also composed of trees as you have noted elsewhere but it should also be here.

The conclusion clearly makes reference to trees in relation to the skyline.

6725 - Park Street Residents' Association (PSRA)

Object

3.15.1 OBJECT. No reference to trees - a serious omission. We suggest the inclusion of the word 'tree' here to read: 'The City skyline comprises a mix of trees, spires, towers and chimneys.'

The conclusion states "The City skyline comprises a mix of spires, towers and chimneys which emerge as a series of incidents above a background of lower buildings and trees"

**Representations**

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**3.15.2**

6672

Object

Support especially the word "modest" as an accurate, human-friendly description of the characteristic we wish to see preserved.

Would prefer "taller" instead of "tall" particularly here to avoid height and mass creep. Delete the word "significantly" to avoid ugliness creep. Why should we want to encourage any amount of detractor?. Given the commercial pressures in every period the result of repeated detractor becomes inevitably ugliness creep.

Comments noted. The term significant must be considered on a case by case basis. As examples, a four-storey building next to a two-storey building could be considered significant (though something like the roof form, whether flat, pitched or otherwise could impact such a finding). However, a 10-storey building next to an eight-storey building may not be considered significant. Thus the conclusion of what is considered "significant" is entirely dependent on what and where it is proposed. Therefore, to enable appropriate flexibility of the guidance and to allow for proper interpretation of each case, a specific definition of "significant" is not proposed.

6689 - unex holdings limited

Support

In this section the Council recognises that there are key views within the City and from the Backs, which are world-renowned. The Council also recognises that local views within and across the historic core will continue to be of the greatest importance.

Comments noted.

The Council should continue to protect these views by having restrictive assessment guidance in relation to development, which affects these key defined views. To balance this, however, the council needs to promote tall buildings and development in sustainable areas at the perfection of the city adjacent to transportation interchanges.

6726 - Park Street Residents' Association (PSRA)

Support

3.15.2 We SUPPORT the emphasis on the modest scale of the city and low lying topography and that this means that the skyline (however defined) is highly sensitive to change with few opportunities to mitigate the effects of tall buildings.

Comments noted.

6077

Support

Cambridge really does not need tall buildings and the city should try and rid itself of its peculiar obsession with 'signature' projects which tend to be tall. Its topography is unsuited to them, and two recent examples of such buildings in the city show all too well how much damage they can do to the visual environment.

Comments noted.

| <i>Representations</i>                                     | <i>Nature</i> | <i>Summary of Main Issue</i>   | <i>Council's Assessment</i>  | <i>Action</i>   |
|--|---------------|--|--|---|
| 3.15.3<br>6727 - Park Street Residents' Association (PSRA) | Object        | 3.15.3 OBJECT. We repeat concerns expressed in 1.5.3. We are very concerned that the guidance should enable the council to resist "height creep" in the background built form and its effect on the skyline. | Comments noted. As part of criteria 1, the text will state applicants should take into account the impact of any recently approved tall building applications with a view to assessing the scheme's cumulative impact. | Amend text to state applicants should take into account the impact of any recently approved tall building applications with a view to assessing the scheme's cumulative impact. |
| 6074<br>6673   | Object        |  | Comments noted.  |   |
| 6392 - CPRE  | Support       | The design of any new tall building or structure should be of the highest design quality.  | Comments noted.  |   |

**Representations**

**Nature Summary of Main Issue**

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**Action**

**4.0 Assessment Criterion**

**4.0 Assessment Criterion**

|  |        |   |  |  |
|--|--------|---|--|--|
| 6761 - Beacon Planning Ltd                       | Object | <p>Finally, we would like to draw attention to the costs associated with providing the amount of information that may be required to meet the assessment criteria in the draft guidance. In the current economic climate the imposition of additional financial burdens (which can easily run into many tens of thousands of pounds to commission the raft of studies referred to) will act as a deterrent to development. The guidance should only seek information that is directly and proportionately relevant to the application being made.</p>   | <p>Comments noted. Policies within the Local Plan (Policy 3/4) and schemes for tall buildings that have the potential to impact the skyline should be appropriately assessed. This approach has been undertaken for other schemes across the city in terms of assessing key views. The exact assessment process required will vary according to the scale and location of the development. This is acknowledged in the text.</p> |  |
| 6728 - Park Street Residents' Association (PSRA) | Object | <p>OBJECT Much is made in various parts of the document of the fact that it will provide 'a robust set of criteria' to assess planning applications with a view to preserving the special character of Cambridge (e.g. 2.3.2). It follows from this that the criteria must be clear and unambiguous so that everyone (the public, planners, developers and especially members of the planning committee) understand what will or will not be acceptable. Developers with their access to expensive lawyers are especially adept at 'interpreting' guidance of this sort to match their plans.</p> | <p>Comments noted. Where appropriate the use of 'should' will be replaced by 'needs to'.</p>   | Replace 'should' with 'needs to'                 |
| 6783 - Cambridge Past, Present & Future          | Object | <p>There is inconsistent use throughout the whole of section 4 of the use of the words 'should', 'need(s) to' and 'must'.</p>   | <p>Agree. Guidance on materials will be added to criteria 3.</p>   | Include guidance on materials within Criteria 3. |
| General other                                    | Object | <p>Materials - Does the document currently sufficiently considers roofing materials (tiles, slate, grass/ green roof solution etc)? West Cambridge's pale blue/ grey/ white cladding not necessarily positively contribute to the setting of the edge of the city - particularly during the autumn/winter/early spring season.</p> <p>What happens with tall building not in use (Norwich has such problem)? - How can one achieve any of such becoming a blight on the townscape if economic climate/ ownership are not conducive?</p>   |  |  |



**Representations****Nature Summary of Main Issue****Council's Assessment****Action**

|   |         |  |   |   |
|---|---------|--|---|---|
| 6564  | Object  | The many consideration and assessment criteria in section 4 only apply to buildings that are 'significantly taller' than its surroundings. Without a definition of 'significant' without this it is difficult to see how the guidance note can be applied.   | Comments noted. The term significant must be considered on a case by case basis. As examples, a four-storey building next to a two-storey building could be considered significant (though something like the roof form, whether flat, pitched or otherwise could impact such a finding). However, a 10-storey building next to an eight-storey building may not be considered significant. Thus the conclusion of what is considered "significant" is entirely dependent on what and where it is proposed. Therefore, to enable appropriate flexibility of the guidance and to allow for proper interpretation of each case, a specific definition of "significant" is not proposed. |   |
| 6852 - South Cambridgeshire District Council                | Object  | The Assessment Criteria in paragraph 4 does not advise consultation with 'South Cambridgeshire District Council' in relation to any proposed variation to the Cambridge city skyline visible from the South Cambridgeshire parishes. South Cambridgeshire District Council would welcome the opportunity to assist Cambridge City Council in the assessment and consideration of mitigation, of any impacts of potential development on the city skyline and therefore the city's location within a wider rural setting. | Comments noted. Where appropriate South Cambridgeshire District Council will be consulted by Cambridge DC in relation to visual impact. The Council wish to continue the close working relationship between the two authorities. However The Council do not believe the onus should be on the developer to consult South Cambridgeshire DC at the pre-application stage.  |   |
| <b>4.1 Explanation of assessment criteria</b>               |         |  |   |   |
| 6484 - Cambridge City Council Design and Conservation Panel | Object  | A practical tool. Creating photomontages by superimposing current schemes on images would be particularly useful to those developers bringing forward smaller proposals.   | Comments noted.   |   |
| <b>4.3 Relevant policy and guidance</b>                     |         |  |   |   |
| 6576 - Cambridgeshire County Council                        | Support | The County Council has adopted The Location and Design of Waste Management Facilities as a Supplementary Planning Document (2011). This will assist in securing high quality design and operation of waste management facilities, and it would be appropriate and helpful if this Guide is included in the list of relevant policies and guidance (Section 4.3) in the Skyline Guidance document.  | Agree, 'The Location and Design of Waste Management Facilities SPD' will be included in the list of relevant policy in paragraph 4.3.1.   | Include 'The Location and Design of Waste Management Facilities SPD' Cambridgeshire County Council (2011) in the list of relevant policy and guidance within paragraph 4.3.1. |



| <i>Representations</i>                           | <i>Nature</i> | <i>Summary of Main Issue</i>  | <i>Council's Assessment</i>   | <i>Action</i>   |
|--|---------------|---|---|---|
| 6596 - English Heritage (East of England Region) | Support       | Section 4.3 lists out relevant policies and guidance. We note that the English Heritage guidance on 'Seeing the History in the View' is included, but we would strongly recommend that our recently published guidance on 'The Setting of Heritage Assets' (October 2011) is also included. | Agree. The English Heritage document 'The Setting of Heritage Assets' (October 2011) will be included in the list of relevant policy and guidance within paragraph 4.3.1  | Include 'The Setting of Heritage Assets' (October 2011) in the list of relevant policy and guidance within paragraph 4.3.1.             |
| <b>4.3.1</b>                                     |               |   |   |   |
| 6635   | Object        | Should not the Eastern Gate Visioning Document be included in this list?  | Agree. 'The Eastern Gate Development Framework SPD (October 2011)' will be included in the list of relevant policy and guidance within paragraph 4.3.1  | Include 'The Eastern Gate Development Framework SPD (October 2011)' in the list of relevant policy and guidance within paragraph 4.3.1. |
| 6755 - Beacon Planning Ltd                       | Object        | 4.3.1 the list of documents is not necessary nor is the list of policies.   | Disagree, applications will need to be aware and make reference to other policy, guidance and documentation. The relevant policy and guidance will be changed to form an appendix.  | Place the policy and guidance documents in paragraph 4.3.1 in an appendix.  |
| <b>4. The assessment criteria</b>                |               |   |   |   |
| 6666   | Object        | I can't see that congestion or impact on local infrastructure or amenities etc has been considered in these criteria, is this considered elsewhere? These are critical factors to the assessment of new tall building proposals.  | Comments noted. The impact of the scheme on traffic and local infrastructures is outside of the scope of this document, traffic impact is assessed through a traffic impact assessment (TA) which is submitted as part of a planning application with Cambridgeshire County Council. The scheme's impact on local infrastructure will be assessed as part of the normal planning process. |   |
| 6729 - Park Street Residents' Association (PSRA) | Support       | We SUPPORT places where the word 'must' is used as in 4.4.4, 4.4.5, 4.4.10 and 4.4.18.  | Support noted.  |   |

**Representations**      **Nature**      **Summary of Main Issue**      **Council's Assessment**      **Action**

*Criteria 1: Location, setting and context*

|      |         |   |  |  |
|------|---------|---|--|--|
| 6363 | Object  | This criteria is too vague. It would allow further tall buildings to block the views of the city centre from viewpoints outside the city. There should be an absolute ban on buildings that obstruct the view by stating a list of viewpoints and the skyline of currently visible buildings from that viewpoint that must remain visible in a 10 degree cone around the target building. For example, from Red Meadow Hill no application should obstruct the views of any of the landmark buildings listed in 3.12 above currently visible. | The criteria, as currently drafted, would enable detailed consideration of the impact of existing views of other landmark buildings; this is a fundamental reason why the criteria-based approach is being progressed by the Council. Applying blanket values or figures for cones of view is not considered appropriate for application across all parts of the city or in all cases. |  |
| 6487 | Object  | South Cambridgeshire. As many strategic views are from South Cambridge, guidance on tall buildings in Cambridge should ideally explicitly address South Cambridgeshire District Council's contribution to the protection and enhancement of the City's skyline.   | Comments noted.  |  |
| 6600 | Object  | 4.4.1 Other criteria should be considered: Space between buildings and their quality (from streets, green spaces and squares) - how will the micro-climate be affected at ground-level (particularly if several large or tall buildings)? Criteria must be set in relation to overshadowing and wind-tunnel effects (see also later para 4.4.20)  | Comments noted. Microclimate is discussed in Criteria 4.   |  |
| 6637 | Object  | Can these criteria be circumvented by designing lower buildings that cover a greater area e.g. 4-storey over a wider area so that this guidance does not have to be considered?   | Comments noted. This guidance is not the only design guidance available. There are design policies within the Local Plan that applicants will need to satisfy. In some instance Policy 3/13 may not apply others in the Local Plan.  |  |
| 6674 | Support | Support particularly the the emphasis on the requirement for a positive contribution.   | Support noted.   |  |

| <i>Representations</i>                           | <i>Nature</i> | <i>Summary of Main Issue</i>  | <i>Council's Assessment</i>   | <i>Action</i>   |
|--|---------------|---|---|---|
| 4.4.3<br>6805 - Cambridge Past, Present & Future | Object        | 4.4.3 Should also cover situation where a new tall building is proposed to an existing single or cluster buildings - a clause to that effect must be added.   | Reference to cumulative impacts will be added.  | Criteria 4 will be amended to read 'Applicants for larger proposals will need to take account of the potential cumulative impact of other approved tall building applications within close proximity to their development sites'. |
| 6756 - Beacon Planning Ltd                       | Object        | 4.4.3 other methodologies are applicable, for example the Design Manual For Roads And Bridges.  | Comments noted. The Design manual for roads and bridges will be added.  | Include the 'Design manual for roads and bridges' within the list of guidance in paragraph 4.4.3  |
| 6518   | Support       | (Submitted on behalf of the Nineteen Acre Field RA) Scale and massing are also clearly important factors, but too often they apply in buildings to which this policy may not generally apply (cf the impact of Cambridge Leisure in photograph 1).  | Support noted.  |   |
| 4.4.4<br>6806 - Cambridge Past, Present & Future | Support       | (Submitted on behalf of the Nineteen Acre Field RA) We trust that submission in digital form is a requirement these days.   | Comments noted.   |   |
| 6555   | Object        | Vistas and view corridors should not be restricted to ground level. The view from adjoining residential properties at second or third floor level needs to be considered.<br>The criteria also need to allow for night illumination, and "glass-box" office buildings should not be permitted if internal lighting at night is inadequately screened. | Comments noted. It is not reasonable or practical to expect applicants to assess views from upper floor windows of private properties as a matter of course. It may be appropriate for applicants to include predicted views from adjacent buildings, using 3D computer modelling in particularly contentious schemes. This would need to be assessed on a case by case basis.<br><br>Depending on the scale and location of the proposals, night time assessments of the proposals may be required. This will be assessed on a case by case basis. |   |
| 6806 - Cambridge Past, Present & Future          | Object        | 4.4.5 Illustrate examples covering vistas, panoramas, view corridors  | Agree, images, photographs, illustration and graphics will be included to enable the reader to better interpret the text.   | Include images, photographs, illustration and graphics covering Vistas, Panoramas and view corridors to be included in paragraph 4.4.5.   |

| <i>Representations</i> | <i>Nature</i> | <i>Summary of Main Issue</i> | <i>Council's Assessment</i> | <i>Action</i> |
|------------------------|---------------|------------------------------|-----------------------------|---------------|
|------------------------|---------------|------------------------------|-----------------------------|---------------|

4.4.6

6634

Object

This is insufficient protection. There should be an absolute prohibition on blocking the views in the already defined list of viewpoints and landmark buildings in section 3 above.

The criteria, as currently drafted, would enable detailed consideration of the impact of existing views of other landmark buildings; this is a fundamental reason why the criteria-based approach is being progressed by the Council. Applying blanket values or figures for cones of view is not considered appropriate for application across all parts of the city or in all cases.

4.4.7

6638

Support

And also obscure light as well as provide a sense of enclosure.

Comments noted. The loss of light is addressed within criteria 4.

4.4.8

6639

Object

I would be interested in understanding, in the views of residents and visitors, to know exactly how many of Cambridge's current tall buildings built during the 20th or 21st century actually "make a positive contribution to the City" as stated in this point.

Comments noted.

6597 - English Heritage (East of England Region)

Support

We do not see the relevance of paragraph 4.4.8. A well designed building that sits within the adjacent skyline can also assist in way-finding; the recently installed timepiece on the corner of Bene't Street and King's Parade has quickly become a well-known landmark, but makes no impact on the city's skyline. We would also suggest that paragraph 4.4.9 is reworded as a simple caution along the lines of; given the general low-lying topography of the city, taller buildings on higher ground will have a greater impact, and will therefore be subject to close scrutiny.

Comments noted. Whilst a landmark building does not necessary mean tall, there is a well established that a taller building can provide interest, variety and enhance the legibility of a place.

| <i>Representations</i> | <i>Nature</i> | <i>Summary of Main Issue</i> | <i>Council's Assessment</i> | <i>Action</i> |
|------------------------|---------------|------------------------------|-----------------------------|---------------|
|------------------------|---------------|------------------------------|-----------------------------|---------------|

## 4.4.9

6580 - Brunswick & North Kite Residents Association (BruNK)

Support

We agree with this but must point out that the new housing currently being built on the raised land overlooking Midsummer Common on the former Cambridge Regional College site will be 7 storeys high! If this guidance had been followed, permission for buildings of this height would surely not have been given.

Comments noted.

*Summary - Criteria 1*

6365

Object

This criteria is not specific enough. There should be a ban on buildings that further block the views of landmark buildings from the viewpoints using the lists in Section 3 above.

This would entail the reinstatement of protected viewcones and change in policy. The guidance can not change policy.

## 4.4.10

6366

Object

Vistas and view corridors should not be restricted to ground level. The view from adjoining residential properties at second or third floor level needs to be considered.

Comments noted.

The criteria also need to allow for night illumination, and "glass-box" office buildings should not be permitted if internal lighting at night is inadequately screened.

## 4.4.11

6757 - Beacon Planning Ltd

Object

4.4.11 presumably any application that has an impact upon a heritage assess should be accompanied by a 'Heritage Statement' as per PPS5.

Comments noted. Text to be added to paragraph 4.4.11 to read 'Any application that has an impact upon a heritage asset should be accompanied by a heritage statement or include appropriate references within the Design and Access Statement'.

Amend text in paragraph 4.4.11 to read 'Any application that has an impact upon a heritage asset should be accompanied by a heritage statement or include appropriate references within the Design and Access Statement'.

| <i>Representations</i>                                      | <i>Nature</i> | <i>Summary of Main Issue</i>   | <i>Council's Assessment</i>  | <i>Action</i>  |
|---|---------------|--|--|--|
| 6730 - Park Street Residents' Association (PSRA)            | Object        | We OBJECT to many of the places where the words 'should' or 'needs to' appear because these appear to offer ambiguity as in 4.4.11 which states: 'Applicants should make reference to the 'Historic Core Appraisal' undertaken by the Council and the various Conservation Area Appraisals undertaken across the city.' We would prefer to see the word 'must' in place of 'should' here. For example,   | Comments noted. Where appropriate the use of 'should' will be replaced by 'needs to'.  | Replace 'should' with 'needs to' in 4.4.11   |
| 6581 - Brunswick & North Kite Residents Association (BruNK) | Support       | We note the weight given to the Historic Core Appraisal but are dismayed to see that streets in our area including Maids Causeway, Newmarket Road, Fair Street, Willow Walk and New Square - which have over 60 Listed Buildings and are part of the Kite Conservation Area, are not mentioned in this document. We also note that several residents associations were consulted during the appraisal, but BruNK was not among them. We believe this is a serious oversight.           | Comments noted. These streets, whilst not lying within the area defined by the historic core, still lie within central conservation area and within a highly sensitive area, which is still afforded a high level of protection within the Local Plan.       |  |
| 6598 - English Heritage (East of England Region)            | Support       | As mentioned in reference to paragraph 1.5.6 above, we recommend removing the reference to seven stories and replacing it with a trigger of 20 metres.   | Comments noted. The text in paragraph 1.5.6 and 4.4.12 will be amended to state six storeys and above for the historic core and four storeys and above for the suburbs will be used for the triggers for assessment.   | Amend paragraph 1.5.6 and paragraph 4.4.12 will be amended to state six storeys and above for the historic core and four storeys and above for the suburbs will be used for the triggers for assessment. |
| 6640  | Support       | It is indeed unlikely that tall buildings within the historic core will be approved and this is the area of most dense and tallest buildings, as noted in this document. By virtue of this, it means that most tall buildings will be built outside of the Core area, in an environment where by this documents own admission, the building heights are overall significantly lower. Therefore most tall buildings will be out of context with their surroundings to a greater extent. | Comments noted. Suggestion welcome, however the suggested height triggers are more specific, and so appropriate, to the Cambridge condition. Disagree with omitting the reference to floors as number of floors does act as a good benchmark to most people. |  |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**4.4.13**

|  |        |   |  |  |
|--|--------|---|--|--|
| 6807 - Cambridge Past, Present & Future          | Object | 4.4.13 Add "Registered Historic Park and Gardens"; ref Listed Building use capitals as per other designations.  | Agree, 'Registered Historic Park and Gardens' will be included in the list of heritage assets in paragraph 4.4.13.   | Include 'Registered Historic Park and Gardens' in paragraph 4.4.13.                    |
| 6731 - Park Street Residents' Association (PSRA) | Object | 4.4.13 OBJECT. It states 'all building proposals which have the potential to impact on heritage assets will need to demonstrate and quantify the impact . . . It would be much better to say 'must' instead of 'need to'. | Disagree. 'Needs to' is sufficient within a guidance document.   |  |
| 6758 - Beacon Planning Ltd                       | Object | 4.4.13 Registered Parks and Gardens should be added to the list of heritage assets and all undesignated heritage assets should also be included, not just BLIs.   | Agree, 'Registered Historic Park and Gardens' and 'all undesignated heritage assets will be included in the list of heritage assets. Undesignated heritage assets will be verified through a context appraisal of the application site at pre-application stage by the developer and local authority, and will be identified within a Design and Access Statement. | Include 'Registered Historic Park and Gardens' and 'all undesignated heritage assets'. |

**Page 199**

**Criteria 3: Scale, massing and architectural quality**

|   |         |  |                 |  |
|---|---------|--|-----------------|--|
| 6583  | Object  | I'm only objecting to this because it seems a little weak in view of the impact tall buildings impose. Tall buildings should be placed more decisively in the category of requiring 'exceptional design' demanding consideration of worthiness of purpose as well as aesthetics to ensure that such imposition will resonate positively with the population as a whole. Guidance should otherwise be clear in its assertion that the scale and massing of buildings should require them to fit in with the established urban grain in the interests of ensuring that the character and amenity of the broader cityscape is maintained. | Comments noted. |  |
| 6583 - Brunswick & North Kite Residents Association (BrunK) | Support | 2. The density as well as the height of new buildings should be taken into consideration. Current and pending plans for new developments on the corner of Newmarket Road and East Road are in danger of turning the eastern part of the City into a canyon surrounded by high rise buildings which is out of keeping with its proximity to the Historic Core.  | Comments noted. |  |



**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**4.4.14**

|      |        |  |   |  |
|------|--------|--|---|--|
| 6641 | Object | Context is the key word here. I would argue here that "appropriately scaled" does not relate to four-storey buildings being built in predominantly two-storey suburbs as is proposed in this document as not requiring 'tall building' status. | Comments noted. The height triggers have been amended to now read six storeys and above for the Historic Core and four storeys and above for the suburbs, in some cases the criteria could be applied at lower heights. | Amend paragraph 1.5.6 and 4.4.12 to state six storeys and above for the historic core and four storeys and above for the suburbs will be used for the trigger for the assessment criteria. |
|------|--------|--|---|--|

**4.4.15**

|  |         |  |                 |  |
|--|---------|--|-----------------|--|
| 6599 - English Heritage (East of England Region) | Support | Paragraph 4.4.15: When describing the traditional slender 'incidents' on the Cambridge skyline, it would again be relevant to note the non-functional nature of those 'incidents'. | Comments noted. |  |
|--|---------|--|-----------------|--|

**6430**

|         |   |                |  |
|---------|---|----------------|--|
| Support | And this is how it should remain. It is to be regretted that tall modern buildings e.g. Botanic House and the Belvedere on Hills Road are being allowed to creep into Cambridge which until recently has been largely free of these boring glass towers. If we have to have such buildings they should be out on the new fringes of the town and not encroach on the conservation area in any way as Botanic House does. They should also be sustainable, 'green' buildings. There is no sign that these buildings are power generating or use sustainable methods of construction. | Support noted. |  |
|---------|---|----------------|--|

**4.4.16**

|   |        |   |  |  |
|---|--------|---|--|--|
| 6508 - Cambridge Past, Present & Future | Object | 4.4.16 Welcome consideration of roof-top plants however much clearer guidance on acceptance required and that maximum building height must include top of roof-top plant etc. - see comments made right above | Comments noted. Reference will be made to 3.39 of Policy 3/13 of the Local Plan (2006) | Reference paragraph 3.39 of Policy 3/13 of the Cambridge Local Plan (2006) |
|---|--------|---|--|--|

**6521**

|         |   |                |  |
|---------|---|----------------|--|
| Support | (Submitted on behalf of the Nineteen Acre Field RA) We agree. This is an important consideration. | Support noted. |  |
|---------|---|----------------|--|



**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

4.4.17

6557

Object

Vistas and view corridors should not be restricted to ground level. The view from adjoining residential properties at second or third floor level needs to be considered.  
The criteria also need to allow for night illumination, and "glass-box" office buildings should not be permitted if internal lighting at night is inadequately screened.

Comments noted.

**Criteria 4: Amenity and microclimate**

6810 - Cambridge Past, Present & Future

Object

Criteria 4  
Need to highlight also the biodiversity opportunities such as green roof, potential for swift/ red start habitats etc (refer also to Nature Conservation Strategy)

Comments noted. A reference will be included to biodiversity opportunities.

Make reference to biodiversity opportunities.

6799 - Cambridge Past, Present & Future

Object

Environmental Impact

Energy generating aspects are not adequately discussed and their visual / noise etc impact such as solar/ PV and wind generators. If the guidance is about skylines and not just tall buildings, materials should be an important consideration. The buildings must be capable of delivering low or zero carbon standards.

Comments noted. A reference to the Sustainable Design and Construction SPD will be noted in criteria 4.

Reference the Sustainable Design and Construction SPD in assessment criteria 4.

6486 - Cambridge City Council Design and Conservation Panel

Object

Materials and shadow lines. These are key elements in the evaluation of tall buildings and should be covered in detail within the guidance.

Comments noted. References to materials and shadow lines will be included in criteria 4.

Reference materials and shadow lines within assessment criteria 4.

6472

Support

We agree the definition of tall building and the criteria, except that we want the word 'overlooking' added to the specific list in criterion 4 - Amenity (4.4.18 and 4.4.22). Overlooking is different from overshadowing and should be one of the factors which developers must show they have dealt with.

Comments noted. Overlooking will be included in the criteria.

Include 'overlooking' within the assessment criteria.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

4.4.18

6558

Object

Vistas and view corridors should not be restricted to ground level. The view from adjoining residential properties at second or third floor level needs to be considered.  
The criteria also need to allow for night illumination, and "glass-box" office buildings should not be permitted if internal lighting at night is inadequately screened.

Comments noted.

6642

Support

This is a critical set of criteria to assess during planning and these issues of loss of aspect, loss of daylight and overshadowing should have far greater prominence throughout the main body of the document. I can see no reference to traffic, transport or local amenities in these criteria which are also amiss. Privacy is also important and is not mentioned.

Comments noted. Privacy and overlooking issues will be included in criteria 4. In response to traffic and transport, a Traffic Impact Assessment (TA) will be required as part of a planning application. Include Privacy and overlooking issues in criteria 4.

Page 209  
4.4.20

6609

Support

Support strongly but replacing tall by taller.

Comments noted.

6809 - Cambridge Past, Present & Future

Object

4.4.20 Accurate wind and shadow studies - highlight suitable reference to work to so that all applications/applicants follow same and agreed technique

Comments noted. Disagree; a blanket methodology for all buildings is not suitable or reasonable. Some applications will require a greater level of assessment work undertaken.

6643

Object

The statement that public and private open spaces and amenity areas should not be in shadow for excessive amounts of the day or year is vague and this could be used by a developer to avoid considering these appropriately.

Comments noted. Paragraph 4.4.20 will be amended to read 'shall not be in shadow for significant amounts of time throughout the day and year'. Amend paragraph 4.4.20 'shall not be in shadow for significant amounts of time throughout the day and year'.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

**4.4.21**

6653

Object

This statement lacks credibility and balance. The report should recognise there are potential problems of poor amenity inherent in the design of highrise flats and should acknowledge these and set standards for avoiding them. Such issues are spacial poverty and sunless outlook (balconies in particular are generally not very usefull and roof terraces benefit only a limited number of luxury penthouses); the separation of childrens play space from the home undermines the proper functioning of a flat as a family home and ther are also issues of social disintigration where inhabitants are cut off from street life.

Disagree. Taller developments can be designed to provide adequate space and good lighting and amenity space.

**4.4.22**

6559

Object

Vistas and view corridors should not be restricted to ground level. The view from adjoining residential properties at second or third floor level needs to be considered.  
The criteria also need to allow for night illumination, and "glass-box" office buildings should not be permitted if internal lighting at night is inadequately screened.

Comments noted.

6645

Object

Key matters to address which are not stated here (though accept are mentioned elsewhere) are massing, loss of aspect, loss of daylight, excessive increases in road traffic and congestion and loss of privacy.

Comments noted. Traffic and road congestion will be assessed through a Traffic Impact Assessment (TA) with will be submitted as part of a planning application. Loss of daylight/overlooking will be included in Criteria 4.  
Reference the loss of daylight/overlooking in Criteria 4

6759 - Beacon Planning Ltd

Object

4.4.22 does this mean that without these (expensive) studies being submitted with an application the Council will not accept it as valid?

Comments noted. It is not a formal requirement to undertake daylight /sunlight and wind tunnel studies for every scheme. The need for these will be assessed on a case by case basis and be proportionate and reasonable. A simple shadow study using software such as Google sketchUp is not expensive or onerous and is provided on a regular basis by applicants. Likewise, the exact methodology for the production of photomontages should be proportionate to the scale of the development and the sensitivity of its location.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6351 **Object** Criteria 4 mentions for the first time in this Guidance the concept of heat "islands". Any concept noted in a criterion should have been addressed previously in the main body of the text.

**Action** Include a definition for 'Urban Heat Islands' within the Glossary and define as (The Dictionary of Urbanism 2005) "An area of warmer temperatures associated with urban development. The effect is caused by the urban fabric retaining and storing heat; by industry, heating, air conditioning and transport; by pollution reducing the radiation of heat; and by drainage reducing the amount of cooling by the evaporation of surface water."

6644 **Object** This document for me fails to adequately define what is a 'tall' building (see "significantly taller" in point 1.5.8 which is vague) and therefore this ambiguity could be manipulated to avoid any requirements to consult this document.

**Action** Remove the final sentence of section 1.5.4 referring to skyline, as it is too loose. A better-refined definition will be prepared and will note that a view of the city "skyline" is possible from both distant and local points.

**4.4.23**

6646 **Object** This document argues that most tall buildings are unlikely to gain approval in the historic core and therefore by inference will be built in the surrounding suburbs. Therefore the statement that "tall buildings need to be sensitively located" whilst true seems difficult to envisage given that by this document's own admission the suburbs are areas of significantly lower overall height.

**Action** Comments noted.

**Representations****Nature Summary of Main Issue****Council's Assessment****Action****4.5 Process and technical requirements**

|      |         |  |                |
|------|---------|--|----------------|
| 6522 | Support | (Submitted on behalf of the Nineteen Acre Field RA) Some of the specific technical requirements would seem to create difficulties at the public consultation stage for a proposal. Some provision should be made in this section for output formats which, whilst they will not preserve entirely what is in proprietary formats such as AutoCAD, will allow the public to gain a reasonable impression of what is being proposed. | Support noted. |
|------|---------|--|----------------|

**4.5.1**

6732 - Park Street Residents' Association (PSRA)

Object

4.5.1 OBJECT. We are concerned that some recently approved applications did not take into account the view of them from viewpoints such as public (and private) open spaces. We suggest the inclusion of a bullet point in the box which requires the inclusion of all relevant views of the proposed development from open spaces.

Comments noted. Any proposed development that triggers the assessment criteria will need to identify key viewpoints for assessment including those views from relevant open spaces. Cambridge City Council as part of the pre-application process will agree these views. It may be the case that several views will need to be taken from one particular open space whilst none will be taken from another. Views need to be agreed on a case by case basis. Only in limited cases where a particularly tall building is proposed will it be necessary to assess views from all open spaces across the city.

Page 205

6676

Object

Viewpoints: list should include all relevant views from across open spaces.

Comments noted. Any proposed development that triggers the assessment criteria will need to identify key viewpoints for assessment including those views from relevant open spaces. Cambridge City Council as part of the pre-application process will agree these views. It may be the case that several views will need to be taken from one particular open space whilst none will be taken from another. Views need to be agreed on a case by case basis. Only in limited cases where a particularly tall building is proposed will it be necessary to assess views from all open spaces across the city.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

4.5.2

6733 - Park Street Residents' Association (PSRA)

Object

4.5.2 OBJECT. We wonder if this sentence is sufficiently clear? We suggest that it might be better if it says: 'Depending on the outcome(s) of each of these stage, additional and/or more detailed and more accurate visual representations and information may need to be produced and included as part of the planning process.'

Comments noted. 'Accurate Visual Representations' is a technical term used in relation to producing accurate and verifiable photographic representations of a development proposal, this will be defined within the glossary.

Define 'Accurate Visual Representations' within the Glossary as "a form of computer visualisation that can assist in the assessment of the visual effects of specific proposals on designated views. An Accurate Visual Representation or Verified View is a tool used in the planning process that helps to inform the effect of a proposal by providing three dimensional visualisations of it. These images can be very realistic and should be accurate with respect to height, form, size and location". (Visual Eyes Media, 2011)

6760 - Beacon Planning Ltd

Object

4.5.2 surely the first piece of work to be undertaking by the promoter of a 'tall building' should be a 'context appraisal' to demonstrate that there is a full and detailed understanding of the issues that will affect the design of the building (including height)? This work would then form part of the Design and Access Statement.

Comments noted. A context appraisal will be included as a first bullet point after 4.5.1

Add 'context appraisal' as a first bullet point for paragraph 4.5.1.

Page 2063

6734 - Park Street Residents' Association (PSRA)

Object

4.5.3 to 4.5.8 Digital visualisation techniques. OBJECT. Although we welcome the stress here on the use of 3D digital modelling, photomontages etc we wonder if the reference to the need for a clear audit trail to allow images to be verified by a third party provides adequate protection against the submission of misleading images? Perhaps it would be better to say 'verified by an independent third party or parties . . .'?

Comments noted. Photomontages and Accurate Visual Representations will form part of the supporting evidence for a planning application and will be made available to the public through the usual public consultation means i.e. the City Council website.

Amend text to state AVRs will need to be capable of being verified by an independent third party.

The Council would not envisage 3D models being made available to the public or statutory consultees but on certain schemes the City Council will request access to 3D models, which have been obtained from developers in the recent past on a number of high profile schemes. The software programs are the only programmes available to the City Council at present. The text will state that AVRs will need to be capable of being verified by an independent third party.

Secondly, we would expect the guidance to state that all such models and images should be made available for public scrutiny at an early stage in the planning process.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

4.5.4

6600 - English Heritage (East of England Region)

Support

Paragraph 4.5.4 makes reference to 3D computer modelling. How will this data be made available to statutory consultees and others when assessing applications? Also, when drafting a policy of this nature, is it appropriate to state specific computer programs? In order to 'future-proof' the policy might a more generic description be preferred?

Comments noted. Photomontages and Accurate Visual Representations will form part of the supporting evidence for a planning application and will be made available to the public through the usual public consultation means i.e. the City Council website.

Amend text to state AVRs will need to be capable of being verified by an independent third party.

The Council would not envisage 3D models being made available to the public or statutory consultees but on certain schemes the City Council will request access to 3D models, which have been obtained from developers in the recent past on a number of high profile schemes. The software programs are the only programmes available to the City Council at present. The text will state that AVRs will need to be capable of being verified by an independent third party.

Object

Vistas and view corridors should not be restricted to ground level. The view from adjoining residential properties at second or third floor level needs to be considered.  
The criteria also need to allow for night illumination, and "glass-box" office buildings should not be permitted if internal lighting at night is inadequately screened.

Comments noted.

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

4.5.8

6677

Object

This does not feel safe enough from fraud. I would like to see "verified by third parties" or better still "independent third parties"  
I hope the images and models will always be available for public scrutiny at an early stage

Comments noted. Photomontages and Accurate Visual Representations will form part of the supporting evidence for a planning application and will be made available to the public through the usual public consultation means i.e. the City Council website.

Amend text to state AVRs will need to be capable of being verified by an independent third party.

The Council would not envisage 3D models being made available to the public or statutory consultees but on certain schemes the City Council will request access to 3D models, which have been obtained from developers in the recent past on a number of high profile schemes. The software programs are the only programmes available to the City Council at present. The text will state that AVRs will need to be capable of being verified by an independent third party.



**Representations****Nature Summary of Main Issue****Council's Assessment****Action****5.0 Appendices****Appendix A - List of Background Documents**

6601 - English Heritage (East of England Region)  
 Support Appendix A - List of background documents. This list might usefully be expanded to include PPS 5 and the two EH publications, 'Seeing the History in the View' and 'The Setting of Heritage Assets'.

Agree, 'Planning Policy Statement 5: Planning for the Historic Environment' (2010), 'Seeing the History in the View' (2011) and 'The Setting of Heritage Assets' (2011) will be included within Appendix A.

Add 'Planning Policy Statement 5: Planning for the Historic Environment' (2010), 'Seeing the History in the View' (2011) and 'The Setting of Heritage Assets' (2011) to Appendix A.

**Glossary - to be included in final draft for consultation**

6647

Object

"Major Development" is classified as "erection of 10 or more dwellings" but this is not in alignment with the SHLAA consultation in which sites with 10 dwellings are considered small in size?

"Permeability" is of particular importance to the Newmarket Road area which is acknowledged in the East Area Visioning document as a significant barrier to movement on foot and severs the Peterfield and Riverside communities.

Comments noted. The definition of 'Major

Development' is defined in The Town and Country Planning (Flooding) (England) Direction 2007 as: '(a) in respect of residential development, a development where the number of dwellings to be provided is 10 or more, or the site area is 0.5 hectares or more; or (b) in respect of non-residential development, a development where the new floorspace to be provided is 1,000 square metres or more, or the site area is 1 hectare or more.'

'Permeability' will be included in the Glossary and defined as 'Permeability describes the degree to which urban forms, buildings, places and spaces permit or restrict the movement of people or vehicles in different directions. Permeability is generally considered a positive attribute of urban design, as it permits ease of movement by different transport methods and avoids severing neighbourhoods. Areas which lack permeability, e.g. those severed by arterial roads or the layout of streets in cul-de-sac form, are considered to discourage effective movement on foot and encourage longer journeys by car. (Sourced from the Eastern Gate Development Framework Supplementary Planning Document)

Action - Add 'Permeability' to the Glossary and defined it as 'Permeability describes the degree to which urban forms, buildings, places and spaces permit or restrict the movement of people or vehicles in different directions. Permeability is generally considered a positive attribute of urban design, as it permits ease of movement by different transport methods and avoids severing neighbourhoods. Areas which lack permeability, e.g. those severed by arterial roads or the layout of streets in cul-de-sac form, are considered to discourage effective movement on foot and encourage longer journeys by car. (Sourced from the Eastern Gate Development Framework Supplementary Planning Document)

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

6811 - Cambridge Past, Present & Future

Object  
 Need to define:  
 \* "substantially higher" - this needs much clearer definition  
 \* Heritage asset (ref 1.5.6) - requires definition as well as a clear indication by when they will be listed. What will be the void with no adopted listings in place in the next months and protecting special spaces and buildings?  
 \* (College) Backs (ref 3.7+) or sometime listed in document as Backs or back - please check  
 \* Commons - some are only commons some are Commons and more protected - which are meant? Should refer to Protected Open Space  
 \* Recognised (no z)  
 \* Historic Core  
 \* Storey heights - commercial (including clinical etc) versus residential - detail clarification

Comments noted, 'substantially higher' is variable and changes between each site. The Council recommend a thorough context analysis is undertaken by the applicants to determine the surrounding building heights. 'Heritage Asset' defined as 'A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets' (as defined in PPS 5) and assets identified by the Local Planning Authority during the process of decision-making or through the plan-making process (including local listing).

The term College Backs will be verified for consistency, using the term 'Backs' rather than 'Back'.

The definition of commons will be revised to match the City Council's Open Space Standards.

Recognized (para 3.8.1 and 3.12.1) will be changed to recognised.

The Historic Core will be included in all relevant figures.

Storey heights will be included within the Glossary and defined as 'where commercial floor uses are proposed, the floor to ceiling height will typically be around 3.7m (4m floor to floor height). Upper residential floors are assumed to have a 2.7m floor to ceiling height (3m floor to floor height). Floor to floor heights assume a 300-400mm depth of construction for floors. Consequently a six storey building would correspond to a 19m building height in the historic core and a four storey building in the suburbs would be 13m.'

Add 'Heritage asset' to the Glossary and define as 'A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets'

Replace 'Back' with 'Backs'

Replace the definition of commons to match the City Council's Open Space Standards.

Recognized (para 3.8.1 and 3.12.1) will be changed to recognised.

The Historic Core will be included in all relevant figures.

Storey heights will be included within the Glossary and defined as 'where commercial floor uses are proposed, the floor to ceiling height will typically be around 3.7m (4m floor to floor height). Upper residential floors are assumed to have a 2.7m floor to ceiling height (3m floor to floor height). Floor to floor heights assume a 300-400mm depth of construction for floors. Consequently a six storey building would correspond to a 19m building height in the historic core and a four storey building in the suburbs would be 13m.'

Glossary - to be included in final draft for consultation

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

|  |  |   |  |
|--|--|---|--|
| 6825 - Park Street Residents' Association (PSRA) | <p><b>Object</b></p> <p>Glossary OBJECT. There should be a definition stating that in this guidance a storey is defined as so many metres high.</p> <p>For example, in para 1.5.2 buildings over 27m are defined as being approximately nine floors which gives the height of one storey as at least 3 metres.</p> <p>Para 1.5.6 equates seven storeys to 22m, giving one storey at 3.14m and five storeys to 16m, giving one storey at 3.2m.</p> <p>These give a range in height for one storey of between 3.0 and 3.2m which is a fairly tight range and could be used in a glossary definition.</p> | <p>Comments noted. Storey heights will be included within the Glossary and defined as 'where commercial floor uses are proposed, the floor to ceiling height will typically be around 3.7m (4m floor to floor height). Upper residential floors are assumed to have a 2.7m floor to ceiling height (3m floor to floor height). Floor to floor heights assume a 300-400mm depth of construction for floors. Consequently a six storey building would correspond to a 19m building height in the historic core and a four storey building in the suburbs would be 13m.' (This assumes a flat roof with no plant).</p> | <p>Add 'Storey height' to the Glossary and define as 'where commercial floor uses are proposed, the floor to ceiling height will typically be around 3.7m (4m floor to floor height). Upper residential floors are assumed to have a 2.7m floor to ceiling height (3m floor to floor height). Floor to floor heights assume a 300-400mm depth of construction for floors. Consequently a six storey building would correspond to a 19m building height in the historic core and a four storey building in the suburbs would be 13m.' (This assumes a flat roof with no plant).</p> |
| 6802 - English Heritage (East of England Region) | <p><b>Support</b></p> <p>Glossary. It would be helpful if the glossary contained a reference to 'Setting' and I would suggest using the definition set out in PPS 5. This is as follows: 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'</p>   | <p>Agree. 'Setting' will be included in the Glossary and defined as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'. (Sourced from Planning Policy Statement 5: Planning for the Historical Environment).</p>  | <p>Add 'Setting' to the Glossary and define as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'. (Sourced from Planning Policy Statement 5: Planning for the Historical Environment).</p>  |
| 6523   | <p><b>Support</b></p> <p>(Submitted on behalf of the Nineteen Acre Field RA) We would like to see "Suburb" added to the glossary. From the contexts in which "suburb" and "suburban" are used in the document we believe this is any part of the city that does not form part of the "historic core", but this is by no means 100% clear, nor have the terms been used consistently (suggesting that there's some uncertainty even amongst the authors of the document).</p>   | <p>Comments noted. Agree 'Suburb' will be added to the glossary and defined for the purposes of the guidance as 'all areas within the City boundaries which outside of the Historic Core and include both residential, commercial and mixed used areas'.</p>  | <p>Add Suburb to the Glossary and define as 'all areas within the City boundaries which outside of the Historic Core and include residential, commercial and mixed used areas'.</p>  |

| <i>Representations</i> | <i>Nature</i> | <i>Summary of Main Issue</i> | <i>Council's Assessment</i> | <i>Action</i> |
|------------------------|---------------|------------------------------|-----------------------------|---------------|
|------------------------|---------------|------------------------------|-----------------------------|---------------|

## 6.0 List of Figures

### 6.0 List of Figures

|   |        |  |  |  |
|---|--------|--|--|--|
| 6820 - Cambridge Past, Present & Future | Object | Missing map<br>Explaining where bulky buildings are already located/<br>consent given. | Comments noted. Disagree this will have any benefit to the scope or purpose of the guidance. The guidance is about tall buildings and the skyline; bulky buildings raise different, though not insignificant, design issues. |  |
|---|--------|--|--|--|

### Figure 3.1 Topography

|   |        |  |  |  |
|---|--------|--|--|--|
| 6812 - Cambridge Past, Present & Future | Object | 3.1 Topography Needs more detailing to clearly show low and high points and needs to be combined with strategic views/ Figure 3.6 (as mostly from high points); Milton Rubbish Tip not shown (long-term probably a future public green space?) | Comments noted. At the time this map was limited by the topographical data available at the time. Figure 3.1: Topography will be updated to clearly indicate areas of high and low ground. | Amend figure 3.1: Topography to indicate areas of high and low ground using colours. |
|---|--------|--|--|--|

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### Figure 3.2 Open Spaces and Water Bodies

|   |        |  |  |  |
|---|--------|--|--|--|
| 6813 - Cambridge Past, Present & Future | Object | 3.2 Open Space & Water Bodies Blue colours need better defining a difficult to differentiate | Comments noted. Figure 3.2 will be amended to show clearly the different water bodies. | Amend figure 3.2 to clearly show the different water bodies. |
|---|--------|--|--|--|

### Figure 3.3 Heritage Assets

|   |        |  |   |   |
|---|--------|--|---|---|
| 6814 - Cambridge Past, Present & Future | Object | 3.3 Heritage assets<br>Conservation Areas covering green space areas not shown (e.g. Stourbridge Common, Coe Fen)<br>Historic Core must be shown to highlight difference with those Conservation Areas lying outside | Comments noted. Figure 3.3 will be amended to show the boundaries of the conservation areas covering protected open spaces. | Amend figure 3.3 to show the boundaries of the conservation areas covering protected open spaces. |
|---|--------|--|---|---|

### Figure 3.4 City Approaches

|   |        |              |                 |  |
|---|--------|--------------|-----------------|--|
| 6815 - Cambridge Past, Present & Future | Object | 3.4 Missing? | Comments noted. |  |
|---|--------|--------------|-----------------|--|

Figure 3.5 Landmark Buildings

| <i>Representations</i>                  | <i>Nature</i> | <i>Summary of Main Issue</i>  | <i>Council's Assessment</i>   | <i>Action</i>  |
|---|---------------|---|---|--|
| <i>Figure 3.5 Landmark Buildings</i>    |               |   |   |  |
| 6816 - Cambridge Past, Present & Future | Object        | <p>3.5 Landmark Buildings</p> <ul style="list-style-type: none"> <li>* Needs to show height for each building and as such colour coded (referring to storey height and not if in city centre or not)</li> <li>* Suggest changing title of document to tall building (as a landmark building can be much shorter)</li> <li>* Suggest inset to cover the entire "Historic Core" not just the city centre</li> </ul> | <p>Comments noted. Agree to include heights in metres. The Urban Design Team will use the Cambridge Building Heights Model to establish landmark building heights as close as practical to the actual height above finished grade. The guidance will note the lack of useable space in many historic tall buildings e.g. church spires.</p> | <p>Include heights of landmark buildings in metres, based on the Cambridge Building Heights model. Guidance to note the lack of useable space in many of the historic tall buildings, e.g church spires.</p> |
| 6577 - Cambridgeshire County Council    | Support       | <p>The Guidance could consider inclusion of Westminster College tower in Figure 3.5</p> <p>'Surrounding City Landmark Buildings', as the tower forms a distinctive element in the views to the north west of the City and in the panorama from Castle Mound.</p>  | <p>Agree that the Westminster college tower forms a landmark building, and will be included in figure 3.5</p>   | <p>Include Westminster college tower in figure 3.5</p>   |

**Representations**

**Nature Summary of Main Issue**

**Council's Assessment**

**Action**

*Figure 3.6 Strategic Viewpoints*

6485 - Cambridge City Council Design and Conservation Panel  
 6818 - Cambridge Past, Present & Future

Object

Suggestion of additional viewpoints to be included within the guidance.

Comments noted. It is not considered necessary or appropriate to list all of these view points within the document; there are simply too many to be of use, and furthermore it should be to the proponent of a tall building to agree with the Council a list of views to be provided for assessment on a case by case basis. It is worth noting that relative distance of each view is taken from the city's historic core. This will be made explicit in the text. It is stated in section 3.13.5 that local views must be considered on a case by case basis as part of the pre-application process and a list of important local views from key open spaces is given. Figure 3.6 shows a number of strategic views which, with the exception of Castle Hill, are taken from the outer edge of the city. Additional strategic views from the M11 and A14 (potentially junction of A14/A10) and a view from the River Cam looking south between the A14 and Baits Bite Lock should be included. Other long distance views from outside the city will be considered on a case by case basis. Views from private buildings including multi-storey car parks, though interesting, are not considered appropriate to include in the guidance, though such views could be provided by developers where proposals are in close proximity to such car parks.

Additional strategic views from the M11 and A14 (potentially junction of A14/A10) and a view from the River Cam looking south between the A14 and Baits Bite Lock should be included.



Figure 3.6 Strategic Viewpoints

| <i>Representations</i>                                      | <i>Nature</i> | <i>Summary of Main Issue</i>   | <i>Council's Assessment</i>  | <i>Action</i>  |
|---|---------------|--|--|--|
| 6817 - Cambridge Past, Present & Future                     | Object        | 3.6 City Approaches<br>Roads from Fen Ditton as well as Airport Way (west of Teversham) need to be highlighted as major road<br><br>Green finger approaches - needs to include other strategic open space within city and adjacent - e.g. Milton Country Park, Teversham Drift/Airport area etc (see Cambridge City Council - Nature Conservation Strategy - Figure 2 <a href="http://mr.cambridge.gov.uk/uploads/Nature%20Conservation%20Strategy%20Sept%2006%20(Section%20A).pdf">http://mr.cambridge.gov.uk/uploads/Nature%20Conservation%20Strategy%20Sept%2006%20(Section%20A).pdf</a><br><br>Also Cambridgeshire Green Infrastructure Strategy <a href="http://www.cambridgeshirehorizons.co.uk/our_challenge/GIS.aspx">http://www.cambridgeshirehorizons.co.uk/our_challenge/GIS.aspx</a><br><br>Label Fen River Way/ Harcomlow/Wimpole Way etc | Comments noted.<br>Horningsea Road/Ditton Lane, Airport Way will be highlighted as key roads.<br><br>Green finger approaches as shown in figure 3.4: City Approaches will be amended to include local nature reserves/conservation sites and other strategic opens spaces as shown in figures 1 and 2 of the Cambridge City Nature Conservation Strategy (2006) <a href="http://mr.cambridge.gov.uk/uploads/Nature%20Conservation%20Strategy%20Sept%2006%20(Section%20A).pdf">http://mr.cambridge.gov.uk/uploads/Nature%20Conservation%20Strategy%20Sept%2006%20(Section%20A).pdf</a><br><br>Fen River Way, Harcomlow, Wimpole Way will be included figure 3.6 Strategic Viewpoints. | Amend figure 3.4 to include local nature reserves/conservation sites and other strategic opens spaces as shown in figures 1 and 2 of the Cambridge City Nature Conservation Strategy (2006)<br><br>Fen River Way, Harcomlow, Wimpole Way will be included figure 3.6 Strategic Viewpoints. |
| <b>Figure 3.7 Photographs</b>                               |               |  |  |  |
| 6483 - Cambridge City Council Design and Conservation Panel | Object        | Images. The photographs show distant views where the eye is drawn to light coloured or distinctive buildings. This may place too much emphasis on the negative impact of tall buildings. Although the Panel appreciate the technical reasons behind the production of a mostly word-based document, more images, possibly illustrating good and bad examples of tall buildings in the city would be helpful.   | Comments noted. The final version of the document will include photographs, illustrations and graphics to allow the reader to better interpret the text.   |  |
| 6819 - Cambridge Past, Present & Future                     | Object        | 3.7 Photographs<br><br>Need to have good & bad examples of tall/ massive buildings in Cambridge<br><br>Clearer detailing of façade detailing - unsightly façades such as West Cambridge cladding are less desirable to edges of Green Belt/ countryside/ and other green spaces. It is essential to highlight examples of good and bad façade detailing.   | Comments noted.  |  |

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To: Executive Councillor for Planning and Sustainable Transport  
Report by: Head of Planning Services/Head of Joint Urban Design  
Relevant scrutiny committee: Environment Scrutiny Committee 13/3/12  
Wards affected: All

## **PRO-ACTIVE CONSERVATION WORK 2012-13 Not a Key Decision**

### **1. Executive summary**

1.1 This report reviews what has been completed in 2011-12 on the Pro-active conservation work programme, which itself was originally started in 2008-9. The purpose of the report is to report what work has been completed, what is outstanding, what is proposed for 2012-13, and the current and proposed budget to support the programme.

### **2. Recommendations**

2.1 The Executive Councillor is recommended to approve the following:

- a) To note Appendix 1 which comprises an update of the programme of Pro-active conservation work undertaken in 2011-12 and agreed work still to be completed.
- b) To agree Appendix 2 which comprises proposed projects of pro-active conservation work to be undertaken by the City Council in 2012-13 and beyond, including the required budget carry over from 2011-12 as noted herein to support the programme.

### **3. Background**

3.1 For the past four years, a series of projects have been completed in regards to pro-active conservation work including reviews of several conservation areas and their boundaries, and various Suburbs and Approaches studies.

3.2 The following report details firstly the work undertaken in 2011-12, the work still being completed (much of it being report at the same

Environment Scrutiny Committee as this report), and finally the work proposed for 2012-13 and beyond. The information is presented in a series of tables for ease of reference. The tables are attached as Appendices 1 and 2.

3.3 A glance back since 2008 reveals the following achievements so far in respect of the Pro-active conservation programme (not including the two Conservation Area Appraisals and three Suburbs and Approaches Studies being considered at the March, 2012, Environment Scrutiny Committee meeting):

- Completion of four Conservation Area Appraisals, including for Trumpington, Mill Road and St. Matthews (now “Mill Road”), Chesterton and Ferry Lane, and West Cambridge
- Completion of four Suburbs and Approaches Studies, including Huntington Road, Madingley Road, Barton Road and Newmarket Road.
- The total expenditure for the Pro-active conservation work to date is £59,719.03.

3.4 The Conservation-side of the Urban Design and Conservation Team is not at full compliment at this time. However, alongside day-to-day application review work and other tasks, the team has managed to progress and complete a range of pro-active project work in 2011-12. The budget allocated in 2008, and subsequently carried over in later years, has helped fund much of the pro-active conservation work. However to support the future pro-active work listed herein will require the appointment of a Principal Design and Conservation Officer post, a position which has been vacant owing to an absence in the team for most of 2011 and still to be filled.

3.5 The proposed project work for 2012-13 and beyond is proposed to focus on a range of work but also on document storage, including improvement of data bases in digital format and related data collection needed. It will also include a number of Conservation Area reviews, many of which are quite dated. In addition, given the very high priority to preserve and enhance the historic environment in the city, future conservation work will be focused on support to the Local Plan review in this coming year and thereafter.

3.6 As noted earlier, the Pro-active Conservation Programme has been supported by a budget since 2008. The proposed budget carry over will enable the proposed work program to be completed in full; no extra funding is expected to be necessary. A number of the projects e.g. IT data bases and Conservation Area reviews for example as set out in Appendix 2, will require the services of part-time/casual

professional staff as it cannot be accommodated with existing work loads and resources. The budget will help cover the costs of these additional resources.

- 3.7 The Executive Councillor is requested to agree a carry over into 2012-13 of £30,271.95 (the current budget balance). This provides sufficient monies (with some refinement down on some project costs) to fund a work program cost estimated at £29,000 (see Appendix 2). It should be noted that while all this work is listed for 2012-13, it will be the case that some of the larger projects e.g. certain Conservation Area reviews, will likely need to be completed in 2013-14. However, most, if not all, of these projects will be commenced in 2012-13.
- 3.8 Some flexibility may be necessary in respect of the final amounts allocated to individual projects, and so there may be a need to re-allocate monies across projects as necessary. If this is required, officers will ensure the Executive Councillor is in agreement with doing so first and minor variations in budget expenditure will not be reported for Environment Scrutiny Committee consideration.

## **4. Implications**

### **Staff**

- 4.1 The pro-active conservation work programme will result in additional workload arising from the need for all team members to support each project and share work loads and responsibilities. The appointment of additional resources in the form of part-time/casual workers is needed to ensure the pro-active work programme can be delivered.

### **Finance**

- 4.2 The financial implications are set out within the report above.

### **Environmental**

- 4.3 The environmental implications are positive as a result of undertaking the Pro-active Conservation work programme, such that it helps secure the long-term quality of the city's historic environment.

### **Community Safety**

- 4.4 There are no direct community safety implications.

### **Equalities and Diversity**

- 4.5 There are no direct physical equality and diversity implications.

## **5. Background papers**

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

- Pro-active Conservation Programme March 2011, as reported to and agreed at the Environment Committee meeting of March 3, 2011

## **6. Appendices**

Appendix 1 - Pro-active conservation work completed in 2011-12 and currently being completed

Appendix 2 - Appendix 2 – Pro-active conservation work for 2012-13 (and beyond)

## **7. Inspection of papers**

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

Author's Name: Glen Richardson  
Author's Phone Number: 01223 - 457374  
Author's Email: [Glen.Richardson@cambridge.gov.uk](mailto:Glen.Richardson@cambridge.gov.uk)

### Appendix 1 – Pro-active conservation work completed in 2011-12 and currently being completed

The following was agreed at the Environment Scrutiny Committee on 15<sup>th</sup> March 2011. The “Suggested Future Programme” included the following:

| Project 2011/12   | Status  | Estimated Cost                                       |
|---|---|--|
| Historic Environment Supplementary Planning Document  | The Local Plan Review is now underway and the topics proposed to be addressed in the SPD will be addressed in the Local Plan review.  | Officer time   |
| Mill Road & St Matthews Conservation Area Appraisal   | The consultation was completed in June 2011 and the revised boundary and appraisal published thereafter.  | Project was paid for out of previous financial years |
| Howes Place Conservation Area Appraisal and designation   | Still awaiting the signing of the related s106 Agreement in respect of ??? Re-consultation on the initial appraisal is required as the initial consultation on the work was carried out in 2009 and so needs minor updating.          | Project was paid for out of previous financial years |
| Riverside & Stourbridge Common Conservation Area Appraisal                                      | The second round of consultation requested at the October 2011 Environment Scrutiny Committee has now been completed. A report and recommendation will be considered at the March 2012 meeting of the Environment Scrutiny Committee. | Project was paid for out of previous financial years |
| New Town & Glisson Road Conservation Area Appraisal and Hills Road Suburbs and Approaches Study | The consultation will end on the 3 <sup>rd</sup> February, 2012. A report and recommendation will be going to March, 2012, Environment Scrutiny Committee meeting.  | Project was paid for out of previous financial years |
| Long Road and Trumpington Road Suburbs & Approaches Studies                                     | A 4 week consultation period will end on 7 <sup>th</sup> February. A report and recommendation will be going to March, 2012, Environment Scrutiny Committee meeting.  | Project was paid for out of previous financial years |
| Castle & Victoria Road Conservation Area Appraisal  | The associated maps are in the process of being produced for the document to go to public consultation in February/March, 2012. A report and recommendation will be taken to the June, 2012, Environment Scrutiny Committee meeting.  | Project was paid for out of previous financial years |

|   |   |   |
|---|---|---|
| <p>Abbey and/or Arbury area studies – with possible collaboration of Cambridge Past Present and Future</p>  | <p>This project was not progressed owing to a reduction in staffing, however it involved a type of web-based data collection/input by local communities on behalf of the Council. Such studies in effect represent “character” studies of what is valued in a given area and what should be improved or protected. The Urban Design and Conservation Team does not have either the funding or the resource to be able to support such studies at the present time. Additionally, the Local Plan review represents an appropriate forum for residents, members and interest groups to input into issues and suggestions for their area, at both a local and city-wide scale.</p>   | <p>financial years</p>  |
| <p>Tree Studies for CAs</p> <p>Suburbs and Approaches Studies for Milton Road, Histon Road, Brooks Road, Perne Road, Mowbray Road, Fendon Road, Queens Road</p> | <p>Arboriculture work is no longer part of the Planning Services but is now part of Streets and Open Spaces.</p> <p><i>(Tree Officers are undertaking the measurement of all the tree canopies in the city using 2008 aerial photographs. Samples on the ground will then be taken which will include consideration of species and condition. The work will show the character, heights, etc. of trees, including trees in Conservation Areas. The results of this work will be available to add to the Conservation Area Appraisals.)</i></p> <p>Due to the need to prioritise Local Plan work and the fact that other studies completed or being completed were considered a higher priority, these studies have not been completed. These studies are not considered a high priority at this time as it is unlikely that the streets to which they relate will be subject to significant redevelopment/development pressure any time soon.</p> <p>However, <b><u>members may wish to consider the merits of undertaking some of these studies as part of the deliberation at committee</u></b> and thereafter a cost, procurement arrangement and timeline can be prepared as required. If it was deemed by members that some of these studies should be undertaken, budget amounts for other proposed work (see Appendix 2) would have to be re-allocated and that work not undertaken.</p> | <p>Being undertaken by Streets and Open Spaces</p> <p>For consideration in the event members choose to progress any</p> |



**Appendix 2 – Pro-active conservation work for 2012-13 (and beyond)**  
(Priority indicator – High, Medium, Low)

| Proposed Project   | Project Outline   | Estimated Cost                                     | Priority |
|--|---|--|----------|
| Local Plan Review  | <p>Planning Services will be heavily focusing on the review of the Local Plan in 2012-13. The Urban Design &amp; Conservation Team will be making important contributions to this work at all stages e.g. Issues and Options report, drafting of policies, site specific assessments, etc..</p>   | Officer time                                       | H        |
| Review of Roof Extensions Design Guide (guidance is related to Policy 3/14 in the 2006 Local Plan) | <p>A large number of roof extensions came forward in 2011. The guidance was referred to a number of times in providing comments to City Development officers and in respect of responding to enquiries which came forward from householders &amp; members of the public. The referenced legislation within the guide is now out of date (a caveat has been added to the on-line copy of the document noting same) and the photographs of “good” examples need to be updated, a task which should not be overly onerous or time consuming. However, before any review is undertaken, the policy position on this subject will need to be clarified as part of the Local Plan review.</p> | Officer time – by Urban Design & Conservation Team | M        |
| Shopfront Design Guide – review (referred to in Policy 3/15 of the 2006 Local Plan)                | <p>This document is referenced regularly in comments made to City development on planning applications affecting shopfronts. There needs to be a brief review of the document to ensure that it still has relevant information and that examples are shown to illustrate good shopfronts, both past and recent, built in the city. However, before any review is undertaken, the policy position on this subject will need to be clarified as part of the Local Plan review.</p>  | Officer time – by Urban Design & Conservation Team | M        |
| Improved use Information Technology (IT) for cataloguing Listed Building information               | <p>The Conservation Officers have not traditionally used IT for record keeping. The improved use of IT within the team could ensure that there is improved customer access to information, for example listed building descriptions which are currently in paper form. The information is available on-line through the English Heritage website, but there would</p>   | £5,000   | M        |

|   |  |   |          |
|---|--|---|----------|
| <p>Buildings of Local Interest (BLIs) (Policy 4/12) – update of information</p> | <p>be a distinct advantage to local stakeholders to be able to hold this information locally. While an electronic copy exists in a database, it has also not been confirmed by English Heritage as being a true copy of the information. In addition, it should be possible to store building/site photographs against the list description which will help with any enforcement issues which may come forward. An important reason for undertaking this work is to ensure the resilience and continuity of the information in the Council’s possession. There is therefore a strong business case to develop better digital storage of information.</p> <p>Having all the information from the “Greenbacks” in an electronic format would also help support links with internal GIS system and the Annual Monitoring Review (AMR). The descriptions would need to be typed up and then thoroughly checked for accuracy before being stored and linked to other data sets/software.</p> <p>Finally, the AMR showed a discrepancy between the 2010 and 2011 figures of number of listed buildings. A baseline number needs to be established.</p> <p>The appointment of a casual/part-time individual to undertake this work will be necessary as there is not the capacity in the team to undertake the detailed tasks required, nor is it priority work; the Local Plan review and application review must remain the priority for the team.</p> <p>The city has a list of over 1,000 BLIs. The original list was drawn up using information provided by English Heritage Grade III buildings, which never made it in to the “Greenbacks”, with later additions. Not all of the buildings have a list description.</p> <p>If the Council is to help safeguard these buildings, it is important to understand what is special about them. Some BLI’s have been reviewed by students/work experience personnel but the information prepared has yet to be checked by a Conservation Officer for accuracy or completeness. It would be more appropriate in future to get a</p> |   |          |
|   |  | <p>Dependent on future Local Plan policy being determined first</p> | <p>M</p> |



|  |  |  |          |
|--|--|--|----------|
|  | <p>conservation professional to finish off all the descriptions so that the list is finalised and any others put forward could be added in a more timely fashion. The Guidance document referred to in Policy 4/12 of the Cambridge Local Plan has never been drafted. Such a document may give more weight to the policy and protect more of the BLIs from development. The policy is seen as weak as it cannot protect buildings outside of conservation areas.</p> <p>Before any review is undertaken, however, the policy position on this subject will need to be clarified as part of the Local Plan review.</p>                 |  |          |
| <p>Historic core public realm audit &amp; project definition</p> | <p>An audit of the city's historic core public realm would enable the City Council to work with the County Council on maintaining the historic character of the streets in the core of the city. A cross-service, cross-council working party could draw together the information and recommended projects which could be included in a list of major infrastructure projects to be considered as part of the Community Infrastructure Levy (CIL) work which will run in parallel with the Local Plan review. The audit can also be cited in conservation area appraisals and referred to when dealing with planning applications.</p> | <p>Budget would form part of CIL work &amp; Historic Core Conservation Area review (see next item)</p>   | <p>M</p> |
| <p>Conservation Area Reviews (Policy 4/11)</p>                   | <p>English Heritage recommends that conservation areas are reviewed every 5 years to ensure that they are relevant and that existing boundaries are appropriate. A number of appraisals are more than 5 years old and should be reviewed, such as:</p> <p>Brooklands Avenue (2002)<br/> The Kite (1996)<br/> Historic Core (2006)<br/> Newnham Croft (1999)<br/> Southacre (2000)</p>  | <p>Estimate of consultant costs:</p> <p>£3,000<br/> £4,000<br/> £10,000<br/> £3,000<br/> £3,000</p> <p>Note: such costs could be less if a "bulk purchase"</p> | <p>M</p> |

|                              |  |   |          |
|------------------------------|--|---|----------|
|                              | <p>For information the following represents all the other Conservation Area Appraisals and their dates:</p> <p>Trumpington (2010)<br/> Mill Road (2011)<br/> Station Area (2004)<br/> Historic Core (2006)<br/> Storeys Way (2007)<br/> De Freville Avenue (2009)<br/> Old Chesterton (2009)<br/> Ferry Lane (2009)<br/> Conduit Heat Road (2009)<br/> West Cambridge (2011)</p> <p>The Council's GIS officer is mapping all of the existing conservation area appraisal boundaries to ensure that all of the existing conservation areas are supported by up to date mapping. If there are any areas left which have not yet had a written appraisal, these will take priority over the review of those listed above.</p> <p>A number of signs painted directly onto the elevations of buildings have been identified. There is an interest in having these protected through repair and long term retention. A small cost is allocated for the potential to procure support to look for opportunities to protect and enhance such signage and work with individual building owners directly.</p> | <p>procurement is followed</p> <p>Officer time – GIS team</p> |          |
| <p>Wall Painting Signage</p> |  | <p>£1,000</p>   | <p>M</p> |

**TOTAL      £29,000**

Note: the current balance is in cost code 22425-0470-75897 (pro-active conservation work is £30,271.95.



To: Executive Councillor for Planning and Sustainable Transport: Councillor Tim Ward  
Report by: Head of Planning Services  
Relevant scrutiny committee: Environment Scrutiny Committee 13/03/2012  
Wards affected: Trumpington, Queens Ediths, Petersfield, Coleridge

## HILLS ROAD SUBURBS AND APPROACHES STUDY

### Not a Key Decision

#### 1. Executive summary

1.1 This report seeks approval of the Hills Road Suburbs and Approaches Study.

#### 2. Recommendations

2.1 The Executive Councillor is recommended to approve the text of the Hills Road Suburbs & Approaches Study, Appendix 2, and that the study be used to inform planning decisions in this area.

#### 3. Background

3.1 Funding of £30,000 per year for pro-active conservation work was agreed for each of the financial years 2008-9, 2009-10, and 2010-11.

3.2 In 2008, a programme of pro-active Conservation work identified, priorities for studies of Suburbs and Approaches to the city which are subject to change. The work to be undertaken was agreed in consultation with members and residents' groups. It was agreed that rapid appraisals would be undertaken of these particular areas. Hills Road is the second of the second tranche of these studies.

3.3 The idea and the scope of potential Suburbs and Approaches studies were set out in the report to Committee on 8 April 2008: “ **4.2. d) Rapid appraisal of sensitive areas subject to change** Some areas may have characteristics that are much appreciated, but do not have sufficient merit to justify designation as Conservation Areas. These may be the subject of character appraisals leading to the development of guidance to manage change”.

3.4 The Suburbs and Approaches Studies are *rapid* studies by historic

environment professionals, drawing on national criteria and best practice. They will be a material consideration in determining planning applications; they will provide assessments of Local Distinctiveness to support Planning Policy Statement 1; they will contribute to the evidence base for the Local Plan Review; and they will support the development of strategic and local policies or initiatives. They will identify areas with potential for Conservation Area designation, and potential Buildings of Local Interest. The studies will not in themselves provide a basis for Conservation Area designation.

- 3.5 The Study, attached as Appendix 2, was prepared by consultants in 2010 with alterations made as a result of the public consultation. The Study was consulted on alongside the New Town and Glisson Road Conservation Area Appraisal.
- 3.6 Should this Study be approved and adopted, prior to publication, the most up to date base map will be used for the Character Assessment Maps. This may differ from that included with the Study at Appendix 2. This may be done without the formal approval of the Executive Councillor for Planning and Sustainable Transport in order to provide factual updates showing changes to the study area that have occurred on the ground since the first draft publication of the study.
- 3.7 The amenity societies, English Heritage, County Highways and Planning, Environment Agency, the Ward Councillors and the County Councillor were consulted as statutory consultees.
- 3.8 The public consultation period was held from 12<sup>th</sup> December 2011 to 3<sup>rd</sup> February 2012. This was greater than the usual six week consultation period due to the seasonal holidays. The public consultation was promoted on the City Council website with a link to the draft Study and a comments form. A press release was issued to promote the consultation. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms.
- 3.9 A public exhibition of the content of the Study, alongside the New Town and Glisson Road Conservation Area Appraisal was held on the 19<sup>th</sup> January in the Green Room at the Centre at St Paul's, St Paul's Church Hills Road. The local residents' associations, ward and county councillors were notified of this exhibition. In addition, it was added to the consultations page of the City Council website and a press release was issued. In a two and a half hour period 39 local residents attended the exhibition to ask questions of the Conservation Officers present.
- 3.10 The written comments received are summarised in Appendix 1.

3.11 It is recommended that the Study be approved and adopted. When adopted, the Study will comprise a material consideration in the determination of future planning applications in the area.

#### **4. Implications**

(a) **Financial Implications**

The financial implications are set out within the report above.

(b) **Staffing Implications**

There are no direct staffing implications

(c) **Equal Opportunities Implications**

There are no direct physical equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement.

(d) **Environmental Implications**

There are no direct environmental implications

(e) **Consultation**

The consultations are set out in the report above.

(f) **Community Safety**

There are no direct community safety implications.

#### **5. Background papers**

Committee Report 8 April 2008, Item 10

English Heritage guidance on Area Assessments of the Built Environment

#### **6. Appendices**

**Appendix 1**

Summary of responses to public consultation

**Appendix 2**

Draft Hills Road Suburbs and Approaches Study, February 2012

#### **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

### Hills Road Suburbs & Approaches Study: 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 | Save Our Green Spaces               | (i) Special attention should be paid to enhancing the tree and green space needs of the areas under consideration. Addenbrooke's hospital is especially bare and overpowering. TPOs should not be rescinded unless they become a safety hazard. There should be more TPOs along Hills Road and the green verges should be extended | (i) Noted. The document contains a lot of descriptive information on the green approach into the city. However, the Study does not confer TPO status on any existing trees nor is it the statutory tool to do so. Additionally, it is unlikely green verges can be extended as the road width does not allow any further widening of a verge without potentially having an adverse impact on footpath width, lane width, etc.. | (i) 2               |
| 2 | County Council – Strategic Planning | (i) The study could highlight the importance of improving links to Wandlebury<br><br>(ii) The land indicated on the plan as Green Space is likely to be needed expansion of the Park and Ride. It is also being explored as part of the Strategic Housing Land Availability Assessment   | (i) Not considered required.<br><br>(ii) Noted   | (i) 3<br><br>(ii) 3 |
| 3 | St John the Evangelist, Hills Road  | (iii) The study omits any mention of St John the Evangelist. This is a serious omission that should be corrected   | (iv) Alterations made to text  | (iii) 1             |
| 4 | Cllr Taylor                         | (i) Is there a repository of studies on all streets in the city?   | (i) There are 4 existing Suburbs & Approaches Studies on the Historic  | (i) 3               |

|   |          |  |  |   |
|---|----------|--|--|---|
|   |          | <ul style="list-style-type: none"> <li>(ii) There is some confusion over the correct character area numbers</li> <li>(iii) Homerton College is not the only non-residential building in the area</li> <li>(iv) It may be useful to add when the parishes encompassed the different sides of the road to give context</li> <li>(v) 189 Hills Road is the former vicarage to St John's.</li> <li>(vi) Should the Perse School and St John's church be BLIs?</li> </ul>   | <p>Environment page of the website which give similar detailing. The Cambridgeshire Collection has a number of documents and books relating to Cambridge streets.</p> <ul style="list-style-type: none"> <li>(ii) Alterations made to text</li> <li>(iii) Alterations made to text</li> <li>(iv) This information needs to be researched and may be added before publication</li> <li>(v) Alterations to text</li> <li>(vi) These buildings will be assessed for possible inclusion on the list of BLIs</li> </ul>                                     | <ul style="list-style-type: none"> <li>(ii) 1</li> <li>(iii) 1</li> <li>(iv) 1</li> <li>(v) 1</li> <li>(vi) 1</li> </ul>                |
| 5 | 1 letter | <ul style="list-style-type: none"> <li>(i) Supportive of this initiative</li> <li>(ii) Hills Road is a good and valued gateway to the city, one of the most pleasing suburban approaches. The area is a true and rare asset to the city</li> </ul>   | <ul style="list-style-type: none"> <li>(i) Noted</li> <li>(ii) Noted</li> </ul>  | <ul style="list-style-type: none"> <li>(i) 3</li> <li>(ii) 3</li> </ul>   |
| 6 | 3 emails | <ul style="list-style-type: none"> <li>(i) Suggest two aspects of Character 3 should be stressed</li> <li>(ii) Incorrect Character Area numbering on some pages</li> <li>(iii) Disappointed that there was not a letter drop to all the residents in the approach road to make them aware of the consultation</li> <li>(iv) Concerned that the proposal will not prevent any further unwelcome developments</li> <li>(v) The Travelodge should be a highlighted as a building which has a negative impact on the area</li> <li>(vi) The document states that it is an assessment, but it is really a description with occasional unsupported value statements and assertions.</li> </ul> | <ul style="list-style-type: none"> <li>(i) Alterations made to text</li> <li>(ii) Alterations made to text</li> <li>(iii) Noted. The method for promoting the consultation is detailed in the report</li> <li>(iv) Should the document be approved it will be a material consideration for any future planning applications which are submitted in the area of research</li> <li>(v) This building was not highlighted as such by the consultants</li> <li>(vi) The document follows the English Heritage guidelines on 'rapid assessments'</li> </ul> | <ul style="list-style-type: none"> <li>(i) 1</li> <li>(ii) 1</li> <li>(iii) 3</li> <li>(iv) 3</li> <li>(v) 3</li> <li>(vi) 3</li> </ul> |



|  |        |  |        |   |          |
|--|--------|--|--------|---|----------|
|  | (vii)  | Appears that the document is a basis for current usage and not for potential usage and is not a strategy for formulating guidelines for potential future usage and development   | (vii)  | Guidelines as suggested would need to come from an in-depth study rather than this rapid appraisal                                      | (vii) 2  |
|  | (viii) | The impact of people living and using the approach roads appears to have been ignored. This human interaction is a vital quality.  | (viii) | Noted. The assessment is focussed on buildings and spaces which form part of the character  | (viii) 3 |
|  | (ix)   | Some of the treasured spaces and vistas have already changed since the document was drafted.   | (ix)   | Noted   | (ix) 3   |
|  | (x)    | Hills Road provides a magnificent green entry to the city and should be preserved and enhanced at every opportunity. The boskiness needs to be restored in some areas where large scale new developments have seen the removal of vegetation | (x)    | Noted   | (x) 2    |
|  | (xi)   | Botanic House is inappropriate in scale and uninspiring materials with no chance of greening or screening. CB1 and The Triangle loom over, above and around everything to the east of the road.  | (xi)   | The new developments have been agreed by the city council Planning Committee. Any conditions relating to landscaping will be enforced   | (xi) 2   |
|  | (xii)  | The inclusion of a small area within the New Town and Glisson Road Conservation Area should not mean that the areas outside have less care administered  | (xii)  | Noted   | (xii) 3  |
|  | (xiii) | The developments on the junction with Cherry Hinton Road has not received the significant trees that were stipulated in the new developments that have occurred. However it is not too late to act   | (xiii) | Any non-compliance with the conditions of a planning application should be put forward to officers within the Planning Enforcement team | (xiii) 2 |
|  | (xiv)  | The Park and Ride site should have landscaping and planting to hide it as per the permission. Urge that The Bell School, Addenbrooke's and the new housing developments by the Busway are planted with significant trees                     | (xiv)  | Landscaping should be part of the application for development and are normally requested and subject to planning conditions             | (xiv) 2  |
|  | (xv)   | If the green approaches to Cambridge are valued the planning department must ensure either the conservation of trees or restorative planting if they   | (xv)   | See comments above re planning applications and landscaping   | (xv) 2   |

|   |                  |  |   |  |
|---|------------------|--|---|--|
|   |                  | <p>are removed</p> <p>(xvi) The new developments are very dominating with no room for planting for softness</p> <p>(xvii) The War Memorial, when moved, should still be able to see the station.</p> <p>(xviii) The character of the road changes throughout the day as the users also differ, from the students in the daytime, to the late night economy of Cambridge Leisure. All needs should be sympathetically catered for</p>   | <p>(xvi) See comments above</p> <p>(xvii) The re-positioning of the War Memorial will be such that it is in-line with the station</p> <p>(xviii) Noted</p>  | <p>(xvi) 2</p> <p>(xvii) 3</p> <p>(xviii) 3</p>  |
| 7 | 4 comments forms | <p>(i) Welcome interest in preserving 'local distinctiveness'</p> <p>(ii) Densification of the use of the hospital surrounds detract from the area's residential character through increased traffic</p> <p>(iii) There is a threat of the loss of family homes to blocks of flats</p> <p>(iv) It is hoped that the study will inform a basis on which the most attractive elements in the area are maintained</p> <p>(v) Surprised that the Perse School is not mentioned or listed</p> <p>(vi) The bosky nature of the roundabout at Addenbrooke's is a plus feature</p> <p>(vii) The townscape is already blighted by poor planning decisions</p> <p>(viii) The document reveals impotence: Botanic House, fencing by Cavendish Avenue – who gave these permission?</p> <p>(ix) There are issues over the heights of the new developments that have been proposed/are under development</p> <p>(x) The Travelodge is an eyesore and the Cambridge Leisure site has not become the 'piazzas' that were promised. Unless this document can do</p> | <p>(i) Noted</p> <p>(ii) Noted</p> <p>(iii) Noted</p> <p>(iv) Noted</p> <p>(v) As assessment of this building will be made at a later date</p> <p>(vi) Noted</p> <p>(vii) Applications are determined on their own merits according to local and national policies</p> <p>(viii) See note above</p> <p>(ix) See note above</p> <p>(x) Noted</p> | <p>(i) 3</p> <p>(ii) 2</p> <p>(iii) 3</p> <p>(iv) 3</p> <p>(v) 2</p> <p>(vi) 3</p> <p>(vii) 3</p> <p>(viii) 3</p> <p>(ix) 3</p> <p>(x) 3</p> |

|   |   |  |   |          |
|---|---|--|---|----------|
|   |   | anything to redress this series of planning travesties, it is not worth paying for – it is only of interest to historians and people who remember Cambridge before it was infilled so disastrously |   |          |
|   |   | (xi) The area studied seems narrowly conceived   | (xi) The area assessed runs along the edge of Babraham/Hills Road                       | (xi) 3   |
|   |   | (xii) No mention is made of the importance of the landscaping of Highsett  | (xii) The Highsett landscaping is not within the area of study                          | (xii) 3  |
| 8 | Cambridge Past, Present & Future<br>(a late representation) | (i) Welcomes the study and considers enhancement of the road as important  | (i) Noted   | (i) 3    |
|   |   | (ii) Stress the rural setting and edge of Cambridge  | (ii) Alterations made to text   | (ii) 1   |
|   |   | (iii) Formerly Cambridge Preservation Society, not Trust   | (iii) Alteration made to text   | (iii) 1  |
|   |   | (iv) Was any section used as a drove road? Where was the turnpike  | (iv) This will be researched and additional text added later if appropriate             | (iv) 1   |
|   |   | (v) It is Royal Albert Almshouses  | (v) Alteration made to text   | (v) 1    |
|   |   | (vi) There are non-native ornamental shrubs on the southwest verge by the Park and Ride  | (vi) Alterations made to text   | (vi) 1   |
|   |   | (vii) Both Character Areas 2 and 3 have a strong villa character interspersed with institutional buildings   | (vii) This information is given elsewhere in the document                               | (vii) 3  |
|   |   | (viii) The rural setting to the edge and the Green Belt need to be mentioned   | (viii) These are mentioned within the document  | (viii) 3 |
|   |   | (ix) The Catholic Church is a landmark building  | (ix) Alterations made to text   | (ix) 1   |
|   |   | (x) The nature of the road is changing due to the change in make up of the buildings e.g. more commercial development  | (x) Noted   | (x) 3    |
|   |   | (xi) The retail area starts further away from the city centre than is described in the study   | (xi) Alterations made to text   | (xi) 1   |
|   |   | (xii) The new square by the public entrance to the Botanic Garden requires improvements  | (xii) Alterations made to text  | (xii) 1  |
|   |   | (xiii) Are there any post boxes/telephone booths that need listing?  | (xiii) This will be assessed and taken forward as necessary                             | (xiii) 1 |
|   |   | (xiv) Lack of street furniture   | (xiv) Comment to be referred to Area Committee Chair and Environmental Projects Manager | (xiv) 2  |

|   |                                       |  |   |  |
|---|---------------------------------------|--|---|--|
|   |                                       | <p>(xv) Street lighting needs to be updated to include a lighting strategy</p> <p>(xvi) Opportunities for new street tree planting should be included</p> <p>(xvii) Mapping – designated green spaces are not shown, important views are not highlighted</p> <p>A) As part of these studies, the overall threats and opportunities need to be pooled together to form useful design guidance ensuring the enhancement of the main access roads</p> | <p>(xv) Comments to be referred to Cambridgeshire County Council who are responsible for street lighting</p> <p>(xvi) Noted</p> <p>(xvii) The study is concentrating on the boundary to the road. The addition of designated areas which would also go outside of the Character Areas could be confusing. The designations, as far as they affect this study, are mentioned in the text</p> <p>A) Noted</p> | <p>(xv) 2</p> <p>(xvi) 2</p> <p>(xvii) 3</p> <p>A) 2</p> |
| 9 | Comments Form (a late representation) | <p>(i) To improve entrance into the city, need more trees from rail bridge towards centre - Botanic Garden trees have been felled. Re-plant Station Road, keep the trees. Plant wherever possible, landscape, improve building design.</p> <p>(ii) General comments regarding improvements to street furniture, highways and improvements to landscaping. A general clean-up</p>   | <p>(i) Noted</p> <p>(ii) Noted. Comments regarding highways etc to be referred to Cambridgeshire County Council</p>   | <p>(i) 2</p> <p>(ii) 2</p>                               |

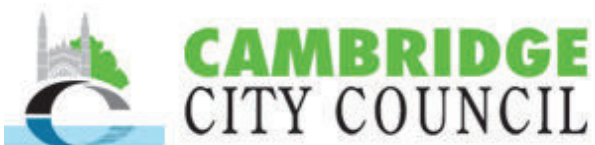
# **Cambridge Suburbs and Approaches:**

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## **Hills Road (including Babraham Road)**

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Consultation Draft: February 2012



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## 1. Character Summary

Hills / Babraham Road is part of the realigned route of one of the four Roman roads which radiated out from the camp on Castle Hill. Only two were maintained – what became Huntingdon Road (Huntingdinesweye) and the sequence of roads between Bridge Street and Hills Road (Wlvestrata or Wool Street – the road to Colchester). The Roman route ran straighter than today's roads and slightly to the southwest of the present Hills Road.

Ogilby's road maps of 1675 show that Cambridge was a hub of local roads. The importance of Hills Road has, therefore, been long established and today, it is one of the two main routes into Cambridge from the south – the other being Trumpington Road. It is an 'A'-road (A1307) which still links Cambridge to Colchester (via Haverhill) and the A11 which ultimately links to the M11 and London.

Approached from the south, the road (Babraham Road at this point) crosses through 'Shelford Bottom' before the Park & Ride site and the City boundary is reached. The Cambridge City sign and Park & Ride clearly indicate the proximity of the city, as does the Addenbrooke's Hospital chimney. However, the initial approach is through Green Belt and arable fields, a remnant of Cambridge's former agricultural hinterland, and is the rural edge of the City.

Once the outer limits of Cambridge's built up area is reached, the character becomes more suburban with largely post-War residential development largely screened by strong hedgelines and substantial tree belts. This is interrupted by the vast Addenbrooke's Hospital site which is a dramatic shift in scale, form and grain and has a rather stark appearance with little greenery to soften the rather daunting buildings. The suburban and vegetative character returns north of the hospital, although residential development here is slightly earlier than that south of Addenbrooke's. The intersection of Hills Road with Long Road and Queen Edith's Way marks a shift in the development pattern with earlier suburban development from the early years of the 20<sup>th</sup> century and even the turn of the century around Homerton College.

The substantial redevelopment of the cattle market site and land surrounding the junction with Cherry Hinton Road is a dramatic change in scale and character, with modern apartment blocks and the Cambridge Leisure Park indicating the significant changes that this area of the city is undergoing. Much of this is on what was one of the city's few industrial areas and some 19<sup>th</sup> century buildings survive between Brooklands Avenue and the War Memorial at the junction with Station Road.

The commercial nature of the northernmost stretch of Hills Road is apparent by the numerous office blocks near the railway station and the number of food and drink establishments. This is also a local shopping centre for the residential areas behind the Hills Road frontage with convenience stores serving their requirements. Although distinctly urban, a number of mature trees, particularly near the junctions with Station Road and Lensfield Road, serve as a reminder of the 19<sup>th</sup> century villas, the vast majority of which have been replaced by modern buildings.

At present, the Central Conservation Area designation extends along much of the length of Hills Road up to the Brooklands Avenue junction, although segments of the west side are excluded. However, the Conservation Area Appraisal for the New Town & Glisson Road area of the Central Cambridge Conservation Area (No. 1) suggests that these missing segments of Hills Road be included. It is, therefore, recommended that the New Town & Glisson Road area of the Central Conservation Area be extended to encompass Nos. 28 – 112 (evens) Hills Road to form a more cohesive boundary.



## **2. Introduction**

### **2.1 Background**

Beacon Planning Ltd was commissioned by Cambridge City Council to prepare a rapid assessment of Hills Road, from the Cambridge City boundary (where it is Babraham Road) to the junction with Lensfield Road, Regent Street and Gonville Place, also known as “Hyde Park Corner”. The aim is to provide an assessment and understanding of this route’s local distinctiveness.

The City Council has a programme of ‘Suburbs and Approaches Assessments’ and this Hills Road rapid appraisal is one of four in the second tranche of the programme. These projects form part of the Council’s proactive Conservation programme which also includes Conservation Area Appraisals. The Hills Road assessment has been commissioned concurrently with a Conservation Area Appraisal for the New Town / Glisson Road area of the Central Cambridge Conservation Area (No. 1).

### **2.2 Methodology**

The assessment involved fieldwork, some desk research and analysis. Research was carried out at the County Record Office and in the building control records of the City Council. It consisted of a review of historic maps, and a more general review of works on the history of Cambridge, its architecture and development. The assessment is based on what could be seen on foot from the public highway.

### **2.3 Limitations**

The commission was to assess the architectural and historic character of Hills Road as part of a characterisation assessment, including the heritage significance of the area. The assessment is not in sufficient depth to support potential Conservation Area designation, although this assessment was commissioned alongside a review of the New Town / Glisson Road area of the Central Cambridge Conservation Area and parts of the study area are proposed for inclusion within the Conservation Area. This assessment may also provide a useful basis for consideration of further designations.

There are a number of additional lines of research which might produce additional historical information on the history and development of Hills Road such as rate books, insurance and building control records. Further research would provide greater detail and depth to an understanding of the development of the area.

## 3. Historical Development

### 3.1 Brief overview of the development of Cambridge

The City of Cambridge lies at the intersection of four Roman roads, of which Hills Road is traditionally thought to be one. The Roman settlement developed on the west side of the river Cam in the present Castle Hill area. In Saxon times there was further settlement south of the river. After the Norman Conquest a castle was built north of the river and several churches and monastic foundations were in existence by the mid-13<sup>th</sup> century. The major growth of the town dates from the establishment of the University from the 13<sup>th</sup> century, and at the time of the Reformation there were 15 colleges.

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

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

Holford's policy of containment proved unsustainable, and the post-war period has seen continuing pressure for and accommodation of development in and around the City. The coming years will also see more significant change, with new housing, associated community facilities, and development of land for employment, medical and higher education expansion.

Hills Road is not directly affected by 'Areas of Major Change', but the Addenbrooke's Biomedical Campus and the Bell School site are both likely to affect the character of Hills Road indirectly in the immediate future. The Station Area CB1 redevelopment, although largely set behind Hills Road, will have a direct presence on the road with the development of its eastern gateway buildings which will flank the new fourth arm of the Brooklands Avenue junction. However, given its key position in the city, Hills Road is often the subject of major development proposals along its length and several other large proposals are in the pipeline, including Botanic House which is currently under development.

The commercial and institutional nature of large sections of the road will continue to drive larger scale development, whilst pressure for further dwellings in the desirable residential areas along the road is unlikely to reduce. The City Council wishes to ensure that proposals are developed in the most appropriate way, taking account of the sustainability, mixed use and design objectives set out elsewhere in the Local Plan. This assessment will provide the strategic and historic environment analysis required to inform the preparation of more detailed policies and guidance.

### **3.2. The development of Hills Road**

Hills Road lies to the south of the historic core, mainly in the areas of 19<sup>th</sup> century expansion, although the road itself has Roman origins. It was traditionally thought to have marked the route of the Via Devana which was a main Roman road between Cambridge and Colchester. However, a rammed chalk surface some 4-5 m wide was reported by Walker in the Perse School in the early 20<sup>th</sup> century, and a similar feature was noted in the Botanic Garden. This lay a few metres west of Hills Road, indicating a realignment of the route.

Walker also recorded the presence of earthworks, indicating a possible Roman camp in the area of the railway station. These sources are usually reliable, but no corroborative evidence has been found in modern excavations. This could be down to truncation caused by the construction of the railway sidings and other works.

Other archaeological excavations indicate that this area was indeed in the hinterland of the Roman town, with agricultural fields (indicated by boundary ditches) and occasional quarry pits. The agricultural use of this area continued throughout the Saxon and mediaeval periods, Hills Road was a principal medieval road known as 'Hadestokweye' with Lensfield known as 'Deepway' in the 1300s. The road cut through the Barnwell Field (in the Parish of St Andrew the Less) which encircled the pre-19<sup>th</sup> century development limits of Cambridge.

In 1643, during the Civil War, the Parliamentarian forces fortified Cambridge as it was the headquarters of the Eastern Association. These defences involved the creation of strongpoints or the reconstruction of older work, all joined by a defensive bank and ditch that ran across the river loop, thus enclosing the town. It ran along Fen Causeway, Lensfield Road and across Parkers Piece, and so marks the northern boundary of the study area.

Cambridge's road network became increasingly important in the 17<sup>th</sup> and 18<sup>th</sup> centuries. William Worts (d.1709) endowed a charity for the making and maintenance of a causeway from Emmanuel College to the Gogmagog Hills. The causeway formed the main road as far as the Red Cross from where it ran east to the hills. Ogilby's road maps of 1675 show that Cambridge was a hub of local roads and Hills Road was a turnpike in 1766. Being outside the main settlement's limits, however, virtually no development occurred along the road until the 19<sup>th</sup> century. The 1801 census revealed the growing points of the town as being on the periphery and enclosure was inevitable.

The Barnwell (East) Field Enclosure Act of 1807 and the Award of 1811 enabled land allocated in lieu of strips held in the common field to be developed. By this time much of the land in the common field was held by the University, Colleges or Thomas Panton as lord of the manor of Barnwell. The land south of Lensfield Road became known as 'New Town' and was divided up between very different owners. Except for land near the town centre, college owned land tended to be developed slowly as leasehold property, whereas land held in private hands tended to be sold off in freehold blocks to be developed by speculative builders.

The first map to show development in the area is Baker's map of 1830 – earlier maps had been focussed on the centre of town (the previous limits of development) – and shows that development on the west side of Hills Road had only spread as far south as Coronation Street with the development lining Hills Road named as Gloucester Terrace. Lensfield Road has not been laid out yet, although a field boundary shows its future line. Aside from Gonville House on the corner of Gonville Place and Hills Road, Cambridge Place is the only development on the east side of Hills Road.

A few more villas on the east side of Hills Road had been developed by 1840 in addition to New Town spreading as far as Russell Street by this stage. The southern edge of New Town, running up to Brooklands Avenue was owned by Trinity Hall and the University. The plots were exchanged, enabling the University to relocate its Botanic Garden in 1846 to its current site. Trinity Hall then began to develop its land with fine houses, in present day Bateman Street, some of which survive on the southern side. However, the project did not prove popular and the college soon reverted to building long terraces on the north side and along Norfolk Street.

In 1844 the Railway Act permitted the construction of a line to Cambridge and in 1845, the Eastern Counties Railway used enclosure land owned by Jesus College in the Middle Field of the Barnwell common field system, to build a station with lines to London and Norwich. The Company then laid out a street, Station Road to link it all to the turnpike, Hills Road. Prior to this, this junction was marked by a milestone (one mile), a weighing machine, a stone cross and a building (named 'St Andrew the Great' in 1840). In the 1860s, the station was considerably remodelled and by 1874, the Great Northern Railway had built its own station and facilities just to the south. Its goods yard occupied a triangle of land between Station and Hills Roads.

The rapid growth of Barnwell (the Parish of St Andrew the Less) since the enclosure of its common fields left a sizeable population without easy access to a church. The government, concerned at possible sedition in the wake of European unrest and the return of the military from the Napoleonic Wars, also saw the construction of new churches as a bulwark against revolution in areas experiencing rapid population growth. The Church Building Acts of 1818 and 1824 supplied sums of money to facilitate this and a Commission was formed to apportion the funds. St Paul's in Hills Road (built 1842) is one of the three Ambrose Poynter designed 'Commissioner' or 'Waterloo' churches built in Cambridge; the others are Christchurch on Newmarket Road, built in 1839,

and St Andrew the Great on St Andrew's Street, built 1842-43 (replacing the medieval church).

In 1841, St Andrew's Catholic Church, designed by Pugin, was built on Union Road on land acquired by the Huddlestons of Sawston Hall. The opportunity to acquire land to build a new and bigger church occurred in 1879 when the Wentworth family vacated the Lensfield estate on the south side of Lensfield Road. With help from the Duke of Norfolk, land was acquired and the church dedicated to Our Lady and the English Martyrs, designed by Dunn and Hansom of Newcastle was built between 1885 and 1890.

The first OS map of 1886 shows that much of New Town had been built and the Botanic Garden occupied the western part of its current site. Hills Road (up to the Station Road junction) was lined by terraces on the west side with larger villas on the east side and the Great Northern Hotel was at the corner of Hills Road with a tramway running down the centre of Station Road and Hills Road, linking to the town centre. Leading off the east side of Hills Road were Harvey Road, St Paul's Road, Cambridge Place, St Paul's Walk and Claremont.

James Rattee's 'Cambridge Wood & Stone Carving Works' sat at the junction with Station Road with Eastbourne and College terraces further south and then the large expanse of railway sidings and the cattle market over the bridge. On the opposite side of the road, much of the land was still undeveloped, although a handful of properties had been erected in the middle of what is now the Botanic Garden, whilst the Royal Albert Almshouses had been erected on the corner of Brooklands Avenue.

Across the railway bridge, development had not yet occurred and the land was still largely in agricultural use with a number of farms clustered near the Cherry Hinton Road junction. However, Cavendish College (now Homerton College) had been built with a couple of, presumably associated, villas. On the opposite side of the road, the lines of Cavendish Avenue and Hills Avenue were laid out, but otherwise the area (which was in the Trumpington and Cherry Hinton parishes) remained undeveloped.

The 1903 OS Map shows that the residential area between Cherry Hinton Road and Hills Avenue has been developed by this point with the church of St John the Evangelist (founded in 1891) built to serve this southern extension of Cambridge's residential area. The west side of the road, in contrast, remains little developed save for a handful of scattered villas; Cavendish College has been re-founded as Homerton College. Further north, Glisson Road has been constructed off the east side of Hills Road.

By 1927, development had spread along both sides of Hills Road to the Long Road / Queen Edith's Way junction, although development along the east side of Hills Road, south of Homerton College was limited to the frontage. Further south, at the Wort's Causeway junction, the Cambridge Research Hospital had been established, whilst back towards the city, the Cambridge and County (High) School for Boys (erected 1903 and now the Hills Road Sixth Form) is shown for the first time near the junction of Cherry Hinton Road.

The mid-20<sup>th</sup> century saw further development along Hills Road south of the Long Road junction and towards the Wort's Causeway junction. The second half of the 20<sup>th</sup> century too saw the development of large scale buildings, notably a series of office blocks along the west side of Hills Road. The intense commercial interest in this part of Cambridge carries on unabated and the 21<sup>st</sup> century has seen the development of high blocks of flats behind the 19<sup>th</sup> century development near the railway station.



## 4. Character Assessment

### 4.1. The Assessment Area

The area covered by the assessment is shown in the attached plan. It encompasses Babraham Road from the City boundary in the south to the Wort's Causeway junction where it becomes Hills Road up to the Lensfield Road junction in the north. It includes the properties with frontages to the road and landscape areas with relationships to the road. The assessment area can be broadly divided into five Character Areas shown in the attached plan:

**Character Area 1** (red) encompasses the southern length of Babraham Road from the City boundary to the outer development limits of Cambridge at the junction of Granham's Road. This part of the road is largely devoid of development, consisting mainly of open arable fields except for a car garage and showroom, farm and Park & Ride bus site along the northeast side. The southwest verge has a high amount of ornamental non-native shrub and tree species and thus a sub-urban character.

**Character Area 2** (orange) encompasses the southern development limits of Cambridge up to Long Road and consists mainly of mid-20<sup>th</sup> century residential development with the exception of the two hospital sites, Strangeways (early 20<sup>th</sup> century with modern extensions) and Addenbrooke's (large later 20<sup>th</sup> century development).

**Character Area 3** (blue) encompasses the central residential stretch of Hills Road from Long Road to (almost) Cherry Hinton Road and almost uniformly consists of early 20<sup>th</sup> century substantial residential properties. There are some key exceptions, including Homerton College and the Perse School.

**Character Area 4** (brown) encompasses the very mixed stretch of the road from Cherry Hinton Road in the south, across the railway bridge and north to Station Road. Development here ranges from large modern blocks of flats and the leisure centre development south of the bridge to 19<sup>th</sup> century terraces and almshouse mixed with large scale modern office blocks and railway related buildings north of the bridge.

**Character Area 5** (green) encompasses the northernmost length of the road from the Station Road junction into the City Centre and the junction with Lensfield Road / Gonville Place / Regent Street. It is in largely commercial use with a mixture of 19<sup>th</sup> century shops and villas and modern office blocks; the chief exception being the landmark Roman Catholic Church.

Much of Character Area 5 and part of Character Area 4 (from Brooklands Avenue northwards) are within the New Town and Glisson Road section of the Central Cambridge Conservation Area (No.1). This area also contains the greatest concentration of Listed Buildings and Buildings of Local Interest (BLIs).

It is proposed that those small sections of Hills Road outside the existing Conservation Area (in Character Areas 4 and 5) be included within an

enlarged New Town and Glisson Road Conservation Area. The New Town and Glisson Road Conservation Area Appraisal assesses these areas in more detail and provides justification for their inclusion within the Conservation Area.

#### **4.2. Overall Character and Appearance**

Hills / Babraham Road is a long, relatively straight route indicating its, albeit altered, Roman origins as the road to Colchester. It originally ran through the agricultural hinterland of Cambridge, lying outside the main pre-19<sup>th</sup> century development limits of the town, until the Enclosure Act of 1807 and Award of 1811, allowed development to spread along its length. As a result, development is generally early 19<sup>th</sup> century at the northern end of the road and becomes progressively more recent towards the south end which is largely mid 20<sup>th</sup> century, before the open countryside is reached.

Approaching the City boundary from the south, Babraham Road is rural in character, although the Park & Ride site and Addenbrooke's Hospital chimney clearly indicate the proximity of the City across the agricultural fields. The outer limits of the city are reached through a hedgerow lined stretch of the road and the character becomes more suburban with significant groups of mature trees (often beech reflecting the chalk based landscape towards the south end of the road) forming the predominant townscape and landscape feature. The buildings are a mixture of architectural styles and generally plainer than those further north, but are unified by the mature vegetation of the area.

Babraham Road becomes Hills Road at the Wort's Causeway junction and continues northwards to the Addenbrooke's Hospital site which is dramatically different to the surrounding residential area. As character area 3 is approached at the Long Road junction, the suburban character reasserts itself as does the verdant feel, but the buildings are earlier and are of greater architectural quality. Substantial plots with generous planting and landscaping, together with grass verges along the roadside, create a bosky character with many of the larger trees specimens (of a variety of species) the subject of Tree Preservation Orders. The vegetation along the length of the approach into the City is important as it changes with the seasons and is a foil for the traffic noise. Homerton College is one of the main exceptions to the prevailing residential use in this area, but even this is largely screened by a significant tree belt which links this establishment with the rest of the road.

The genteel suburban nature of the road disappears upon reaching the Cherry Hinton Road junction where significant redevelopment has occurred in recent years. The change in scale and grain is striking and retains an almost industrial feel enhanced by the lack of planting and the functional bridge over the railway together with the proximity of the station area. A more traditional character returns north of the railway bridge, but modern developments impose even here, although the vegetation of the Botanic Garden softens the area a little.



The edge of city character around the railway bridge becomes increasingly urban heading further north with large office blocks replacing earlier residential development. Upon reaching the Station Road junction the proximity of the City Centre is evident with commercial buildings and pressure for redevelopment as evidenced by developments such as the adjacent 'CB1' masterplan area. A strong core of 19<sup>th</sup> century development remains, however, including the Roman Catholic Church which is a landmark building of citywide importance and marks the northern boundary of the study area.

#### **4.3. Character Area 1**

The approach to the City boundary is through 'Shelford Bottom' a small cluster of buildings around the Hinton Way / Cherry Hinton Road / Babraham Road roundabout. This is a busy junction as Babraham Road / Hills Road is an important 'A'-road (A1307) and the roundabout provides car access to the Park & Ride site which lies on the City boundary. Immediately outside the City boundary are 'Shelford Bottom Cottages' and immediately inside is the bus route into the Park & Ride site.

Although flanked by wide expanses of arable fields, the principal feature upon crossing into the City boundary is the hedgerow which lines the road and focuses views northwards towards the 'H'-shaped chimney of Addenbrooke's Hospital. On the east side of the road is the heavily tree-lined avenue to the Park & Ride site and adjacent are two derelict single storey cottages, beyond which is the Audi Vindis garage. Taken together with the signs and streetlights that announce the Park & Ride site, the character is not particularly rural as a result, despite the surrounding agricultural fields.

However, once past the garage, the fields are the predominant feature and instil an agricultural feel, accentuated by the farm and the low-key narrow footpath on the east side of the road only. The occasional breaks in the hedgerow allow glimpses through to the adjacent agricultural land and there is little of note until the Granham's Road junction where the speed limit changes to 30mph, signalling the outer limits of the city. The vast buildings of Addenbrooke's Hospital still dominate views northwest.

The view northwest will change in the next few years, however, with the development of the Bell School site in the foreground behind the first Hauxton Road properties on the east, with the enlarged Addenbrooke's Biomedical Campus visible behind and to the west (further details below). The opportunity to support a positive strategy for more beech trees (which tend to favour the chalkier landscape at this southern end of the road) could be taken and used to provide screening to the new developments.

#### **4.4. Character Area 2**

The first buildings of the city are hidden behind strong hedgelines with development on the east side of Babraham Road extending as far as the Granham's Road junction, but development on the west side begins some 100m further north. The first buildings on the east side are set in long thin angled plots whilst those on the west are in wider plots set at 90° to the road. The houses on the east side date largely from the 1930s, although the half

dozen or so immediately south of Strangeways are earlier 20<sup>th</sup> century, built at a similar time to the former Cambridge Research Hospital. The houses on the west side are slightly later – 1940s-60s – and larger, being substantial detached dwellings in a diluted Arts and Crafts style, whilst the eastern properties are more mixed in styles and forms.

Babraham Road opens out at the Granham's Road junction and this is continued by the suburban drives and relatively open frontages of the first few properties on the east side. As a result of this openness, these outermost properties have a more rural aspect than those further north; the break in the building line at the track between Nos. 4a & 6 Babraham Road providing a reminder of the countryside behind.

Where both sides of the road are developed, trees and hedgelines become the dominant feature; the verdant character enhanced by the grass verges, also important to Character Area 3, lining the footpaths which now run on both sides of the road. This is particularly true at Strangeways, which is largely hidden behind a substantial tree belt, although a view of one of the modern buildings on the site is gained through a break in the trees and the original early 20<sup>th</sup> century building is glimpsed at the junction with Wort's Causeway.

The junction with Wort's Causeway marks the point at which Babraham Road becomes Hills Road and is signalled by a number of road signs, bollards, streetlights and other highway markings. The junction is wide and allows views along Wort's Causeway, where Nether Hall (which gave its name to the area around it), sits. Wort's Causeway is so called as it is part of the causeway made and maintained by the charity endowed by William Worts.

The 1940s-60s residential development along Wort's Causeway continues around and along Hills Road towards the Addenbrooke's roundabout, set back from the road behind a strong tree belt, which virtually blocks views of the buildings. The other side of the road also has high tree coverage, screening views of The Bell School of Languages until Red Cross Lane (so named because of Red Cross Farm that was located here) junction where views across the car park of the school reveal the buildings (under development) and allow views along the lane. Residential development north of Red Cross Lane is later 20<sup>th</sup> century and screened by trees.

Fendon Road is visible on the 1938 OS map and development had begun by this point. The roundabout and Addenbrooke's Hospital came later, in the 1960s, and significantly opened up the road altering the character. The roundabout itself is a green oasis in the middle of a busy highway which divides the suburban residential character of the northeast side of the road from the vast and urban scaled hospital complex on the southwest side.

Addenbrooke's Hospital was named after John Addenbrooke (1680-1719, bursar of Catharine Hall, now St Catharine's College) who left funding for the first hospital in his will. It opened in Trumpington Street on 13 October 1766 with 20 beds. The new hospital opened on Hills Road in 1961 (officially 1962). The buildings are imposing, but not attractive, and are viewed across large expanses of car parking and a bus station. The car park has some immature

trees (with Tree Preservation Orders (TPOs)) along its boundary with the road, but this provides ineffective screening. The hospital site will be enlarged as part of the Addenbrooke's 2020 Vision which is designed to develop the site as an international centre of excellence, bringing together clinical care, teaching and research to form the Cambridge Biomedical Campus which include a conference centre, hotel, and accommodation for staff, with transport connections via the guided busway and a new link to the M11.

Moving northwards towards the Long Road junction, the road becomes more enclosed again upon reaching the residential development on the west side. However, the road still has a more open character than the earlier suburban development north of Long Road. Frontages are less enclosed despite the presence of hedges and trees, and gardens are set behind grass verges along the footpaths. Properties are all detached and generally of 2-storeys in a variety of styles reflecting the individual ownership and organic development of this area with houses built to each owner's tastes.

#### **4.5. Character Area 3**

The junction with Long Road and Queen Edith's Way is very busy, being part of the Cambridge Ring Road – a separate Approaches Study has been produced for Long Road which connects to Trumpington Road, also the subject of an Approaches Study. Due to the volume of traffic, the junction is signal controlled and has the usual accompanying bollards and railings. Development on the four corners is largely screened by the mature trees and vegetation on their boundaries, although the recent development of 3 large houses on the southwest corner plot of the junction is more visible because of the associated works. Trinity House on the northwest corner is dated to 1908 by a stone plaque in its gable.

The junction marks a change in the character of Hills Road, with development to the north generally earlier and more regular with groups of similar buildings, although a great deal of individuality still exists. Properties are usually large detached or semi-detached villas dating from the early decades of the 20<sup>th</sup> century with some later infilling or redevelopment, notably on the northeast side. Building styles and materials vary considerably although render and brown/red brick with a tiled roof is perhaps the most common combination, but used in a variety of architectural approaches from more historical styles to Arts and Crafts. Timber framing (mock or real) is a common detail and some examples of gault brick and slate are also found, often indicating the earliest development in the area.

On the northeast side of the road, on the corner with Blinco Grove, stands St John the Evangelist built by architects Gordon, Lowther and Gunton. Set back from the road, this church is a positive contribution to the character of the area with its soft red bricks and stone windows. Founded in 1892 to serve the new residential developments of 'New Cherry Hinton', the church still has a strong community with many activities in the church as well as the successful extensions to the original building. The open space to the front of the building enables it to sit comfortably within its setting.

The northeast side of the road has suffered more from later 20<sup>th</sup> century redevelopment with a number of blocks of flats constructed, including Homerton Court and Alliance Court. The three new houses on the junction with Cavendish Avenue have more in common with the prevailing character of the Hills Road, but turn their back on it with a timber-panelled fence contrasting unfortunately with the softly landscaped boundaries of the majority of the road's properties. No. 242, on the southwest side of the road, has a more low-key boundary with a white "parkland" timber fence in keeping with the character of the house itself.

The bosky character of the road continues until Homerton College is reached; after this, the road starts to become more urban in nature, marking the beginning of the earliest (turn of the century) development in the area. St John the Evangelist Church was constructed in 1891 to serve the pastoral needs of the growing population in this southern extension of Cambridge and is constructed of red brick. Opposite, Homerton College was founded in 1894 on the site of Cavendish College, the buildings of which form the core of the educational complex. (Cavendish College, named after the then-Chancellor of the University, was founded in 1876, but a lack of money brought an end to the venture and the estate was sold.)

The main buildings of the Homerton College site are set back behind a strong line of mature trees edged by railings. This screen allows only glimpses of the predominantly red brick buildings, but its presence is signalled on the street by two very different lodges which sit side-by-side towards the northern end of the site, flanking Harrison Drive, the main access route into the site. The two lodges are both gault brick with slate roofs, but one is gable end on with decorative bargeboards, and the other is a traditional 3 bay property with a hipped slate roof. Both are probably associated with Trumpington House (a gault brick villa), now part of the College site.

Recessed slightly, but immediately adjacent to the southern gault brick lodge is a red brick and clay tiled lodge which more obviously relates to the College complex in architectural style and materials. The Faculty of Education is a striking building in a very contemporary architectural style, although it uses a palette of materials that relates more to the gault brick lodges and the substantial villas to the north of the College site.

The domestic dwellings at the northern end of this character area are, again, a mix of styles and materials, although gault brick and slate is more common here than further south. The buildings are more imposing too, being of a larger scale, often 3 storeys and have richer detailing. No. 175 on the corner of Rathmore Road is particularly noteworthy and eye-catching with its prominent chimney stack, decorative stairlight window and the attractive way it turns the corner, making good use of gables and turrets.

From the junction with Marshall Road northwards, the east side of Hills Road has fewer trees than previously and the road begins to open up towards the Cherry Hinton Road junction, although the substantial tree belt, which has a group TPO, continues along the west side of the road to Purbeck Road. Purbeck Road marks the former Parliamentary and Municipal boundary of

Cambridge; south of this, the west side of Hills Road was in the Trumpington Parish, and the east side was in the Cherry Hinton Parish.

Opposite the Purbeck Road junction is Elsworth Place, a late 20<sup>th</sup> century residential development which was built to the north of No. 163 Hills Road. This has a Cambridge blue plaque on it dedicated to Archie Scott Brown, racing driver (1927-1958), who lived in the property. Beyond this, the Hills Road Sixth Form and a development site mark the beginning of a more commercial character.

#### **4.6. Character Area 4**

Although Homerton College to the south is of a very different scale to the prevailing residential development to the south, it is not until Hills Road Sixth Form College is reached that the character of Hills Road changes. This educational establishment signals the end of the residential suburb and the gradual approach to the City Centre with a dramatic change in scale and form at the junction with Cherry Hinton Road.

The Sixth Form College was established in September 1974 on the site of the former [Cambridgeshire High School for Boys](#) (founded 1900). Since then, the college has expanded from its original single building, with the addition of the Rob Wilkinson building housing the Physics, Chemistry, and PE departments in 2004; and, in 2005 the Margaret Ingram Guidance Centre which provides specialist tutorial accommodation. Much of this has been developed in a style sympathetic to the original building, but the Robinson Theatre contrasts sharply.

North of this, after the fragmentary remains of an early 20<sup>th</sup> century terrace, is The Levels, a block of flats, which rises to 6 storeys on the corner of Homerton Street. On the opposite side is 'The Belvedere' which is predominantly 5 storeys, but has an 11-storey tower at its northern end, adjacent to the railway bridge. Homerton Street was laid out in the early 20<sup>th</sup> century, but is now entirely lined by modern developments (private and student housing) reflecting the significant changes that this area has seen.

The junction with Cherry Hinton Road is a mass of signals, signs and highway markings with the Leisure Park development (on the site of the former cattle market) and another development site (awaiting construction of an 8-storey block of flats) forming the open backdrop. There is some retail here, but the main area starts over the bridge, nearer to the City Centre. Hills Road continues north over the railway as a heavily engineered bridge with dark red brick parapets, partially flanked by the Travelodge and Junction buildings on the Leisure Park site to the east. The character is distinctly industrial at this point with the bridge providing views along the railway tracks; east to the railway station and the remaining industrial buildings (Foster's Mill, etc); and west to the Cambridge University Press site and yet another residential development site. The industrial character is reflected in the choice of materials for many of the buildings in the vicinity with metal and timber cladding commonly used.



Across the north side of the bridge, the view is of the bulky signal box building and City House, an office block, with their accompanying car parking areas. Once across the bridge, the Earl of Derby PH on the east side of Hills Road reinstates a more traditional grain of development, although immediately to the north, part of a former coal wharf office has been demolished to allow construction of a new link road into the station area. This road will be flanked with new student accommodation blocks in line with the CB1 masterplan for redevelopment of the entire station area behind the Hills Road frontage. The future change in scale of this junction is already indicated by the huge bulk of City House on the corner of Brooklands Avenue which contrasts sharply with the modest scale and traditional detailing of the Listed Royal Albert Almshouses on the opposite side of Brooklands Avenue.

From Brooklands Avenue to Station Road, Hills Road has a more traditional character with the survival of the 19<sup>th</sup> century Eastbourne and College terraces which line the east side of the road, although the recent 'Triangle Site' development is clearly visible behind and above the traditional 2 storey properties. On the opposite side of the road, north of the almshouses is the eastern edge of the Cambridge University Botanic Garden, the trees of which combine with the occasional trees on the east side to draw the eye northwards towards the War Memorial, helping to screen the Mills and Reeve office block.

Once past the Botanic Garden trees however, bulky office blocks dominate once more, although The Flying Pig PH and Osbourne Arms PH are reminders of the 19<sup>th</sup> century development that previously lined this section of Hills Road. Kett House, on the junction with Station Road sits on the site of the Cambridge Wood & Stone Carving works which became better known as 'Rattee and Kett'; James Rattee's house stood on the site.

The War Memorial, depicts a soldier walking towards the City, home and family, and looking back over his shoulder at the station, the war and his mates who are never going to come home. It is rather lost in the midst of the junction with Station Road but it will be moved to the verge as part of the Botanic House development. Botanic House is a 7-storey lens shaped office building. A pedestrian entrance to the Botanic Garden forms the backdrop to the War Memorial in views west from Station Road and is an area that is to be landscaped as a new square, with the War Memorial as its main feature.

#### **4.7 Character Area 5**

Although still 1 mile from the City Centre, the junction with Station Road clearly signals the approach to the main commercial area with the change from office and residential uses to retail units. The influence of the railway station (the focus of views along Station Road) is also noticeable with the cluster of cafes and bars at this junction, beginning with the Great Northern Hotel. This curved range of buildings is a good traditional backdrop to the War Memorial in views north and turns the corner attractively.

The east side of Hills Road in this character area is all within the Central Conservation Area, but the majority of the west side currently is not (although

it is proposed, in the New Town & Glisson Road Conservation Area Appraisal to bring it within the boundary). Both sides of the road have suffered from later 20<sup>th</sup> century redevelopment, but both sides also have good traditional buildings with a number of statutorily Listed Buildings and BLIs.

Claremont, behind the Great Northern Hotel, is a small model 19<sup>th</sup> century residential development which is set attractively either side of a central driveway. Views of the development from Hills Road are unfortunately let down by the derelict piece of land between it and the main road. Claremont is followed by Highsett, of which the flats are Listed Buildings. Highsett is a very different span of residential development built on the site of a 19<sup>th</sup> century villa, the front wall of which survives. Adjacent, to the north, two 19<sup>th</sup> century villas, Felbrigg (still in residential use) and No. 41 still survive, followed by some later development before a traditional (altered) range of buildings which lead up to St Paul's Church. These buildings include the former Norfolk Hotel (No. 27 Hills Road) which flanks the entrance to Cambridge Place, the earliest street built off the east side of Hills Road, but now largely redeveloped.

St Paul's Church is a minor landmark in the streetscape, rather overwhelmed by the substantial Roman Catholic Church on the corner of Lensfield Road which has City-wide importance as a wayfinder. The commercial nature of the road becomes starkly apparent with the very industrial looking Terrington House which is followed by the former South Cambridgeshire District Council office, now part of Cambridge Assessment who also own the 1960s office block on the corner of Gonville Place for whom the building was commissioned. In between these two blocks is No. 7 Hills Road, a surviving 19<sup>th</sup> century villa now used by Cambridge Assessment and rather lost in amongst the car parking and surrounding office developments.

South of the Catholic Church on its prominent position at the major junction known as Hyde Park Corner, is the Presbytery which is set back from the road, allowing views of the Chemistry Faculty and its green 'chimneys' on Lensfield Road beyond. This is followed by a surviving fragment of the 19<sup>th</sup> century New Town development, a range of substantial properties (all listed) and formerly known as Cintra Terrace, now in office use. The name is remembered in Cintra House (the Open University offices) which is unfortunately only a façade. The two southern properties of the terrace have been replaced with a rather uninspired office block.

The next group of buildings is an eclectic mix of 2-3 storey gault brick properties with a variety of detailing and an irregular building line. Probably originally built as houses, these buildings are now commercial at ground floor with some residential above, although some later infilling has occurred. Some traditional shop features remain, notably the painted 'Bulls Dairies' sign on the side of Annabelle's sandwich shop. Between Russell and Bateman Streets was another group of 19<sup>th</sup> century properties and a Methodist Chapel, now largely replaced by vast 20<sup>th</sup> century office blocks; only Nos. 56-60 survive, but squashed up against the adjoining 4-storey bulk of Nos. 62-68.

The uncompromising form of Three Crowns House is the next office development, replacing Dorset Terrace (on the first edition OS map). This

has been refurbished and extended to become the latest Cambridge Assessment office site. It is followed by the Royal Bank of Scotland building, another 4-storey block, before the character area ends unpromisingly with No. 90 Hills Road.

Despite the commercial character of this part of the road, several mature trees (largely limes with some planes reflecting the urban character of this end of the road), notably outside the Cambridge Assessment buildings, add welcome greenery to the street. They provide a foil to the strong lines of the bulkier buildings and complement the traditional character of the historic buildings. The good grouping at the northern end of the study area complements the mature tree group within the grounds of Highsett at the south end of the character area, compensating for the lack of street trees in the central section of the character area where commercial plots are on the back of the footway allowing no room for greenery.



## 5. Significance Assessment

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

- Protected: buildings and trees that are protected by listing or Tree Preservation Orders (TPOs). Listed Buildings in the assessment area are shown below. Buildings protected by listing are in dark blue on the map at Appendix 1, and TPOs and TPO groups are also indicated.
- Buildings of Local Interest: although not afforded statutory protection, these make a positive contribution to the street scene, and are noted below. They are red on the map at Appendix 1.
- Positive: buildings of clear local interest, but not yet included as a Building of Local Interest, or of lesser quality than Buildings of Local Interest, or altered superficially. They are light blue on the map in Appendix 1.
- Neutral: buildings which although of little individual merit (sometimes on account of unsympathetic alteration) nevertheless combine with other buildings and spaces to create a townscape of value, or at least do not detract. These are left uncoloured on the map at Appendix 1.
- Negative: buildings which have an adverse impact. These are identified in the hatched area on the map at Appendix 1.

In addition to these categories, significant but not formally protected green spaces, including roadside verges and major open spaces, are also indicated on the map at Appendix 1.

### 5.1 Listed Buildings

#### ***Church of Our Lady and the English Martyrs (Roman Catholic), Hills Road, Grade II\****

1887-1890. Built from designs of Messrs. Dunn, Hansom and Dunn in 19<sup>th</sup> century Decorated style on cruciform plan with polygonal apse, central lantern and North-West tower with spire. A stone church considerably enriched with carving, and a good example of late 19<sup>th</sup> century Gothic architecture.

#### ***Wall and gates of the Church of Our Lady and the English Martyrs (Roman Catholic), Hills Road, Grade II***

Fronting Lensfield Road. 1890, contemporary with the church. Red brick wall with stone coping. Gate piers the same with decorative details and carved animals. Wrought iron gates.

***Rectory of the Church of Our Lady and the English Martyrs (Roman Catholic), Hills Road, Grade II***

Circa 1890, contemporary with the church. L-shaped. Red brick, in the Tudor style, stone dressings. Doorway with 4-light windows on either side, One 6-light window on upper floor, others single light casements. Castellated, slate roof, decorative chimneys.

***Wall and gatepiers of the Rectory, Hills Road, Grade II***

Red brick, stone capped wall and gatepiers. No gates.

Nos. 2 to 22 (even) Hills Road form a group:

***No. 2 Hills Road (Wanstead House), Grade II\* GV***

Circa 1825. 2 storeys; gault brick; plaster dressings; hipped slate roof; symmetrically designed front with dentilled and modillioned caves-cornice; 3 windows, moulded architraves, glazing bars; central doorway with eared architrave, swags on frieze above, flanking fluted Corinthian columns with entablature with pulvinated frieze and dentilled cornice. Particularly important for the inclusion of features from Colen Campbell's 1st major work, Wanstead House in Essex (1715-21) demolished in 1824.

***Nos. 4 & 6 Hills Road, Grade II GV***

Early C19 grey gault brick, altered circa 1865. The ground floor of No. 6 is original with grooved stucco; that of No. 4 has a pilaster treatment with a single tripartite sash. Plat bands at all levels and window heads, heavy projecting window heads on first floor. Three floors, four windows to whole, sashes with glazing bars. Six panel door with rectangular light over. Heavy Italianate/Florentine eaves cornice, parapet, roof not visible.

***Nos. 8 & 10 Hills Road, Grade II GV***

Early 19<sup>th</sup> century. Grey gault brick, partly painted. 3 storeys and basement, 2 windows, sashes with glazing bars. No. 8 has no doorway, No. 10 has a panelled door with fanlight over. Parapet with string course. Slate roof.

***Nos. 12 to 18 (even) Hills Road, Grade II GV***

Early 19<sup>th</sup> century terrace completely refronted 1860-5 by John Edlin, and possibly with an added attic storey. Stucco, grooved on the ground floor. Four storeys and basement, thirteen bays. Plain sash windows, elliptical heads to the first and second floors. Doors in seventh, tenth and thirteenth bays. Additional door to left of first bay, tenth bay now a window. Decorative features include bracketted cills to windows, cast-iron balcony on heavy brackets to first floor. Heavy band to second floor, this projects on a console bracket which forms the keystone above each window, similar treatment to upper floor windows; heavy modillion cornice to second floor, lighter cornice to parapet, roof not visible from street. A further outstanding feature is the projecting terracotta heads with piers between the first floor windows, a vigorous Italianate feature with four different designs.

### ***Nos. 20 & 22 Hills Road, Grade II GV***

Early 19<sup>th</sup> century. Grey gault brick. 3 storeys and basement. Parapet, slate roof. No. 20: 2 windows, sashes with glazing bars. Panelled door with rectangular light over. No. 22: 3 windows, mid C19 sashes; modern bay on ground floor. Round headed doorway with modern door.

### ***Church of St Paul, Hills Road, Grade II***

1841. By Ambrose Poynter. Chancel and North Vestry added in 1864, the transepts in 1893 (by Temple Moore). Red brick with blue brick diapering and limestone dressings. In the Perpendicular Early Tudor style. Castellated throughout. 6-light windows with diamond lattice panes. Slate roof. The west tower of 3 stages with angle turrets and clock. Clock dated 1841; the 3rd stage has 3-light windows with 4-centred heads. Castellated parapet.

### ***Nos. 1A-37 Highsett and Front retaining wall, Hills Road, Grade II***

Block of 31 flats, six maisonettes and garages front retaining wall. 1958-60 by Eric Lyons for Span Developments Ltd; Z Pick engineer; Leslie Bilsby, builder. Brick cross-wall construction with concrete floors, mostly tile hung. Flat roof over broad cornice. The group set in a courtyard plan mirroring that of the traditional Cambridge colleges, but with openings in the east, west and north-west corner elevations where the upper floors are supported on piloti. The views through to the rear garden, though now with semi open screens and gates, are an important part of the composition. Three storeys. The north elevation has the maisonettes set over the garages, the other elevations with flats of various sizes; the first and second floor plans the same, and at these levels the east and west elevations mirror each other. Timber and UPVC windows set in continuous bands, an irregular pattern of side casements and pivoted toplights; deeper living room windows with transoms, Mineral board fascias. Open stairwells with some timber louvred screens designed for drying clothes.

### ***War Memorial, Hills Road, Grade II***

World War I memorial. 1922. Bronze figure by R. Tait McKenzie. Stone-faced brick plinth. Rectangular. Base with inscriptions supporting sarcophagus with rounded ends to north and south. Sarcophagus carved with high-relief plaque to the east side, coats of arms to remaining 3 sides. Sarcophagus supports full-size bronze figure of British soldier in military dress striding forward, rifle slung, gazing to right.

### ***Milestone outside 100 Hills Road, Grade II – Currently not visible***

Milestone. Erected in 1731 by Dr William Warren. Stone block inscribed with "1 mile from Great St Mary's Church Cambridge". This is the first of a series of milestones that were erected to mark the distances between Cambridge and Haverhill. Dr Warren was a Fellow of Trinity Hall, who was also responsible for erecting a series of 16 milestones on the old road to London.

### ***Royal Albert Homes [Nos. 1 to 25 (consec)] Hills Road Grade II***

Mid/Late C19. By Peck and Stephens of Maidstone. In 3 blocks. Nos. 9-20 (consec) facing Hills Road. Foundation stone dated 1861. In the Gothic style. Grey gault brick with red and blue brick dressings and string course. 2 storeys. Pointed headed windows, 6-light below, 2-light above. Panelled central tower with the clock missing. Many gabled slate roof with different sized gables.

### ***No. 178 Hills Road, Trumpington House (Homerton College), Grade II***

Early C19. Grey gault brick, 2 storeys, 3 windows, sashes with glazing bars. Plain doorway on right. Hipped slate roof.

## **5.2 Buildings of Local Interest**

### ***Nos. 38-44 Hills Road (even) (Previously listed as Nos. 42-44)***

Nos. 42 & 44 are a pair of early-mid 19<sup>th</sup> century grey gault brick buildings with a slate roof and a large stack between them with 6 chimneys with pots. On the first floor are pairs of 8/8 timber sashes without horns and there is a pitched dormer to each above. On the ground floor, both have shop fronts; No. 42 with pilasters (now tiled) support a projecting, plain console and frame a deep fascia and modern plate glass shop window with a recessed shop door. No. 44 has no pilasters, a canted glass shop window with mullions and a recessed door. To the north side of No. 42 is a door with rectangular fanlight and above a short fascia framed by consoles. This gives access to the flat above. No. 40 is a gault brick house stepped back from the road but with a 20<sup>th</sup> century extension at ground floor level to create a shopfront, which is modern. Above are replacement windows. No. 38 projects forwards again. Gault brick and slate with modern shopfront below and a projecting bay window above. On its flank walls are a painted signs "Bulls Dairies for pure cream Jersey milk supplied" and a picture of a Jersey cow's head.

### ***No. 39 Hills Road (Felbrigge) (NOT No. 43 as previously listed)***

Detached early-mid 19<sup>th</sup> century gault brick house, extended and altered. 3 storeys with basement and hipped slate roof with gable stacks. Three bays. Central bay has round arched recess rising through 3 floors and including the front door, which is modern (plastic) as is the canopy over and steps with railings. Above is a 6/6 sash with an arched window on the 2<sup>nd</sup> floor, 3/3 with fanlight above. Either side of the door are 6/6 sashes all timber without horns on all floors, including basement. The brickwork has been cleaned.

### ***No. 41 Hills Road (Beechwood)***

Detached early-mid 19<sup>th</sup> century gault brick house in Flemish bond, extended and altered. 2 storeys with basement. Hipped slate roof with gable stacks. 6/6 timber sash windows.

### ***Claremont, Hills Road***

Mid C19. Model development of 6 houses in two terraces facing each other over an oval landscaped area with a narrow driveway around. There is a working gas lantern on a fluted cast iron column at the South Western end.

T-plan, two storey terraces of three houses each. Gault brick with stone trim and artificial 'slate' hipped roofs with moulded blue clay ridge and hip tiles. A main brick chimney stack between each house with over-sailing courses at the top and four or six square plan, tapering white fireclay pots. End and intermediate stacks are similar but smaller.

Ground floor – Central wide front door, single solid panel below, two obscure glazed above with semi-circular obscure glazed fanlight under radial rubbed arch each with carved keystone, (2 lion masks, 2 female heads, 1 male head and 1 acanthus leaf). The arches spring from decorative padstones with acanthus leaves and the brick jambs have stop chamfers. A pair of stone framed, canted bay windows with a flat roof behind a parapet with moulded drip to each house. Main timber vertically sliding sash windows have a central glazing bar (two over two), narrower versions to bay flanks.

First floor – Three symmetrically placed sashes, as below, with stone sills and lintels. A stone or brick roll eaves mould supports regular, curved timber eaves brackets, each with a turned acorn pendent. Stone name plate to each terrace.

Rear elevation – A shared pair and a single extension to each terrace with catslide roofs, matching chimney stacks and similar joinery to the front. Main windows are sashes under shallow arched brick heads.

Interiors – Two main ground floor reception rooms flank the central entrance hall, some have 'classical' fire surrounds, (some timber, some marble), panelled doors and run cornices.

#### ***Nos. 55-59 Hills Road (with Nos. 1-7 Station Road)***

Large corner building of 3 storeys and 28 bays originally housing 3 shops on Hills Road, 3 on Station Road and with the Great Northern Hotel between on the corner. Gault brick with stone detailing and a slate roof. The first floor has large 2/2 sash windows with arched stone heads. The second floor has similar but smaller windows with flat stone heads. Above is a decorative cornice with dentils and pendentive brackets between the windows. The windows at 1st and 2nd floor are bricked up in bay 12 (from the left), as is the 2nd floor window in bay 15. With the exception of the first shop (No. 55 Hills Road), which had five bays, the other shops were of three bays. The hotel seemingly occupied bays 12 to 19. Some original shopfronts with pilasters with stepped console brackets survive to No. 59 Hills Road, No. 7 Station Road and in part to Nos. 55 & 57 Hills Road and No. 5 Station Road. Large ridge stacks survive at each end and between bays 5 & 6, 8 & 9, 11 & 12, 19 & 20 and 22 & 23.

#### ***Nos. 63-99 (odd) Eastbourne Terrace, Hills Road***

Built sometime between 1863 and 1888. Terrace of 19 houses, the plans alternately handed. Each of 2 bays, 2-storey plus basement and dormer. Panelled door with arched head and plain fanlight. Bay window to ground floor with slate roof. Windows 2/2 sashes with flat brick arches to 1st floor. Shared stacks. Dormer window in same bay as bay window. Originally all



had small front gardens behind low walls. Various incremental alterations have taken place.

***Nos. 101-123 (odd) College Terrace, Hills Road***

Terrace of 12 houses, virtually identical to the above, but only 2 storeys plus basement.

***No. 125 Hills Road***

Built between 1863-1888, probably as railway coal yard offices and manager's house. 2 storeys, 3 bays in gault brick with overhanging hipped slate roof. Central panelled door with red brick flat arched head. To each side are bay windows to ground floor with slate roofs. 3, 6/6 sashes to first floor with similar heads to ground floor. End stacks. Rebuilt front garden wall in disrepair. Part of an iron gate and railing survives to S. Ground floor boarded up (September 2010). At the other side of the gateway is a small gate lodge.

***The Earl of Derby PH, No. 129 Hills Road***

Late C19, probably purpose built public house. 2 storeys, 3 bays to main W and S elevations. Gault brick with hipped slate roof. Ground floor W elevation has flat roofed addition to N with canopied entrance and rusticated plasterwork wrapping around to part of S elevation. All windows are 6/6 sashes. N end stack and ridge stack to S side.

***No. 175 Hills Road***

1890. Detached 2-storey house. Gault brick and slate roof with terracotta ridge tiles and pinnacles. Red brick banding to elevations and detailing to tall decorative external gable end stack. Side entrance canopy with carved timber support to slate roof. Two long narrow coloured glass stairlights, one full length, beneath half-timbered gable with date in applied numbering. Corner bay turret and double height box bay to Hills Road beneath substantial half-timbered gable.

The property stands on a plot on the corner of Rathmore Road and Hills Road and has considerable street presence and, therefore, townscape value.

***Nos. 185 to 189 (odd) Hills Road***

Nos. 185 & 187 are a semi-detached pair. Red brick ground floor, decorative tile-hung first floor. Roof of red plain clay tiles with decorative, tile-hung dormers with flat roof bounded by modern railings. Openings have red rubbed brick flat arch lintels over and some have decorative panels below in terracotta depicting swags, etc. Canted projecting bays to ground floor with hipped, tiled roofs. Plain side-hung casement windows with multi-pane, coloured glass upper lights. Much plainer to flanks and rear. Relatively small plot.

No. 189 is detached on a prominent corner plot. Substantial tree to Hartington Grove. Red brick with pronounced Dutch gables. Red plain clay tiled roof. Red brick chimney stacks with decorative oversails. Canted projecting bays with stone lintels over openings; over windows have rubbed

brick flat arches. Plain vertically sliding sash windows with timber frames. This building was the vicarage to St Johns' from 1903 to 1956.

These substantial houses have considerable presence on the street and thus have some townscape value.

***No. 256 Hills Road (NB wrong building (No. 258) marked in original GIS files provided)***

Built sometime between 1903 and 1926. Detached house of 2-storeys. Red brick ground floor with half-timbering and decorative plasterwork above and a red clay tiled roof. Octagonal red brick chimneystacks either side of central jettied 'cross-wing'; roof to north hipped and roof to south comprises two south-facing gables. Leaded light casement windows with main windows comprising a central arched window flanked by smaller casements.

This substantial house is distinctive in the street scene and thereby has considerable townscape value.

***Hills Road Sixth Form College and Lodge, Hills Road***

Main building facing Hills Road in red brick with tiled roof including lace pattern ridge tiles. Southern section of 9 bays in red brick (with small red brick windowless extension to basement level at southern end). Three storeys. Bays 1-3 and 7-9 are the original school, built in 1903 together with the section that joins them behind bays 4-6, along with the caretaker's lodge to the North. The central 3 bays were built in 1924. This southern section is symmetrical except that bay 8 has the main entrance to the school.

Windows are casements with stone dressings. Bays 2 and 8 have triangular pediments with stone bands, stone dressings and stone ball finials on either side. Bays 4 and 6 are 3-sided projections with windows on three sides. Bay 8 has the main entrance at first floor level with 5 steps up to the panelled timber double door under a flat projecting canopy with brick and stone supports and elaborately carved stone brackets. In the inner corners are squat stone pillars on brick supports. Above the door is a semi-circular light with stained glass under a brick arch. No surviving chimneys. Some basement area railings.

North of this section is a joined redbrick section of three storeys built in 1997 which echoes bays 4-6 of the Edwardian frontage, with projecting three-sided bays on either side of a square arch. This section projects behind the caretaker's house and forms the rest of the eastern edge of a quadrangle behind the main façade.

Caretaker's house. 1903. Red brick; three bays, three storeys, tiled roof to match original part of school building. Projecting bay at north end with triangular gable, matching gable end facing south. Casement windows with stone dressings. Ground floor built out between main part of house and projecting northern bay at an angle to house entrance with timber painted door frame and timber painted panelled door. Third storey gable windows are narrow slits. Single brick chimney stack at north end.

To the rear; extensive buildings and extensions of various dates, including Assembly Hall of 1935; 9 bays, brick with 9 tall arched metal windows on the south side. Lower part of central window is now a door. 2 storeys, upper storey set back with metal windows with stone dressings. Narrow band of decorative brickwork pillars at the top of the first storey. Single storey workshops to the south. Small modern theatre building.

### Interior

The interior of the original school buildings was inspected and there are some delightful original decorative features. The main entrance leads to an octagonal hallway with mosaic effect floor and a circular motif in the centre. Each corner has an engaged square column, timber panelled below and plaster above, holding one end of the brick arches with keystones above each opening. Original timber doors. Main entrance doors have stained glass upper sections with art nouveau flower motif, as does the stained glass semi-circle above the main door. Rear stairs (part of the 1903 building) have banisters with elaborate painted metal rails in art nouveau style. First floor library (with mezzanine later inserted) has elaborate exposed timber framed roof. First floor landing; original doors, painted and panelled, with elaborate painted flat hoods. Walls have painted tongue and groove panelling to the lower half and bare brick upper half.

### History

Hills Road Sixth Form College was built in 1903 as the Cambridge and County School for Boys (it became the Cambridge and County High School for Boys in 1923). It had opened in 1900 in Regent Street to provide for the increasing need for a modern education and was described as a 'Secondary School for boys preparing for farming, market gardening, building, surveying and business life generally'. It moved to purpose built buildings on Hills Road in 1903, where a contemporary photograph shows it with few buildings around, sited on playing fields, now largely built over. The original building consisted of bays 1-3 and 7-9 of today's main building overlooking Hills Road, which were joined by a recessed section, now only visible from the back. The upper floor of this was originally the Assembly Hall, but became the library when the new Assembly Hall was built in 1935. Along with the original building, a house was built for the Caretaker. Although it was pointed out at the opening ceremony that the authorities 'had spent as little as possible in ornamentation and decoration', there are some excellent contemporary features, such as the octagonal entrance hall, the art nouveau stained glass and banister rails, the library ceiling and the use of bare brick internally. Some of the original rooms leading off the octagonal hallway are intact, including the headmaster's study, a waiting room and the staff common room. The architects, Macalister & Tench, proposed two different buildings for the governors to choose from and their coloured drawings are on view at the school.

In 1924 the recessed space at the front of the school between the octagonal entrance hall and its corresponding southern section was filled in; the architect for this work was H.H. Dunn, who also built the northern side of the



front courtyard to single storey level in 1928, to provide a larger Masters' Common Room, and a workshop and changing rooms. H. H. Dunn was the county architect and also built Milton Road Junior School, the Ruskin Building at Anglia Ruskin University, Shire Hall and Sawston Village College. In 1935 this building was given a second storey, and the Assembly Hall on the south side of this court was built, by S E Urwin, who was responsible for part of Long Road Sixth Form College (originally the county girls' school) and also built himself a house of concrete bricks on Sedley Taylor Road (no.22). The school has continued to develop in a piecemeal fashion and covers a large area to the west of the original building. In 1946 it became the Cambridgeshire High School for boys, and in 1974 it became Hills Road Sixth Form College. Notable alumni include Syd Barrett and Roger Waters of Pink Floyd.

## 6. Maps

# North Hills Road Character Assessment Map

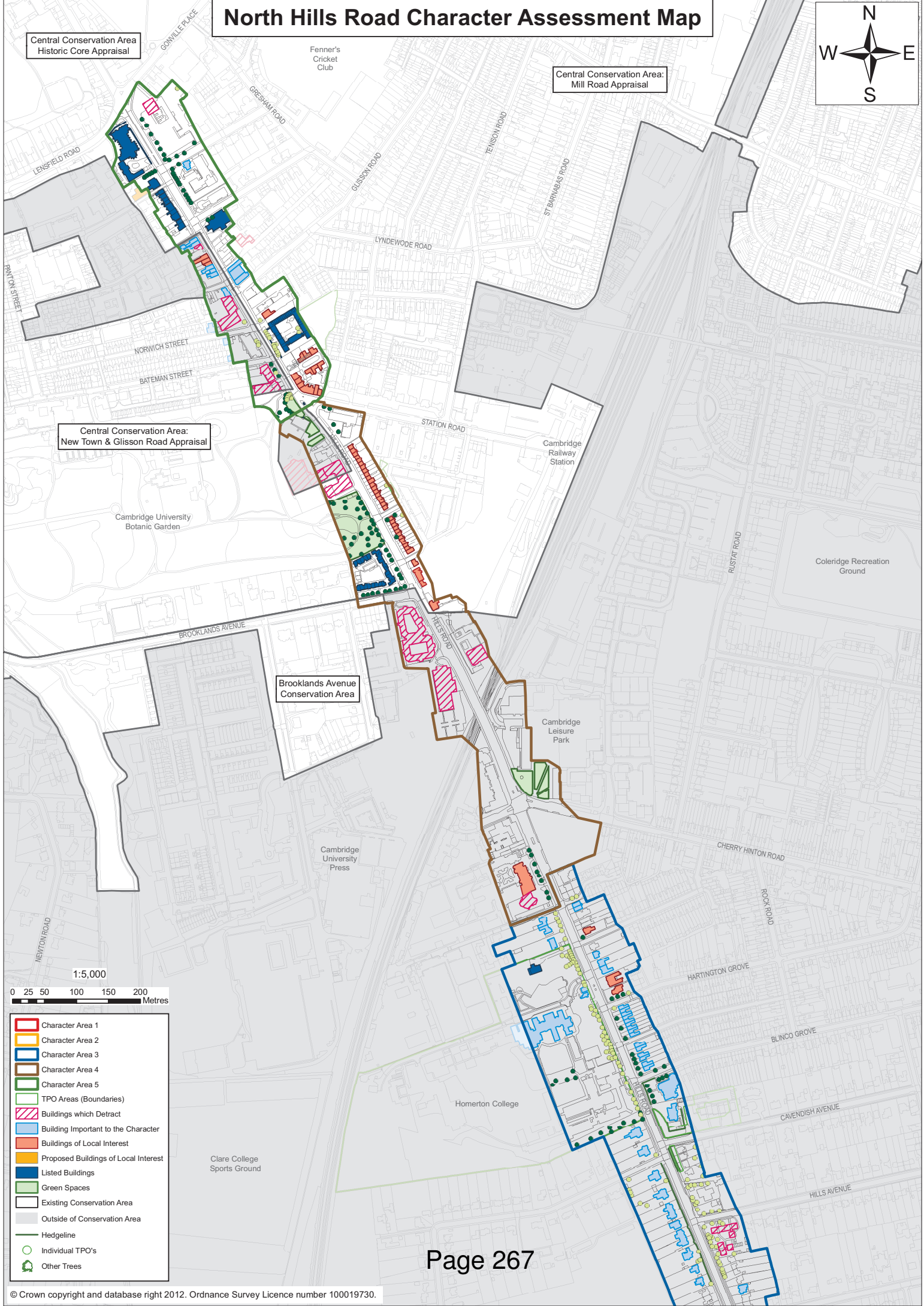


Central Conservation Area  
Historic Core Appraisal

Central Conservation Area:  
Mill Road Appraisal

Central Conservation Area:  
New Town & Glisson Road Appraisal

Brooklands Avenue  
Conservation Area



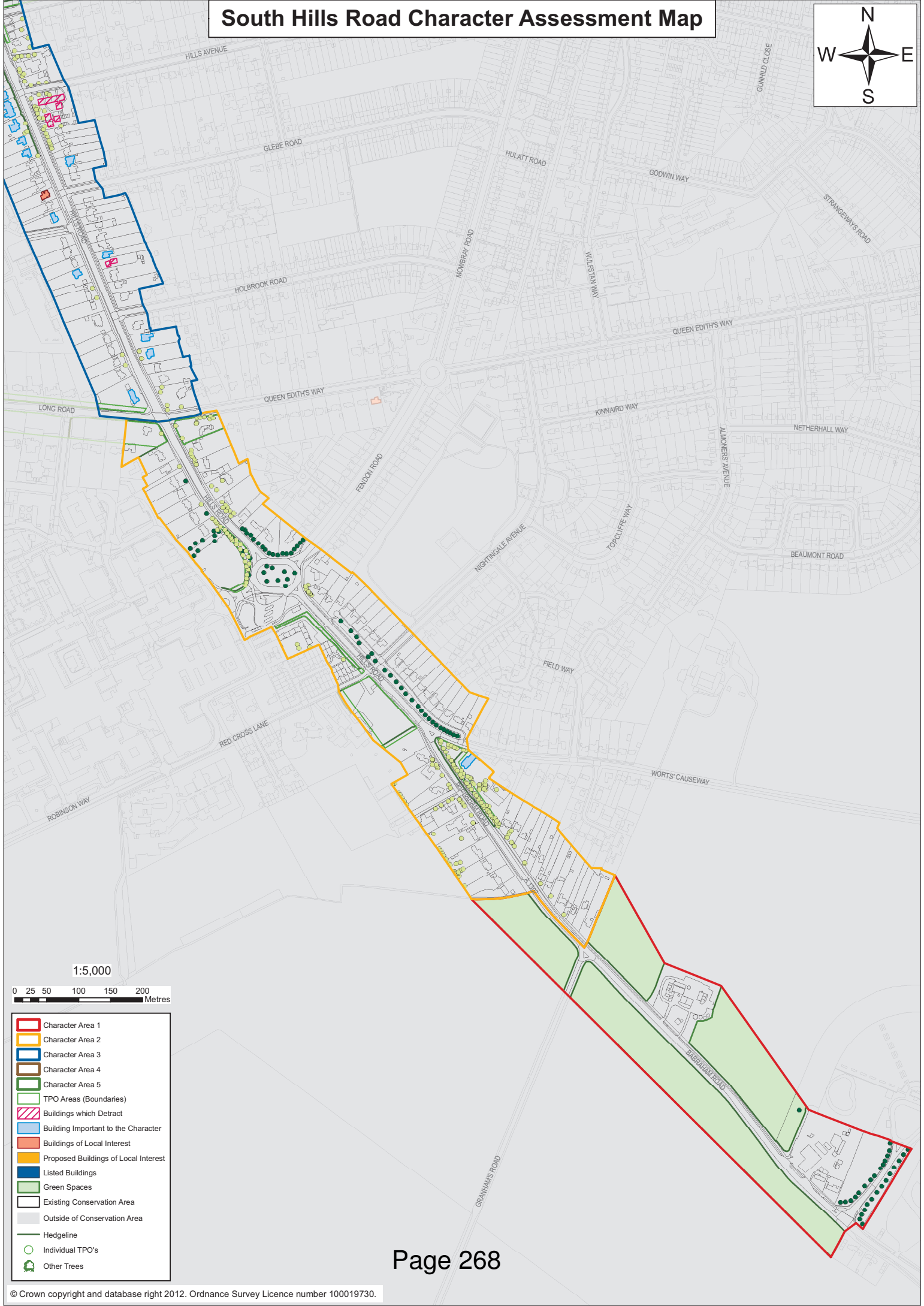
1:5,000



- Character Area 1
- Character Area 2
- Character Area 3
- Character Area 4
- Character Area 5
- TPO Areas (Boundaries)
- Buildings which Detract
- Building Important to the Character
- Buildings of Local Interest
- Proposed Buildings of Local Interest
- Listed Buildings
- Green Spaces
- Existing Conservation Area
- Outside of Conservation Area
- Hedgeline
- Individual TPO's
- Other Trees



# South Hills Road Character Assessment Map



1:5,000

0 25 50 100 150 200 Metres

- Character Area 1
- Character Area 2
- Character Area 3
- Character Area 4
- Character Area 5
- TPO Areas (Boundaries)
- Buildings which Detract
- Building Important to the Character
- Buildings of Local Interest
- Proposed Buildings of Local Interest
- Listed Buildings
- Green Spaces
- Existing Conservation Area
- Outside of Conservation Area
- Hedgeline
- Individual TPO's
- Other Trees



To: Executive Councillor for Planning and Sustainable Transport: Councillor Tim Ward  
Report by: Head of Planning Services  
Relevant scrutiny committee: Environment Scrutiny Committee 13/03/2012  
Wards affected: Trumpington

## **TRUMPINGTON ROAD SUBURBS AND APPROACHES STUDY Not a Key Decision**

### **1. Executive summary**

1.1 This report seeks approval of the Trumpington Road Suburbs and Approaches Study.

### **2. Recommendations**

2.1 The Executive Councillor is recommended to approve the text of the Trumpington Road Suburbs and Approaches Study, attached as Appendix 2, and that the study be used to inform planning decisions in this area.

### **3. Background**

3.1 Funding of £30,000 per year for pro-active conservation work was agreed for each of the financial years 2008-9, 2009-10, and 2010-11.

3.2 In 2008, a programme of pro-active Conservation work identified, priorities for studies of Suburbs and Approaches to the city which are subject to change. The work to be undertaken was agreed in consultation with members and residents' groups. It was agreed that rapid appraisals would be undertaken of these particular areas. Trumpington Road is the fourth of the second tranche of these studies.

3.3 The idea and the scope of potential Suburbs and Approaches studies were set out in the report to Committee on 8 April 2008: "**4.2. d) Rapid appraisal of sensitive areas subject to change**". Some areas may have characteristics that are much appreciated, but do not have sufficient merit to justify designation as Conservation Areas. These may be the subject of character appraisals leading to the development of guidance to manage change".

- 3.4 The Suburbs and Approaches Studies are *rapid* studies by historic environment professionals, drawing on national criteria and best practice. Such studies will be a material consideration in determining planning applications; they will provide assessments of Local Distinctiveness to support Planning Policy Statement 1; they will contribute to the evidence base for the Local Plan Review; and they will support the development of strategic and local policies or initiatives. They will identify areas with potential for Conservation Area designation, and potential Buildings of Local Interest. The studies will not in themselves provide a basis for Conservation Area designation.
- 3.5 The Study, attached as Appendix 2, was prepared by consultants in 2010 with alterations made as a result of the public consultation.
- 3.6 Should this Study be approved and adopted, prior to publication, the most up to date base map will be used for the Character Assessment Maps. This may differ from that included with the Study at Appendix 2. This may be done without the formal approval of the Executive Councillor for Planning and Sustainable Transport in order to provide factual updates showing changes to the study area that have occurred on the ground since the first draft publication of the study.
- 3.7 Ward Councillors and the County Councillor were consulted as statutory consultees and local residents' associations were also notified of the consultation period which ran from 10<sup>th</sup> January to 7<sup>th</sup> February 2012. The public consultation was promoted on the City Council website with a link to the draft Study and a comments form. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms. The comments received are summarised in Appendix 1
- 3.8 It is recommended that the Study be approved and adopted. When adopted, the Study will comprise a material consideration in the determination of future planning applications in the area.

## **4. Implications**

### **(a) Financial Implications**

The financial implications are set out within the report above.

### **(b) Staffing Implications**

There are no direct staffing implications

### **(c) Equal Opportunities Implications**

There are no direct physical equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement.

**(d) Environmental Implications**

There are no direct environmental implications

**(e) Consultation**

The consultations are set out in the report above.

**(f) Community Safety**

There are no direct community safety implications.

## **5. Background papers**

Environment Scrutiny Committee report from 8 April 2008, Item 10 –  
Proactive Conservation Work Programme  
English Heritage guidance on Area Assessments of the Built Environment

## **6. Appendices**

### **Appendix 1**

Summary of responses to public consultation

### **Appendix 2**

Trumpington Road Suburbs and Approaches Study, February 2012

## **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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## Trumpington Road Suburbs & Approaches Study: 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 | Save Our Green Spaces           | (i) Grave concerns over the proposed expansion in the southern approaches and Trumpington area. The new development proposed will aggravate the marked decrease in green features in the city in recent years. The council should demonstrate its commitment to preserving and enhancing green spaces by ensuring indigenous trees of real size and character are included  | (i) Noted. The proposed new developments should be accompanied by appropriate landscaping plans  | (i) 2   |
| 2 | 1 email                         | (i) Mill Road should be Mill Lane   | (i) Alteration made to text  | (i) 1   |
| 3 | Trumpington Local History Group | (i) Cambridge Preservation Society not Trust<br>(ii) There is a second turnpike but Trumpington Road remained the main route used by both<br>(iii) Comments regarding the listed milestone<br>(iv) Comments regarding the Hobson's Conduit<br>(v) Are 'fig X' maps 1 and 2?<br>(vi) Suggested textual changes<br>(vii) The third of the Trinity milestones has been reinstated<br>(viii) Change the name of the road to Hauxton Road at the end of Character Area 1<br>(ix) Suggested textual changes<br>(x) The listed building at 71 High Street was demolished | (i) Alterations made to text<br>(ii) Alterations made to text<br>(iii) Alterations made to text<br>(iv) Alterations made to text<br>(v) Alterations made to text<br>(vi) Not deemed to be necessary<br>(vii) Alterations made to text<br>(viii) Alterations made to text<br>(ix) Alterations made to text<br>(x) Alteration made to text | (i) 1<br>(ii) 1<br>(iii) 1<br>(iv) 1<br>(v) 1<br>(vi) 3<br>(vii) 1<br>(viii) 1<br>(ix) 1<br>(x) 1 |
| 8 | Cambridge Past, Present &       | (i) Welcomes this study   | (i) Noted  | (i) 3   |

|                                   |        |   |        |  |        |   |
|-----------------------------------|--------|---|--------|--|--------|---|
| Future<br>(a late representation) | (ii)   | Textual changes   | (ii)   | Alterations made to text   | (ii)   | 1 |
|                                   | (iii)  | Comments regarding the new developments                     | (iii)  | Alteration made to text  | (iii)  | 1 |
|                                   | (iv)   | Add comment on gated entrances                              | (iv)   | Alteration made to text  | (iv)   | 1 |
|                                   | (v)    | It should be Brooklands Avenue Conservation Area            | (v)    | Alteration made to text  | (v)    | 1 |
|                                   | (vi)   | Old Mill House, rather than Old Mill                        | (vi)   | Alterations made to text   | (vi)   | 1 |
|                                   | (vii)  | Botanic Garden does not have an "s" on the end              | (vii)  | Alterations made to text   | (vii)  | 1 |
|                                   | (viii) | Landmark buildings are not mapped                           | (viii) | This study follows the English Heritage rapid assessment guidelines                              | (viii) | 3 |
|                                   | (ix)   | A tree strategy should be developed for all Character Areas | (ix)   | Noted  | (ix)   | 2 |
|                                   | (x)    | Additional street furniture is needed                       | (x)    | Comment to be referred to South Area Committee Chair and Environmental Projects Manager          | (x)    | 1 |
|                                   | (xi)   | Street lighting needs to be updated                         | (xi)   | Comments to be referred to Cambridgeshire County Council who are responsible for street lighting | (xi)   | 1 |

## **Cambridge Suburbs and Approaches:**

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**Trumpington Road (including Hauxton Road and  
Trumpington High Street)**

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**Consultation Draft: February 2012**



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## 1. Character Summary

Trumpington Road has historically always been one of the primary routes into and out of Cambridge from the south and this is manifested in its character. Crucially, it was the preferred route to London and the Thames valley. It continues to play an important role in Cambridge's transport infrastructure, providing a gateway to the city centre when travelling north and allowing easy access onto the M11 and London beyond when exiting the City. The importance of the road has long been established, dating back as far as the late Saxon period.

Approaching from the south, the road (Hauxton Road at this point) crosses open fields before the Park & Ride and a 1970s development signal the entrance to the village. At this point the road undergoes a distinct change with the introduction of trees, green verges and green boundary treatments which become the prevailing character from this point onwards. The dominance of the mature landscape gives the road a sense of status as well as permanence, and is a common theme that unites all four character areas.

Trumpington claims to be Cambridge City's only 'village'. This close proximity to the city centre is reflected in its mixed character with both historic residential properties as well as large commercial developments of the second half of the C20. There is a range of architectural styles, form and grain of development along the High Street. Some properties sit tight to the back of the pavement and address the road while others are recessed and screened behind mature trees and property boundaries. The main Bidwells office at the corner with Maris Lane forms a landmark that, although bulky and alien to the historic character, has been softened by maturing trees to the front. Bidwells, the Shell Garage and the parade of shops opposite form a rather discordant ensemble that acts as a reminder of the arterial nature of the High Street and C20 changes to the character of the village. Most buildings along the High Street are brick rather than rendered, with the use of gault and red brick. The earlier properties generally have thatch or clay tile roofs, whereas slate and tile are common on C19 and C20 developments.

Development along the stretch between Long Road and Brooklands Avenue is largely screened behind tree belts and green boundary treatments. The western side has remained agricultural fields, and Trumpington village has therefore largely managed to retain its identity as a discrete settlement separated from the city centre by a green wedge.

North of Brooklands Avenue the character changes once again as the distinctive gault brick typical of Cambridge and used particularly throughout the New Town development introduces a more uniform palette of materials and building form. The well-treed character continues but in a more orderly and managed form as shown in the open spaces of New Bit and the Botanic Gardens, and in the gardens to the front of Brookside. The Leys School on the western side offers a pleasing contrast to the orderly terrace of Brookside, with its red brick gothic buildings and mature trees creating private enclosed spaces set behind a high boundary fence. The road ends at the busy

roundabout with Fen Causeway, with the junction with Lensfield Road close by, signifying the arrival at the fringes of the city centre.

## **2. Introduction**

### **2.1 Background**

Beacon Planning Ltd was commissioned in July 2010 by Cambridge City Council to prepare a rapid assessment of Trumpington Road, from the Cambridge City boundary (where it is Hauxton Road) to the junction with Fen Causeway. The aim is to provide an assessment and understanding of this route's 'local distinctiveness'.

The City Council has a programme of 'Suburbs and Approaches Assessments' and this Trumpington Road rapid appraisal is one of four in the second tranche of the programme. These projects form part of the Council's pro-active Conservation programme which also includes Conservation Area Appraisals. The Trumpington Road assessment follows the review of the Conservation Area Appraisal for Trumpington in June 2010.

### **2.2 Methodology**

The assessment involved fieldwork, some desk research and analysis. Research was carried out at the County Record Office and in the building control records of the City Council. It consisted of a review of historic maps, and a more general review of works on the history of Cambridge, its architecture and development. Trumpington Road was physically assessed on foot in October 2010. The assessment is based on what could be seen from the public highway.

### **2.3 Limitations**

Beacon Planning Ltd. were commissioned to assess the architectural and historic character of Trumpington Road as part of a characterisation assessment, including the heritage significance of the area. The assessment is not in sufficient depth to support potential Conservation Area designation, although this assessment follows the recent appraisal of Trumpington Conservation Area and parts of the study area are proposed for inclusion within the Conservation Area. This assessment may also provide a useful basis for consideration for further designations.

There are a number of additional lines of research which might produce additional historical information on the history and development of Trumpington Road such as rate books, insurance and building control records. Further research would provide greater detail and depth to an understanding of the development of the area.

### 3. Historical Development

#### 3.1 Brief overview of the development of Cambridge

The City of Cambridge lies at the intersection of four Roman roads. The Roman settlement developed on the west side of the river Cam in the present Castle Hill area. In Saxon times there was further settlement south of the river. After the Norman Conquest a castle was built north of the river and several churches and monastic foundations were in existence by the mid C13. The major growth of the town dates from the establishment of the University from the C13, and at the time of the Reformation there were 15 colleges.

With the exception of some minor suburban development, Cambridge did not significantly develop beyond its medieval bounds until the early 1800s, following the Acts of Enclosure. New housing began to appear on the roads leading out of town, including Trumpington Road. With the arrival of the railway in the 1840s the town expanded as a market town and agricultural centre. Large new areas of housing were built throughout the second half of the C19, building off and connecting the historic routes radiating out from the centre. In the first half of the C20 the town's population grew from 40,000 to 90,000; outlying villages were connected and absorbed as ribbon development spread out from the centre.

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

Holford's policy of containment proved unsustainable, and the post-war period has seen continuing pressure for and accommodation of development in and around the City. The coming years will see significant development in and around the City, with new housing, associated community facilities, and development of land for employment, medical and higher education expansion.

The southernmost section of the study area and adjacent land has been identified to deliver a significant proportion of new residential development required in Cambridge. Consequently, the southern end of Hauxton Road will be directly affected by the delivery of large scale new developments on predominantly greenfield sites to both the east and west of the road. The agricultural and open character of this southern section will be significantly altered – a change that has already begun with the delivery of new highways infrastructure to service the expansion of the biomedical campus at Addenbrooke's Hospital.



Further north, the proximity to the city centre as well as the presence of educational institutions will continue to drive larger scale development, whilst pressure for further units in the highly desirable and prestigious residential areas along the road is unlikely to reduce. The City Council wishes to ensure that proposals are developed in the most appropriate way, taking account of the sustainability, mixed use and design objectives set out elsewhere in the Local Plan. This assessment will provide the strategic and historic environment analysis required to inform the preparation of more detailed policies and guidance.

### **3.2. The development of Trumpington Road**

Trumpington Road lies south of the historic core of the city, travelling south through predominantly C19 and C20 century development before reaching the medieval settlement of Trumpington village and then finally stretching out through open countryside to join the transport corridor of the M11. It is in Trumpington that the earliest buildings in the study area are located. To the north, the road extends as Trumpington Street into the historic core of the city. It is joined at two major points by the key east-west routes of Brooklands Avenue and Long Road, and the junction with Shelford Road creates another important interchange. Minor roads and residential streets such as Bateman Street and Latham Road also join the road at various intervals. Trumpington Road ends at Fen Causeway where it joins the city ring road.

Trumpington Road has historically been the main road leading due south from the city centre, with references made to the route to London via the Trumpington road in C13 documents. Ogilby's map of 1675 demonstrates Cambridge's importance as a transport hub of local roads, providing easy access north to Norwich as well as west to Oxford and Bedford, and south to London. Trumpington Road performed an important part as one of these key axial routes. Trumpington Road continued to be the favoured route to London travelling via Royston until the early C19 despite a rival turnpike being established along the Shelford Road at that time. The Toll House built in 1811 still survives opposite Shelford Road (listed in Grade II).

The location of early churches suggests that Trumpington Road was established early on as an important link road to London and the Thames valley. It joined Trumpington Street, or Trumpintonestrata, which continued into the city, crossing the King's Ditch at the junction with Mill Lane. The road runs south into the former Eastern Fields and what was the rural hinterland of Cambridge. The London Road, as it was also known, was maintained since 1584 by the bequest of Henry Harvey, Master of Trinity Hall. It continued to serve travellers and merchants throughout the centuries, becoming a turnpike road in 1793 until 1872. In the C18, a series of 16 milestones were erected along the road by William Warren under the will of Dr William Mowse, Master of Trinity Hall 1552-3. The first was sited opposite the Brooklands Avenue junction with Trumpington Road which is the Stone Bridge over Vicars Brook. It is Grade II listed and can still be seen in place.

Hobson's Conduit flows along the northern section of Trumpington Road and is an interesting local feature. Running from its natural source at Nine Wells,

Hobson's Conduit (also known as Hobson's River and Cambridge New River) was devised by the Master of Peterhouse in 1574 to channel fresh water into the city. The conduit was built by 1610, when the Lord of Trumpington Manor allowed the University and town access to it for maintenance purposes. In 1630 Thomas Hobson left a bequest so that the conduit could be maintained. It flows northwards to the east of Trumpington Road along Hobson's Brook through open land until it reaches development to the south of Brooklands Avenue. The brook flows under Brooklands Avenue and then past the Botanic Gardens and Brookside. At the junction of Lensfield Road stands the listed Conduit Head, built on Market Hill in 1614 and moved from there to its current location in 1856. The water then flows under Lensfield Road, upon which it breaks into four different branches, two of which run along open conduits on either side of Trumpington Street.

Baker's Map of 1830 shows a very open Trumpington Road with relatively little development on either its eastern or western edges. Fen Causeway had yet to be laid out, first appearing on the 1888 OS map as Coe Fen Lane. In 1830 New Town was in its formative stages and yet to enclose Trumpington Road on its eastern edge. Belvoir Terrace of c.1825 is shown, Grade II listed, and marks the last significant development on Cambridge's southern boundary before the road reaches the village of Trumpington. The historic village of Trumpington was focussed upon the Church, with the main road to London, now a principal arterial route serving Cambridge, dotted with coaching inns – a sign of the primary importance of Trumpington Road as a trade and travel route to London and the south east. Trumpington New Road – now Long Road – had been laid out by 1830, and a cluster of development including Weigh Bridge House, Clay Farm and Trumpington Mill lay at the junction.

By 1888, the northern end of Trumpington Road had undergone quite dramatic development. Baker's Map of 1830 shows the beginnings of C19 development, now designated within the Southacre Conservation Area, with Chaucer Road and Latham Road – a former byroad leading to River Farm – depicted as having been laid out but not yet developed. It was not until the end of the C19 that the Pemberton family of Trumpington Hall began to sell off plots for building on long leases. Attached to these leases were covenants ensuring high quality design and spacious building plots. The first house to be constructed was Southacre for the Master of Trinity Hall, built in 1880 on the site of the old nurseries. This was followed in quick succession with houses along Chaucer Road and Latham Road at the end of the C19 and into the C20, built in a variety of architectural styles including Victorian Gothic, Italianate and 'Queen Anne'.

Throughout the C19 the area known as 'New Town' had come forward for speculative development on plots owned by a number of landowners, including the University, Addenbrooke's Hospital and Trinity Hall, as well as private individuals. The Pemberton family owned the plots fronting onto Hobson's Brook that were developed into attractive high quality houses for the middle-classes. The southern end of New Town encompassed open land

owned by Trinity Hall and the University to which the University relocated its Botanic Gardens to in 1846 where it has remained.

In 1862, the London and North Western Railway opened a Bedford-Cambridge line, following closely the precedent set by the Great Eastern Railway line that connected London to Cambridge in 1845. It skirted the southern edge of Trumpington, crossing under Hauxton Road and running north-eastwards into Cambridge Station. By 1965 the line was redundant and the track was removed. It is now the route of the new guided busway.

By 1888, a development of four substantial houses had appeared facing onto the eastern side of Trumpington Road south of Brooklands Avenue, along with Leighton House further south again, built c.1867 by the wealthy Cambridge shopkeeper Robert Sayle. By the 1903-1904 OS map, no further significant built development had taken place on the western side of Trumpington Road between Fen Causeway and the village of Trumpington, aside from the aforementioned development of Chaucer Road and Latham Road. On the eastern side, development was limited but included the construction of the building that is now St Faith's School and Newton Road, the latter started sometime between 1892 and 1896. This was followed by Bentley Road, begun c.1903 which connected Newton Road to Trumpington Road. The houses here are designed in a simplified Garden Suburbs style and were built into the late 1920s.

The 1927-28 OS map shows increasing levels of development but still largely localised to specific places within the study area. Large houses on plots along Newton Road and the adjoining Bentley Road were built, and to the west, similarly large houses appeared extending southwards from Latham Road which itself saw development spreading east-west along both sides of the road. Little if any development occurred in around the junction with Long Road. Further south again, ribbon development of more modest early C20 terraces appeared at the fork of Trumpington Road and Shelford Road.

Development along Bentley Road continued and by the 1938-1952 OS map, Barrow Road is shown running parallel to Bentley Road to the south, with houses on large plots lining either side. A small number of properties have continued to extend southwards on the western side of Trumpington Road, including a cluster of three just south of Bentley Road. Trumpington High Street appears to have remained relatively unchanged in the first half of the C20 with little development of note.

The pace of development in Trumpington village changed rapidly however from 1945 onwards with a significant expansion on the eastern side with the creation of a large council estate. This included the erection of a curved parade of shops fronting onto open space and the High Street. Development continued through the 1950s and 1960s with the infilling of land between Hauxton Road and Shelford Road, including an interesting development of bungalows for retired clergymen. Bishop's Road, shown in its early stages of development leading off Shelford Road towards Hauxton Road on the 1938-1952 OS map, has by 1972 extended significantly and the development of Bishop's Court that is prominent from the southern approach was underway.

In the C19 and C20, the improvement of the roads saw Trumpington village shift its commercial focus onto the High Street and this has continued to the present day. The Bidwells office building Campbell House of 1968 introduces a strong commercial character that is somewhat alien to its historic location, and more recently a large Waitrose supermarket and John Lewis distribution centre, and a park and ride to serve traffic entering Cambridge from the south now form the southern boundary to the village. This pressure for development is unlikely to cease and will continue into the future with the delivery of outline plans for new communities in the land between the M11 and Trumpington village and land to the east of Hauxton Road towards the Addenbrooke's Hospital site.

### **3.2 Southern expansion of Cambridge**

Over 4,000 homes are planned for southern Cambridge which will be delivered over four sites: Trumpington Meadows, Glebe Farm, Clay Farm and the Bell School Site. The first two overlap with southern sections of the study area, with development on open land either side of Hauxton Road. Impacts upon character are likely to extend through to Trumpington High Street through the resulting increase in population and the pressures this invariably brings.

The Glebe Farm site occupies land east of Hauxton Road between the southern extent of Trumpington village and the new Addenbrooke's Access Road. It will deliver 286 houses, informal open space and allotment provision. This will significantly change the approach to Trumpington from the M11 roundabout, altering current views to the edge of the village and reducing the perception of an agricultural hinterland to the city.

Trumpington Meadows is a larger scale development incorporating land in both the City as well as South Cambridgeshire to the west of Hauxton Road and abutting the south-western fringe of Trumpington village. It will deliver 1,200 homes, along with a primary school, commercial units, a community park and recreational and sports facilities. This will likewise significantly change the perception of agricultural open space buffering the southern edge of Cambridge from the M11.

## 4. Character Assessment

### 4.1. The Assessment Area

The area covered by the assessment is shown in the maps at the rear of the document. It encompasses Trumpington Road from the junction with Fen Causeway to the City boundary in the south where Hauxton Road meets the M11. It includes the properties with frontages to the road and landscape areas with relationships to the road. The assessment area can be broadly divided into four character areas:

**Character Area 1** (red) encompasses Hauxton Road from the City boundary to the beginning of the historic core of Trumpington village where the road bridges the old London-Bedford railway line. This part of the road is particularly devoid of development, with the southernmost section consisting of arable fields. The Park & Ride is a notable exception and its presence is symptomatic of its city edge location. Residential development either does not address the street or is well set back and screened, and the resulting streetscape does not have a particularly strong built form.

**Character Area 2** (orange) encompasses the historic core of the village. In this character area, Hauxton Road meets Shelford Road where it becomes Trumpington High Street. The High Street displays a wide mix of styles with historic properties dating back to the C15 alongside a large proportion of mid-late C20 development with both residential and commercial uses. The main road is a dominant feature throughout this character area.

**Character Area 3** (blue) encompasses the wide and leafy stretch of Trumpington Road with desirable early-mid C20 housing alongside its eastern and western sides as well as some later C20 development along its southern section. Its dominant character is that of substantial tree belts and tree specimens that flank the road on both sides for the majority of this stretch, along with timber fencing, hedging and gates.

**Character Area 4** (pink) encompasses the northernmost section of the road. It is characterised by the C19 development of New Town with its gault brick and slate roofs and the black railings to New Bit, Brookside and the Botanic Gardens. The notable exception is the Leys School complex with its red brick and enclosed character.

Most of Character Area 2 forms part of the Trumpington Conservation Area. This, along with Character Area 4, contains a larger concentration of Listed Buildings and Buildings of Local Interest.

The northern area of Character Area 3 is included within the Southacre Conservation Area and a negligible section overlaps with the Brooklands Avenue Conservation Area.

Character Area 4 lies wholly within the New Town and Glisson Road section of the Central Cambridge Conservation Area and together with Character Area 2 contains the bulk of the Listed Buildings and Buildings of Local Interest.



## 4.2. Overall Character and Appearance

Trumpington Road can be split into relatively distinct sections but the unifying character common the length of the road is the presence of mature landscaping, and most particularly the impact of street trees and trees in private ownership. The leafy residential streets have a varied range of tree species, although there is a greater presence of beech towards the southern end of the road towards the chalk of the hills beyond Haslingfield and Harlton.

Approaching from the south, the predominant character is of open green space to the east and west of Hauxton Road, although with views towards Trumpington village and mature tree belts and hedges. The scale of the road decreases on the approach to the village as hedges and tree planting enclose either side of the road. The Park & Ride and views across to Addenbrooke's Hospital hint to the close proximity to the city centre.

Entering Trumpington, the new Waitrose supermarket and car park become apparent and combined with the Park & Ride they indicate Trumpington Road's importance as a major approach to the city centre. The early C20 semi-detached properties with front gardens on the eastern side offer a contrast and introduce a domestic scale that leads into the historic core of the village and the High Street.

While remnants of the medieval village survive along the High Street, development in the second half of the C20 has significantly altered its historic character. The busy road and its associated paraphernalia of pedestrian crossings, lights and barriers, as well as the bus shelters is a dominant feature that overwhelms the historic village character.

The village has expanded in an adhoc fashion on its northern extent with predominantly C20 residential development stretching as far as the busy junction with Long Road, dominated by the C19 Old Mill House. Development continues along its eastern side but is either well screened or set back from the road in such a way that the overriding feature is the substantial tree belt to the front of the properties that mirrors that on the western side of the road. The road is flanked either side by mature trees that give a sense of high status and gentility. The sense of prestige is heightened by glimpses to large properties set within generous plots along Bentley and Barrow Roads, and of occasional views afforded to the Perse Preparatory School and its associated buildings and landscaped grounds.

The rough boundary on the western side of the road gives way to more formal fences and hedges as the road travels north, and the sense of development on both sides of the road increases with views to St Faith's School and signs for the Nuffield Hospital. Views through Queensway to the complex of 1970s flats marks the arrival at the junction with Brooklands Avenue at which point the character of the road changes once more.

The leafy environs at the junction with Brooklands Avenue give way to the more open landscape of New Bit and the greens beyond. While the landscape remains predominantly green and well-treed, the character is one of more

managed and deliberate planting with the regimented avenue of trees along the western side and the specimen trees of the Botanic Gardens visible on the east.

Large structural planting continues further north with the mature trees providing a green screen to the three storey houses along Brookside. Belvoir Terrace on the western side marks the beginning of the C19 century development that largely comprises the New Town development. The step up in the scale and density of development signals the arrival in the city centre fringe, with views to the city centre continuing along Trumpington Street beyond the northern limit of the study area and glimpses to other large developments such as the University Department of Engineering and University Chemical Laboratory. The railings and homogenous style of architecture and materials create a sense of formality and uniformity on the eastern side, enhanced by the mature landscaping around Hobson's Brook. The gault brick of the New Town contrasts to the darker red brick development of the Leys School opposite, which retains a sense of privacy with a strong boundary fence and mature trees screening much of the complex.

### **4.3. Character Area 1**

The City boundary lies just south of the large junction where the A10 meets the M11, indicative of Trumpington Road's position as one of the primary transport routes into Cambridge from the south. This is a busy junction with traffic arriving from the A10 and M11, as well as accommodating traffic travelling south from the city centre. Views east and west on the City boundary take in the carriageways of the M11 set within a predominantly open landscape and extending to higher ground in the distance to the south.

The recent upgrading of Hauxton Road and the construction of a new relief road to serve Addenbrooke's Hospital and planned developments to the east and west of Hauxton Road has increased the dominance of the highways over the landscape. The separate access road leading to Trumpington Park & Ride adds further to the impression of this road being a major gateway to Cambridge City. Despite the prominence of the highways developments, the prevailing character is of open countryside looking across fields to substantial tree belts in the distance. Before the outskirts of Trumpington the roads are open to the countryside; the immature street trees have yet to make much impact. Landmarks within Trumpington can be glimpsed, with the tower of the medieval church visible to the north-west but generally views to the City and Trumpington village are well screened by trees. This contrasts to views to the north-east towards Addenbrooke's Hospital which act as a reminder of the proximity to the city centre. The third of the Trinity Hall milestones has recently been reinstated following the completion of the roadworks.

The substantial belts along the western edge of Hauxton Road make an important contribution to the structure of the skyline and townscape, defining the important Trumpington Meadows area on one side. As well as being a defining character feature of Trumpington and Hauxton Road and others in the locale (principally Long Road), the tree belts are also an important

resource for biodiversity. As development extends south along Hauxton Road with the delivery of Glebe Farm and Trumpington Meadows, it will be important to protect existing tree belts and plant new trees to reinforce the well-treed character of this southern section of Cambridge. It would be appropriate to plant beech trees as part of the landscaping strategy for this new development to continue the existing trends.

As the road enters the outskirts of Trumpington village an immediate sense of enclosure is created by the narrowing of the road to a generous two lane width with trees and hedgerows lining either side. The hedgerows and trees begin on the western side, leaving open views east to the three storey apartment blocks of Bishop's Court, first visible on the 1970-1972 OS map. These, with their prominent white window frames and balconies signal the approach to Trumpington village. The C20 development within this section has relatively little impact on the street scene with no development actively engaging with the road. The development either does not address the street or is set back some distance from the road. The flats visible on the approach neither enclose the street nor are they accessed from Hauxton Road, and they are screened behind a hedge – all of which work to give them a sense of detachment from the busy road. Those properties that are accessed from Hauxton Road are more modest in scale and set back from the road behind front gardens and mature green boundaries.

Significant landscaping measures have helped to mitigate the impacts of the Park & Ride and its subsequent green appearance helps to integrate it into its surrounding agricultural landscape to the south and west. However the associated access junction, entrance and exit roads and street lighting are particularly urban features within an otherwise green and semi-rural context. In particular, the size of the road junction with its prominent traffic management measures detracts from the greening effects of the landscaping strategy and is another reminder of Trumpington's edge of town location. One of the most incongruous views is that gained from the bridge over the old railway line looking south-westwards over the Park & Ride site.

#### **4.4. Character Area 2**

Over the old railway bridge, the verdant feel is continued with a substantial tree belt extending eastwards along the south side of the old railway line (now the route of the guided busway) and northwards along the west side of the road towards the city centre. The appearance of semi-detached two storey mid C20 ribbon development on the eastern side that engages the street and with front gardens immediately changes the character of the road to that more akin of a residential suburb. The houses generally take two forms, with either render and tile or brick and slate combinations of materials. The use of bay windows is a common feature to nearly all properties, as is the use of green boundary treatments to the front gardens.

Further towards the junction with Shelford Road, the characteristic yew trees of the cemetery (first shown on the 1903 OS map) and nice early C20 housing on the north side of the junction with Shelford Road announces the arrival into the historic core of Trumpington village. A complex of six bungalows by Lyster



and Grillet for retired clergy with their white exteriors and distinctive pierced concrete screen walls create an interesting contrast to the dark evergreens of the cemetery. The domestic early C20 character is compromised however by the large Waitrose supermarket and car park. A white box-like construction, its form is alien to the rest of the built environment in its locale and contrasts to the historic roof structures of Anstey Hall that can be seen across the car park. Its intrusive impact is exacerbated further by the highways provision, which, with its four lanes, pedestrian barriers, traffic islands, traffic lights, signs and street lights, contributes to the busy and cluttered impression of this junction with Shelford Road. Fortunately, views towards Waitrose from the north and east are largely screened by a substantial tree belt that was historically the boundary of the Anstey Hall Estate.

The main road continues to dominate as it travels northwards towards the centre of Cambridge. The toll house is a reminder of the historic importance of this route way, an importance that continues to the present day. Maris Lane leads off to the west, its winding and narrower form indicative of its destination into the medieval core of the village. The green triangle with the village sign outside the Bidwells main office marks the heart of the settlement.

The presence of the Bidwells office on this corner with Maris Lane is a continuing reminder of the commercial and arterial nature of Trumpington Road as it travels through the village. Pleasant landscaping to the front of the building helps to soften its impact on the more domestic scale residential streetscape on the opposite side of the High Street and Maris Lane, but this greenery ends abruptly with the Shell Garage and associated large expanse of hard standing. This section of Trumpington lacks any real coherence. Where the historic properties tend to enclose the road, the late C20 development on the east side of the road at this point is set back behind trees and hedges, and has very little interaction with the street. The mid C20 parade of shops with accommodation above is a particularly striking feature; its three storey curved shape introduces a different form of building not seen elsewhere along the High Street. The green space to its front helps to integrate it into the village setting but its scale and massing remains a contrast with the majority of buildings within the study area. It does however form a relationship with the other larger buildings in the village, Campbell House of Bidwells and the Shell Garage, and together their increased scale and massing signal the commercial core. The flat roofed extension to the off licence and pharmacy is unfortunate and has little architectural merit. Pedestrian crossings, bus shelters and laybys and the bright signs of the Shell garage continue to give great prominence to the road.

The northern half of the village begins to regain a more domestic character with a greater concentration of historic features, including the historic parkland boundary wall of flint and brick to Trumpington Hall and the Green Man Inn, the oldest building in Trumpington (aside from the church) dating to the C15. The historic properties in general sit tight to the pavement in contrast to C20 developments that are recessed from the road with gardens to the front. North of the shops, on the eastern side is a near complete run of C19 estate cottages associated with Trumpington Hall. With the exception of the

northernmost pair of cottages, they have been little altered and retain their uniform character and colour palette, with low-lying boundary walls and small front gardens. The one-storey village hall of 1908 with its red brick, low eaves height and small paned window lights introduces an arts and crafts style and blends well with other red brick historic properties nearby. A particularly fine WWI war memorial with later WWII additions, designed and carved by Eric Gill is an important feature within the streetscape, set within an area of green landscaping with cobbled paving at its base. Behind it the attractive iron gates to Trumpington Hall can be seen along with the boundary wall to the parkland that is an important reminder of the once rural village setting. Opposite the war memorial is a terrace of mid-late C20 houses with white timber boarding that is particularly suburban in character, and the lack of formally defined front gardens or boundary treatments is incongruous within the study area. Bidwells's second and smaller office on the junction with Church Lane has made a relatively successful attempt to take a more domestic form appropriate to its village location by limiting its height and bulk. The use of red brick matches both historic properties as well as C20 domestic development found along the High Street, and the retention of the historic parkland wall that curves around to Church Lane helps to knit it into the historic streetscene.

Further north again a series of low-lying C17 and C18 red brick thatched and clay-tile cottages sit close to the road with gardens to the side rather than the front. Their position below the level of the road indicates how the road has been built up over the centuries. The derelict petrol station on the eastern side is an unfortunate intrusion that detracts from the high quality of the historic environment adjacent and opposite. The yew trees outside the Green Man Inn contribute to the historic character of the C15 inn with its white plaster work and clay-tiled roof, one of many inns in the village and a legacy of its primacy as the favoured route south to London. The impact of modern development however is never far away with glimpses through to Winchmore Drive and the unattractive 1960s brown brick and tile hung three storey flats and associated car parking. These detract from the historic properties to the front.

The Coach and Horses public house on the western side of the road, dating to the C17, sits forward addressing the street and signals the entrance to Trumpington when approached from the north. It similarly forms a prominent end to the historic core of the village. It is unusual in displaying exposed timber framing. The Home Affairs building on the corner of Alpha Terrace that appears to be shown on the 1888-1891 OS map is particularly attractive with gault brick, hipped slate roof and stone window dressings typical of large Victorian villas in Cambridge. The ornamental tree in the front garden forms an attractive scene. Alpha Cottage encloses the junction with Alpha Terrace on the opposite side with a brick boundary wall and is a building of local interest. On the western side of the road the view suddenly widens out to reveal a large expanse of pasture, bounded by historic parkland wall to the road and a substantial tree belt on its northern and western boundaries. It is a vestige of the parkland attached to Trumpington Hall and helps to establish the sense of break in development between Trumpington village and the city centre.

There are a number of significant trees and tree groups close to the road and at times overhanging that improve the streetscape by softening and screening incongruous buildings and enhancing the setting of historic properties. Importantly, their presence helps to reduce the urbanising effects of the busy road.

#### **4.5. Character Area 3**

The overriding character of this section of Trumpington Road is of a wide, generous road flanked either side by mature deciduous trees, some of which overhang the road, that create a sense of enclosure and privacy. The road, with its dedicated bus lane, is three lanes wide at this point, which adds to the feeling of high status. This sense of space and greening effect of the mature trees helps to lessen the visual impact of the continuous stream of traffic using the road as well as the buses travelling along the bus lane.

After Alpha Terrace, development is predominantly set back from the road and is late C20, consisting of mostly semi-detached and detached properties. After Wingate Way it is particularly low in density and has a very limited impact on the streetscape. Characteristically of this section, they are generally well screened from the road behind substantial trees and solid boundary treatments. A notable exception to this is a flat-roofed development with a set-back third storey which has a large and open area of unattractive tarmac in poor condition to the front.

A separate Approaches study has been conducted for Long Road which connects to Hills Road, also the subject of an Approaches study. Connecting two of the principal routeways into and out of the city, the junction with Long Road is busy and controlled by traffic lights with the usual array of accompanying signage and pedestrian barriers. From Trumpington Road, the dominant features are the two developments north and south of the junction. To the north is the landmark of the Old Mill House, a large two storey white painted brick building bounded by a defensive high curved gault brick wall that contrasts to the softer green and fence boundaries found elsewhere in the character area. The Old Mill House is a building of local interest and has a significant mature beech tree to the front of the property. To the south, Gilmerton Court, while largely screened behind mature specimen trees, is an interesting 1960s flat-roofed development of flats fronting Trumpington Road raised on pilotis and designed with a horizontal emphasis. This development, together with the Old Mill House and their associated trees create a sense of enclosure either side of the junction and signal the important entrance to Long Road.

The western side of the road is screened by a large mature tree belt protected by TPOs that offers occasional glimpses through farm access gates to agricultural open land beyond. Domestic scale development extends north beyond the junction with Long Road. The buildings are either gable end onto the road in the case of the terrace of North Cottages or set back behind front gardens as with the attractive Vine and Rose cottages, the latter displaying a

canted bay window. The large area of hard-standing outside the Bollywood Spice Indian Restaurant, formerly the Volunteer public house, is contrary to the character of this section of Trumpington Road. Similarly, the side and rear elevations of the row of North Cottages can be seen beyond the car park, creating a rare sense of dense built development in this otherwise very green character area.

Built development continues on the eastern side of the road, but the maturity of the trees fronting the road acts as an effective shield and the dominant feature continues to be the substantial tree belts. The west remains open fields, glimpses of which are afforded through the tree belts to the front at gated access points. Views down Porson Road, Bentley Road and Barrow Road are of substantial private residential properties set in a maintained landscape of tree avenues that emphasise the linear nature of these side roads. The pleasant red brick Perse Preparatory School set in a mature and well maintained green landscape can be glimpsed through the tree belt along with a substantial modern white-framed building.

Large mid C20 residential properties begin to appear on the western side of the road but these are very effectively hidden behind high fences and mature trees, the gated access driveways being the only real perception of their presence. Closer to town, the properties are earlier, belonging to the late C19/early C20 Chaucer Road and Latham Road developments that form the core of the Southacre Conservation Area. Green boundary treatments and mature trees largely hide the Nuffield Hospital complex, the principal manifestations being prominent signage and the gate piers that mark the entrance and exit points. The evergreen trees to the front contrast with the predominantly deciduous character of the road. St Faith's School continues the institutional nature of this northern section of the eastern side of the road, with the attractive c.1885 red brick with tiled roof school house echoing that of the Perse Preparatory School further south. It is particularly prominent from the road due to a rare extended break in the tree screen. The fence marks a change from the more common use of green boundary treatments in this section, particularly on the eastern side. It is a large two and a half storey building with a particularly attractive porch displaying interesting glazing and decorative brickwork at eaves level, and the sculpted ironwork gates provide an interesting feature within the streetscape.

The late 1970s three storey development on Queensway signals the beginning of town with its denser character, garage provision and colourful ironwork to the external stairways offering a contrast to the traditional building forms and materials found elsewhere within the character area and creating a more urban feel.

#### **4.6. Character Area 4**

Brooklands Avenue marks a change in the character of Trumpington Road where the northernmost section widens and opens out. Mature trees are still prevalent, but the sense of enclosure with mature trees flanking either side of the road and at times overhanging is replaced by one of a more managed and deliberately planted landscape.

The use of 'Cambridge' railings where fences, hedges and scrub had previously demarcated property edges creates a gentrified and distinctive public realm. The greater formality and quality of materials signals a change in the hierarchy of space and announces the arrival into the city fringe. This is reinforced by the extensive provision of car parking either side of the road. The Cambridge railings are a feature of the C19 development that characterises the built form of this fourth character area that takes in the mid C19 University Botanic Garden and the New Town, built from the early C19 onwards.

The transition from an enclosed to open landscape is abrupt, with the open common of New Bit appearing immediately beyond the busy junction with Brooklands Avenue and contrasting with the well-treed junction with Chaucer Road. New Bit links to Coe Fen and Sheep's Green, creating a green wedge that extends into the historic core of the city. The line of horse chestnut trees create a more regimented and managed feel to the tree planting that contrasts to the wilder nature of the tree belts in Character Area 3. On the eastern side, the one-storey lodge nestled within extensive planting, originally the lodge to Brooklands House, defines the southernmost boundary of the Botanic Garden. The gradual elevation of Hobson's Brook and the resulting banked verge and footpath help to give the Botanic Garden great dominance over the road and beyond to the rough pasture of New Bit opposite. The mid C18 gates moved from the original botanic garden in Free School Lane create an imposing, albeit unused, entrance and form a focal point along this stretch of road.

Views travelling northwards are of the major C19 expansion of Cambridge as it grew southwards on land made available by enclosure. On the western side of the road, New Bit is enclosed at its northern end with the gault brick side elevation and garden wall of Belvoir Terrace, one of the earliest developments in the immediate area of c.1825. The two storey semi-detached and detached properties of the C20 development along the southern section of Trumpington Road have been replaced by up to three storey terraced houses often with basements and dormers built for the middle classes. The relatively uniform palette of materials, (mainly gault brick with slate roofs), and repetitive forms create a homogenous and well ordered streetscape. The most desirable houses are located adjacent to Hobson's Brook behind a green landscape with large mature trees. The cast iron bridges and railings provide continuity from the Botanic Garden side of Bateman Street right up to the junction with Lensfield Road.

The Leys School dominates the western side of Trumpington Road at the northern end with a high fence screening open playing fields bounded in the distance by academic and residential accommodation. The oldest school buildings are clustered in the northern end of the site. Established in 1875 in the Wesleyan tradition for the sons of non-conformist university fellows, the first buildings were constructed from the 1870s on meadow land. The oldest building on the site is a villa in gault brick dating to 1815. The complex of red brick buildings with stone quoins and mullions and transoms are a contrast to the gault brick that characterises the New Town development to the east. The



somewhat austere block facing Fen Causeway is particularly prominent; its red brick and gabled form is one of the most visible of all the buildings within the Leys School complex from the road. Other buildings on the site are somewhat obscured by mature trees that continue the green theme, reconciling somewhat the red brick gothic character of the western side of the road with the earlier gault brick development on the eastern side.

At the junction with Fen Causeway, views are afforded in many different directions, often towards buildings of a larger and denser scale that heighten the perception of having reached the city centre fringe. To the north, the large three storey terrace of the Royal Cambridge Hotel dominates the junction, with the bulky Department of Engineering stepping up the scale of building behind. The close proximity of the junction with Lensfield Road creates a quick succession of two busy interchanges, and the associated signage, traffic islands and pedestrian barriers contribute to the increasingly urban character of this northern section. Views northwards beyond the study area continue along to a terrace of buildings fronting directly on to the pavement. The relative absence of street trees or front gardens marks a distinct change in character from primarily residential to institutional and commercial. On the eastern side immediately south of the junction with Lensfield Road, Hobson's Brook is channelled under the road from whereon it flows in runnels along the road side until going underground and entering the river. The conduit head provides a decorative landmark at this otherwise busy traffic junction that marks the end of the study area.

## 5. Significance Assessment

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

- Protected: buildings and trees that are protected by listing or Tree Preservation Orders (TPOs). Listed buildings in the assessment area are listed below. Buildings protected by listing are outlined in dark blue on the map at appendix 1, and TPOs and TPO areas are also indicated.
- Building of Local Interest: although not afforded statutory protection, these make a positive contribution to the street scene, and are listed below. They are outlined in red on the map at appendix 1.
- Positive: buildings of clear local interest, but not yet included as a Building of Local Interest, or of lesser quality than Buildings of Local Interest, or altered superficially. They are outlined in light blue on the map in appendix 1.
- Neutral: buildings which although of little individual merit (sometimes on account of unsympathetic alteration) nevertheless combine with other buildings and spaces to create a townscape of value, or at least do not detract. These are left uncoloured on the map at Appendix 1.
- Negative: buildings which have an adverse impact. These are identified in pink on the map at Appendix 1.

In addition to these categories, significant but not formally protected green spaces, including roadside verges and major open spaces, are also indicated on the map at Appendix 1.

### 5.1 Listed Buildings

#### **Trumpington High Street**

**Milestone about 150 yards South of Cromwell House, High Street, Trumpington, Grade II**

The 2nd of the series of 16 stones set up on the old London road under the will of Dr Mowse of Trinity Hall. This one has only the trace of a shield of the arms of Trinity Hall. It was dated 1729. See also Trumpington Road, and the church of St Mary-the-Great. (RCHM 83).

**Nos. 18 & 20 (The Coach and Horses Public House), High Street, Trumpington, Grade II GV**

C17; 2 storeys with attics; timber-framed and plastered, hipped tile roof; ground floor of front refaced with modern bricks; remodelled C18; dentilled wooden eaves cornice with some C17 carved brackets below; 2 gabled projecting blocks at back and old chimney stack; old chimney on North end, with grouped diagonal shafts shortened and replaced by later top. Early C19

brick West wing, sashes with glazing bars, hipped slate roof. The interior has several rooms with C17 Panelling, a good staircase, and some C18 fittings. (RCHM 337). Nos 18 to 30 (even) form a group with No 55.

**No. 22, High Street, Trumpington, Grade II GV**

C18. Red brick. 1 storey and attics with 3 gabled dormers in a thatched roof. Band at 1st floor level. End chimney stacks. [Nos 18 to 30 (even) form a group with No 55.

**Nos. 24 & 26, High Street, Trumpington, Grade II GV**

Circa 1700. Red brick. 1 storey and attic. Probably divided in late C18. Band at 1st floor level. 2 and 3 light leaded casements, 3 gabled dormers, thatched roof, (RCHM 335). Nos 18 to 30 (even) form a group with No 55.

**Nos. 28 & 30, High Street, Trumpington, Grade II GV**

C17, extended and re-roofed in C18. Red brick, 2 storeys and cellars. Continuous band between storeys raised over the heads of the windows and doors. 3 windows, sliding sashes below, leaded casements above. Tiled roof. Original staircases, doors and other fittings. (RCHM 334) [Nos 18 to 30 (even) form a group with No 55.

**No. 52, High Street, Trumpington, Grade II**

C18, 1 storey with attics; timber-framed and plastered; central chimney- stack. Leaded glazing in windows, end wall gabled.

***The Green Man Inn, No. 55, High Street, Trumpington, Grade II GV***

C15 with later additions and alterations. Central block, 1 storey with attics; gabled crosswings, 2 storeys; timber-framed and plastered, part refaced with brick; tile roof; south wing extends at back; 2 later bays on front. Modernised. Much of the original internal timbering survives, but has been concealed. (RCHM 336). Nos. 55 forms a group with Nos. 18 to 30 (even).

**Nos. 60 & 62, High Street, Trumpington, Grade II**

Early C19 with mid C19 additions. Probably a toll-house. Grey gault brick. 2 storeys, sash windows with glazing bars. The entrance to No 62 is canted forward onto the pavement. No 60 has a canted bay through both floors on the north wall, probably mid C19. Hipped slate roof.

**Trumpington War Memorial, High Street, Trumpington, Grade II\***

First World War memorial. 1921 by Eric Gill for Dr Wingate. Stone. Square pedestal of 3 steps supports square plinth, each face of which has 3 roll-moulded round-headed arches. The south side has inscribed names of the fallen in the outer arches, 1939-1945 in the centre. East side with 1914 in the left arch, 1918 in the right and centre inscription: 'MEN/OF TRUM-PINGTON/WHO GAVE/THEIR LIVES/IN THE/GREAT/WAR'. North side without inscriptions. West side with blank outer arches and centre inscription: 'FOR/LIBERTY / AND/JUSTICE'. Tapering square-section shaft terminating with a Latin cross and with 2 roll-moulded panels to lower half of each facet.



Lower panels are round-headed, upper panels in shape of elongated oval. The lower panels each have high-relief carving. South side has figure of foot-slogging soldier in army greatcoat, tin hat and shouldered rifle traversing blasted landscape with broken trees towards the setting sun. East side with St George slaying the dragon. North side with St Michael also slaying a dragon with the Spear of Justice under the Hand of God, while an angel observes. West side with the Virgin and Child enthroned, with a flaming torch. Upper panels each have a small patee cross at top and bottom and the names of 9 fallen.

### **Trumpington Road**

#### **Milestone beside the road opposite Brookland Avenue, Trumpington Road, Grade II**

The first of a series of 16 stones set up on the old road to London by William Warren in 1728 under the will of Dr William Mowse Master of Trinity Hall 1552-3. It is a rectangular stone with inset rounded head and has the arms of Trinity Hall impaling Mowse and a pointing hand. The inscription reads "1 Mile to Great Saint Maries Church Cambridge" "A D" 1728. See also the datum mark on Great St Mary's Church. (RCHM 83).

#### **Bridge over Hobson's Brook at Brooklands Lodge, Trumpington Road, Grade II**

Date obscured but circa 1850. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes. (RCHM 79).

#### **Brooklands Lodge, Trumpington Road, Grade II**

Early C19. Grey gault brick. In the Gothic style. 1 storey and semi-basement, 2 windows with pointed heads and external shutters. Pointed arched panelled door with fanlight over. Hipped slate roof. (RCHM 20).

#### **Gateway and Screen to the Botanic Garden facing Trumpington Road, Trumpington Road, Grade II**

Circa 1765. Wrought iron gates with semi-circular overthrow between rusticated stone piers. They come from the original Botanic Garden in Free School Lane. Circa 1850. Semi-circular cast iron screen on red brick base. (RCHM 79).

#### **Bridge over Hobson's Brook at entrance to the Botanic Garden, Trumpington Road, Grade II**

Dated 1850. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name Hurrell (Swan Hurrell of Market Hill). The West end of the bridge has iron gates with flanking railings, all with spear-head uprights. (RCHM 79).

### **Nos. 1 to 5 (consec) (Belvoir Terrace), Trumpington Road, Grade II**

Circa 1825. 3 storeys; gault brick; slate roof; each house 2 windows to each floor; flat brick arches; glazing bars; jalousies on ground floor; round-headed doorways, moulded plaster surrounds with key-blocks; lower windows to No 1, the northernmost house replaced by modern 2 storeyed bay window. No 5 extends over a carriage-arch and has an additional window over. The houses have panelled doors with fanlight over. (RCHM 284).

### ***The King George V Gateway and the Building housing the Library at the Leys School, Trumpington Road, Grade II***

The King George V Gateway and Library 1913-14 by Sir Aston Webb. Entrance has 5 bay arcade with on inner side steps ascending on either side. 3 gables. Central cupola. Red brick with stone dressings.

### ***Chapel at the Leys School, Grade II***

1905-6, By Robert Curwen. Decorated style with buttresses. Turret with cupola. Glass by H J Salisbury. Woodwork mostly by amateurs. Red brick with stone dressings.

### **Gateway onto Trumpington Road at the Less (*sic.*) School, Grade II**

In front of the King George V Gateway and contemporary with it. Circa 1913, probably by Sir Aston Webb. Rusticated red brick pier with stone ball finials. Wrought-iron double gates with overthrow carrying a coat-of-arms.

### **Headmaster's House at the Leys School, Grade II**

Circa 1820. Grey gault brick on stone plinth 2 storeys. 3 bay front with the side bays projecting and pedimented. All sash windows with glazing bars. Single storey stone screen across centre bay forming a porch, 2 Doric columns. Original 2 storeyed bay on south front. Continuous wide projecting eaves cornice on shaped brackets. Slate roof. The interior features including a fine staircase, good doorways and fireplaces, and enriched plaster cornices, Barrel vaulted cellars. Later bay window on the east and single storey, 2 window projection on north. (RCHM 283).

### **Railings along the West side of Hobson's Brook stretching from Hobson's Conduit to Brooklands Avenue, Trumpington Road, Grade II**

Circa 1850. Moulded standards with elbowed stays and plain rails. Marked Headley and Edwards, Cambridge. (RCHM 79).

### **Bridge over Hobson's Brook opposite Pemberton Terrace, Trumpington Road, Grade II**

Dated 1851. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name, Hurrell (Swan Hurrell of Market Hill). (RCHM 79).

### **Bridge over Hobson's Brook mid-way along Brookside, Trumpington Road, Grade II**

Dated 1851. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name Hurrell (Swan Hurrell of Market Hill). (RCHM 79).

### **Hobson's Conduit, Trumpington Road, Grade II\***

Erected on Market Hill 1614, re-erected in present position in 1856. Hexagonal stone structure with moulded plinth; niche in each side with shell-head; entablature surmounted by strapwork cresting, achievement of Royal Arms on one side, putti and carved beasts at angles and ogee-shaped top surmounted by pineapple finial. Restored 1967. Interesting as the fountainhead of a very early public water supply. See also Market Hill. (RCHM 79).

### **Railings round Hobson's Conduit, Trumpington Road, Grade II**

Late C19. Cast-iron spear-head railings. (RCHM 79).

## **5.2 Buildings of Local Interest**

### **Trumpington High Street**

#### ***Cromwell House, No. 19 High Street Trumpington***

Two storey cottage with thatched roof.

#### ***Alpha Cottage, No. 45 High Street, Trumpington***

Early C19. Grey gault brick. Two storeys, three sliding sashes with glazing bars per floor of front elevation. Central panelled door, rustic porch. Welsh slate roof.

#### ***The Red House, No. 50 High Street, Trumpington***

Early C19. Three storeys, red brick, hipped slate roof. Three sliding sashes with glazing bars per floor of front elevation. Doorcase with reeded surround and fanlight above door.

#### ***Village Hall, No. 75 High Street, Trumpington***

1908. Red/orange brick with penny-struck pointing, cant nosed brick detailing (including plinth course, buttresses and gable ends). Tile stack corbelling and mock-Tudor brick arches over openings.

#### ***Nos. 79 to 81 (odd) High Street, Trumpington***

Not Buildings of Local Interest as the pair of cottages have been radically altered but do show similarities to Nos 83-85, in particular how the doors there may have been originally.

### ***No. 83 High Street, Trumpington***

C19. Gault brick pair of cottages. Similar to others in grouping, but with drip moulds over ground floor window openings, horizontally sliding sashes. Now has later windows in former end doorways (see Nos. 79-81), and modern panelled central front door.

### ***No. 87 High Street, Trumpington***

C19. Gault brick cottage, plain clay tiled roof, central ridge stack set on the diagonal, two gabled dormers. Planked front door and side hung casements under rubbed brick flat arches. Details similar to Nos. 91-93.

### ***Nos. 91 to 93 (odd) High Street, Trumpington***

Gault brick pair of cottages, Welsh slated roof, two heavy decorative brick ridge stacks, gabled cross wing at either end with circular vents near the top. Front door and three-light casement to ground floor of each projecting gable, other windows are two-light side hung casements under decorative brick shallow arched heads.

### ***Nos. 105 to 107 (odd) High Street, Trumpington***

C20. Pair of cottages, thatched roof with hipped ends down to single storey eyebrow dormer on each end, dumbbell pan, two storey centre section, three red brick chimney stacks, rendered walls. Leaded light windows in timber sub-frames, integral porches under eaves.

## **Trumpington Road**

### ***The Old Mill House, Trumpington Road***

An early C19 two storey house of brick with hipped slate roof associated with the milling complex now lost on the corner of Long Road and Trumpington Road.

### ***6 Belvoir Terrace (Vine Cottage), Trumpington Road***

1857, by Anthony Salvin. The house was built on to an existing cottage, which remains to the rear. It was built for and first occupied by Professor William Selwyn. Whilst a striking contrast with the neighbouring terrace, it does utilise the local brick and Welsh slate but the junction between the two is odd. The coach arch through the terrace adjacent to the house perhaps suggests that the terrace was intended to be longer and symmetrical. Some fireplaces of the period remain. Salvin worked extensively in Cambridge and this house for a local academic displays his domestic rather than collegiate work. There have been some alterations, such as the insertion of garage doors into the cottage at the rear, and there are notable cracks evident in the walls of some rooms.

### ***No. 2 Brookside***

This building was occupied by St. Mary's Junior School. It is detached and has four storeys, including a basement. The walls are Gault brick, the gutters

are plastic, and all the windows are timber-framed. There are three chimney stacks. The hipped roof has a slate covering.

The second and first floors each have four 2/2 vertical sash windows. The ground floor has three 2/2 vertical sash windows, and the basement has one 2/2 vertical sash and two 1/1 horizontal casement windows. The second floor windows have curved tops. There are plat bands below the second and first floor windows. The main entrance has stone steps leading up to the timber door. These are covered by a metal arched canopy, with decorative wrought iron supports. There are wrought iron railings to the front of the property. The south elevation has iron balconies on the first and second floors and bay windows on the ground floor.

### ***Nos. 3 & 4 Brookside***

This four-storey building is occupied by the Mander Portman Woodward Independent Fifth and Sixth Form College. It 3 and 4 are a semi-detached building. The walls are Gault brick with decorative red brick. The roof is slate and there are five chimneystacks. The second floor has large gables and dormer windows. Three of these have 2/2 vertical sash windows with shaped tops, and the fourth has two 2/2 vertical sash windows with flat tops. There is an additional small extension with three 2/2 vertical sash windows. The first floor has one bay with three 1/1 vertical sash windows, another bay with four 1/1 vertical sash windows, two 1/1 additional vertical sash windows, two 2/2 vertical sash windows with pointed tops and two 2/2 vertical sash windows with flat tops. The ground floor has three bays, two with three 1/1 vertical sash windows each and one with four 1/1 vertical sash windows, plus an additional three 1/1 vertical sash windows. The basement has two bays, each with one 1/1 and two 1/1 vertical sash windows. It also has three small top-hung casements and one 2/2 vertical sash. There are stone steps leading up the main entrance of each building.

### ***No. 5 Brookside***

This is a four-storey plus attics, detached building, occupied by the Perse Junior School for Girls. The walls are Gault brick and the roof is tile, with two chimney stacks. There are three dormer windows. The second floor has three 2/2 vertical sash windows with stone surround. The first floor has three 2/4 top-hung casement windows with stone surrounds and pediment over the top of the frame. The ground floor has two 2/2 vertical sash windows with a stone surround, and the basement has two 6/6 horizontal casement windows. All windows are timber-framed. There are stone steps leading up to the main entrance. The timber door has a stone canopy supported on corbels. There are wrought iron railings to the front.

### ***No. 6 Brookside***

A tall gault brick building of 3 floors, basement and dormers to attic. 3 bays with door to left side, limestone surround, round arch with keystone to panelled door which has semi-circular fanlight and narrow round headed windows the each side with a brick wall alongside steps leading to the street. There is a door beneath the steps. Centre bay of 1/1 sash windows with low

window -box iron railings to first floor and then end bay has canted, limestone bay windows to basement, ground and 1st floors, 1/6 sashes of timber (2/2 to basement). Flat lead roof to bay windows. All windows have gauged gault brick arches with limestone edges and stone sills. Windows are set in four inch reveals with round moulded brick edges. Dog tooth string course between ground & 1st floors, plain string between 1st & 2nd and broad frieze to cornice. To left is single storey section, heightened in recent times with modern windows. The roof is slate with end stack and the 3 dormers have hipped slate roofs, casements and timber bargeboards.

### ***No. 7 Brookside***

Two storey house of gault brick in Flemish bond with basement and attic. Red brick detail to window arches, which have limestone keystones. Red brick banding and red brick bold cornice. 5 bays wide with bay containing front door, recessed on left hand side. Steps between a pair of low gault brick piers with copings and iron gate lead up to arched double doors with modern canopy above. Windows above are 2/2. Second, third and fourth bays of windows in four inch reveals and the bay between them has canted bay windows to ground floor and basement with a low parapet on top (3/1 sashes to basement windows). First floor has tall plastic windows divided into 3 panes. Above and to dormers are 2/2 sashes and basement. Slate roof with high gable stacks and 4 gabled dormers with ball finials.

### ***Nos. 8-12 (consec) Brookside***

A row of double fronted villas, 3 storeys with basements and attics of gault brick in Flemish bond and limestone dressings. Wrought iron railings with finials to front and following steps to pavement. Each villa has door to left and bay windows to right. Bays run from basement to 1st floor, canted with limestone around windows of 1/1 timber sashes (2/2 to basements). Doors have doorcases of limestone with acanthus leaf consoles supporting small flat canopies, 4 panelled doors with semi-circular fanlights. Above are 1/1 sashes. Slate roof above projecting cornice, rows of stacks between villas and dormers.

### ***Nos. 13 & 14 Brookside***

As above but slightly lower in height and bay windows running from basement to ground floor only. Windows 2/2 no dormers and doors with upper panels glazed and rectangular fanlights.

### ***Nos. 15 & 16 Brookside***

As above again but with bay windows running from basement to 1st floors. Windows 2/2 sashes, except above the front door which are 1/1 as are the bay windows. Front doors paired at the top of steps with railings. 4 panels with upper panels glazed to no15. Rectangular fanlights. Doorcase has triangular pediment supported on scrolled brackets with scallop shell detail above and acanthus leaf below and plain pilasters – all in limestone. 4 dormer windows in slate roof.



### ***No. 17 Brookside***

'School of Education'. 3 storeys with basement. Brown brick in English bond. 12/12 sash windows with limestone surrounds. Similar limestone around central double front doors with rectangular fanlight and railings lining steps to pavement. Roof hidden behind parapet.

### ***No. 18/19 Brookside***

Double fronted corner house, 3 storeys and basement with wrought iron spear railings in front. Bay windows from basement to 1st floor either side of central front door. Bay windows of limestone with parapets 2/2 with 1/1 side lights, canted. Door is recessed, 6 panel door with central moulding with arched windows above on both floors with limestone surrounds and keystones to the arches – all 2/2. Stone quoins to corner of Pemberton Terrace and the gable to this street has blind windows within stone surrounds either side of central door with rectangular fanlight and sturdy pilasters framing the door and supporting a simple canopy. Arched window above. Hipped slate roof.

### ***Nos. 20 & 21 Brookside***

Pair of early C19 houses, 2 storey with basements and dropped dormers. Each is of 2 bays with a sash window to the left of the front door and 2 6/6 sash windows without horns above. Ground floor sashes are of 3 lights, the centre being 3/3 without horns and side lights of 4 panes vertical. Similar windows to basement. 2 dormers to 21 face Brookside of 6/6. No 20 has one dormer of same type facing Brookside and one facing Pemberton Terrace. Semi-circular fanlights over 4 panel front doors. Fanlight to 21 has decorative glazing bars, no 20 is plain. Gault brick in Flemish bond and slate roof. Steps and iron railings lead to road with iron fencing in front. Brick flank wall to Pemberton Terrace.

### ***No. 22 Brookside***

2 storey with lean-to roof over front bay window and door. 8/1 sashes to ground floor and 6/1 above. White painted brick with slate roof.

## References

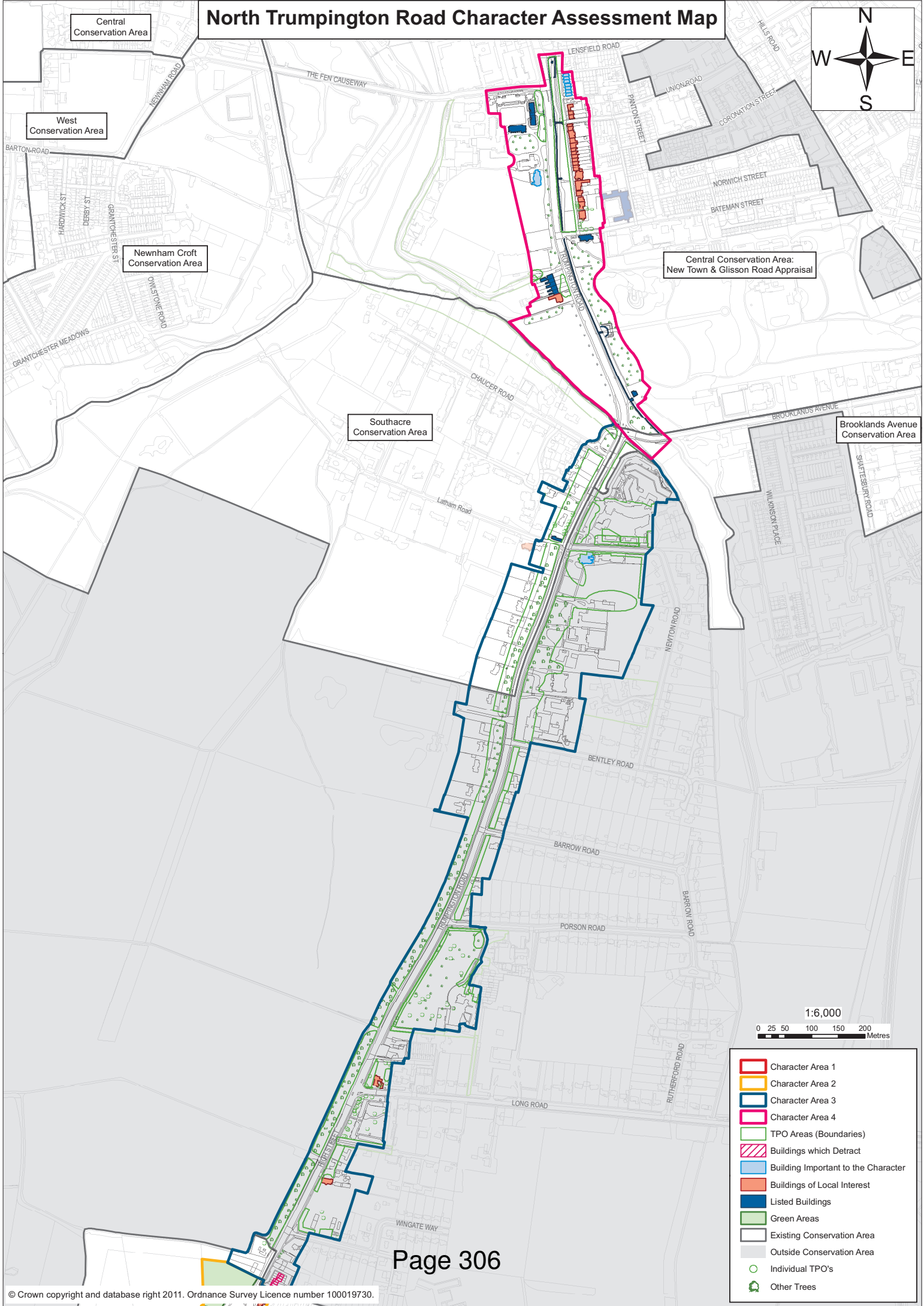
Trumpington Local History Group – [www.trumpingtonlocalhistorygroup.org](http://www.trumpingtonlocalhistorygroup.org)

Cambridgeshire Landscape Guidelines: A Manual for Management and Change in the Rural Landscape 1991



## 6. Maps

# North Trumpington Road Character Assessment Map



Central Conservation Area

West Conservation Area

Newnham Croft Conservation Area

Central Conservation Area:  
New Town & Glisson Road Appraisal

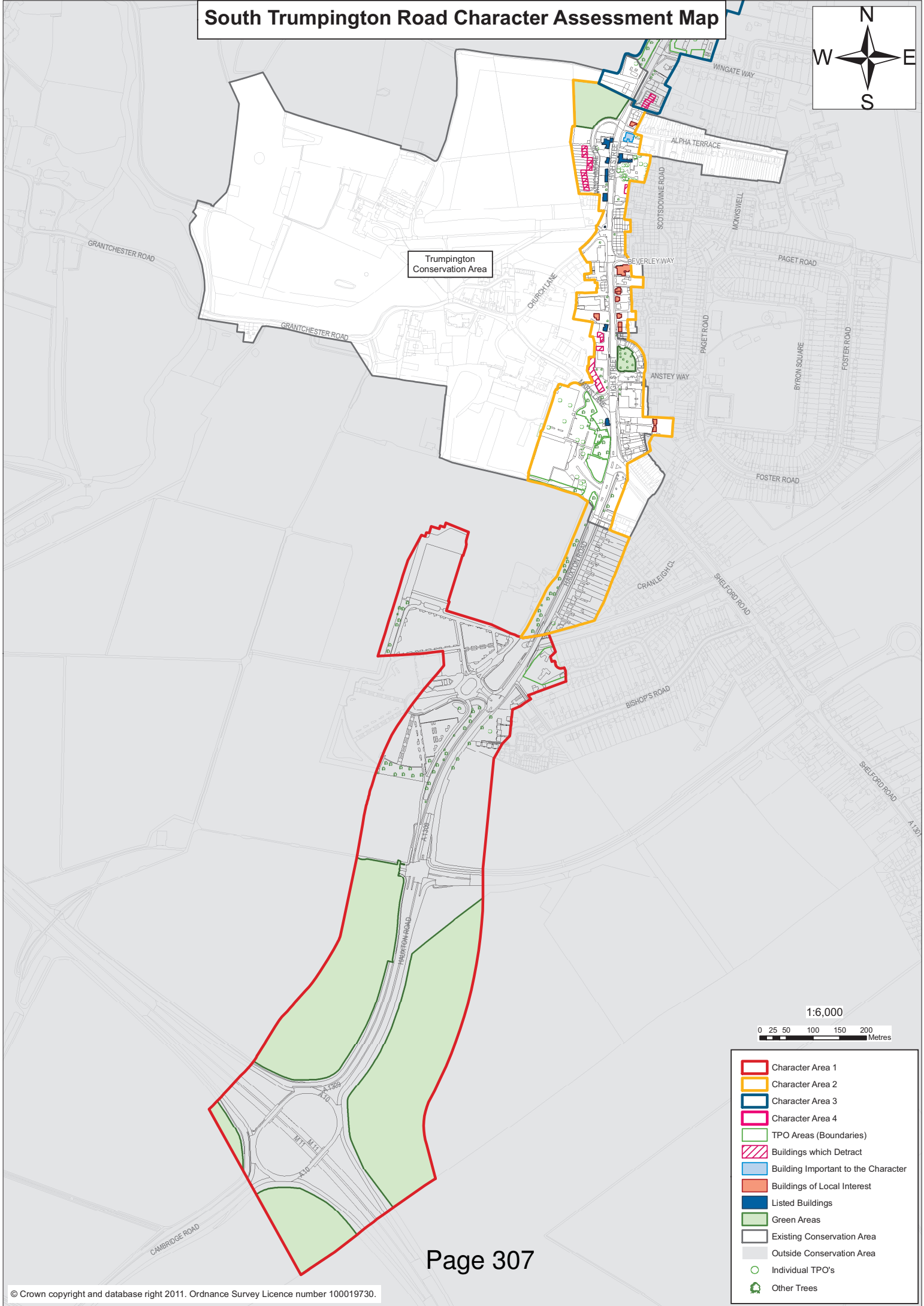
Southacre Conservation Area

Brooklands Avenue Conservation Area

1:6,000  
0 25 50 100 150 200 Metres

- Character Area 1
- Character Area 2
- Character Area 3
- Character Area 4
- TPO Areas (Boundaries)
- Buildings which Detract
- Building Important to the Character
- Buildings of Local Interest
- Listed Buildings
- Green Areas
- Existing Conservation Area
- Outside Conservation Area
- Individual TPO's
- Other Trees

# South Trumpington Road Character Assessment Map



Trumpington Conservation Area

1:6,000

0 25 50 100 150 200 Metres

- Character Area 1
- Character Area 2
- Character Area 3
- Character Area 4
- TPO Areas (Boundaries)
- Buildings which Detract
- Building Important to the Character
- Buildings of Local Interest
- Listed Buildings
- Green Areas
- Existing Conservation Area
- Outside Conservation Area
- Individual TPO's
- 🌳 Other Trees

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To: Executive Councillor for Planning and Sustainable Transport: Councillor Tim Ward  
Report by: Head of Planning Services  
Relevant scrutiny committee: Environment Scrutiny Committee 13/03/2012  
Wards affected: Trumpington, Queen Ediths

## **LONG ROAD SUBURBS AND APPROACHES STUDY Not a Key Decision**

### **1. Executive summary**

1.1 This report seeks approval of the Long Road Suburbs and Approaches Study.

### **2. Recommendations**

2.1 The Executive Councillor is recommended to approve the text of the Long Road Suburbs & Approaches Study, attached as Appendix 2, and that the study be used to inform planning decisions in this area.

### **3. Background**

3.1 Funding of £30,000 per year for pro-active conservation work was agreed for each of the financial years 2008-9, 2009-10, and 2010-11.

3.2 A programme of pro-active Conservation work identified, priorities for studies of Suburbs and Approaches to the city which are subject to change. The work to be undertaken was agreed in consultation with members and residents' groups. It was agreed that rapid appraisals would be undertaken of these particular areas. Long Road is the third of the second tranche of these studies.

3.3 The idea and the scope of potential Suburbs and Approaches studies were set out in the report to Committee on 8 April 2008: "**4.2. d) Rapid appraisal of sensitive areas subject to change** Some areas may have characteristics that are much appreciated, but do not have sufficient merit to justify designation as Conservation Areas. These may be the subject of character appraisals leading to the development of guidance to manage change".

- 3.4 The Suburbs and Approaches Studies are *rapid* studies by historic environment professionals, drawing on national criteria and best practice. Such studies be a material consideration in determining planning applications; they will provide assessments of Local Distinctiveness to support Planning Policy Statement 1; they will contribute to the evidence base for the Local Plan Review; and they will support the development of strategic and local policies or initiatives. They will identify areas with potential for Conservation Area designation, and potential Buildings of Local Interest. The studies will not in themselves provide a basis for Conservation Area designation.
- 3.5 The Study, attached as Appendix 2, was prepared by consultants in 2010 with alterations made as a result of the public consultation.
- 3.6 Should this Study be approved and adopted, prior to publication, the most up to date base map will be used for the Character Assessment Maps. This may differ from that included with the Study at Appendix 2. This may be done without the formal approval of the Executive Councillor for Planning and Sustainable Transport in order to provide factual updates showing changes to the study area that have occurred on the ground since the first draft publication of the study.
- 3.7 Ward Councillors and the County Councillor were consulted as statutory consultees and local residents' associations were also notified of the consultation period which ran from 10<sup>th</sup> January to 7<sup>th</sup> February 2012. The public consultation was promoted on the City Council website with a link to the draft Study and a comments form. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms. The comments received are summarised in Appendix 1.
- 3.8 It is recommended that the Study be approved and adopted. When adopted, the Study will comprise a material consideration in the determination of future planning applications in the area.

## **4. Implications**

### **(a) Financial Implications**

The financial implications are set out within the report above.

### **(b) Staffing Implications**

There are no direct staffing implications

### **(c) Equal Opportunities Implications**

There are no direct physical equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement.

**(d) Environmental Implications**

There are no direct environmental implications

**(e) Consultation**

The consultations are set out in the report above.

**(f) Community Safety**

There are no direct community safety implications.

**5. Background papers**

Committee Report 8 April 2008, Item 10

English Heritage guidance on Area Assessments of the Built Environment

**6. Appendices**

**Appendix 1**

Summary of responses to public consultation

**Appendix 2**

Draft Long Road Suburbs and Approaches Study, February 2012

**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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## Long Road Suburbs & Approaches Study: 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 | Trumpington Local History Group                             | (i) Many references are already out of date as the Guided Busway and Clay Farm have proceeded apace<br>(ii) Cambridge Preservation Society not Trust<br>(iii) Change 'proposed' to under construction regarding Clay Farm<br>(iv) Old Mill House was the miller's residence rather than the Mill<br>(v) Gilmerton Court not Courts<br>(vi) The new junction has at the south-western end has already been started<br>(vii) Fig X seems to be missing<br>(viii) Add a sentence regarding the planning application for a substantial sports pavilion threatening views across the sports field<br>(ix) The access road to Clay Farm development should be shown as interrupting the tree belt | (i) Alterations made to text<br>(ii) Alterations made to text<br>(iii) Alterations made to text<br>(iv) Alterations made to text<br>(v) Alterations made to text<br>(vi) Alterations made to text<br>(vii) Alterations made to text<br>(viii) This application has been approved as being appropriate to this site<br>(ix) The City Council is awaiting an updated base map which will include the new access road. | (i) 1<br>(ii) 1<br>(iii) 1<br>(iv) 1<br>(v) 1<br>(vi) 1<br>(vii) 1<br>(viii) 3<br>(ix) 3 |
| 8 | Cambridge Past, Present & Future<br>(a late representation) | (i) Welcomes this study<br>(ii) Alterations need to be made as the new developments are underway<br>(iii) Check comments regarding level crossing<br>(iv) The character of area 2 has changed due to the new access road<br>(v) The road dips at Hobson's Brook   | (i) Noted<br>(ii) Alterations made to text<br>(iii) Alteration may be made to text prior to publication<br>(iv) Alteration made to text<br>(v) Alteration made to text  | (i) 3<br>(ii) 1<br>(iii) 3<br>(iv) 1<br>(v) 1  |

|  |        |   |        |   |          |
|--|--------|---|--------|---|----------|
|  | (vi)   | Add text relating to footpath and recreational route along Hobson's Conduit Corridor and heritage and wildlife corridor | (vi)   | Alterations made to text  | (vi) 1   |
|  | (vii)  | Clay Farmhouse is even less visible now that the new terrace has been constructed adjacent to Long Road                 | (vii)  | Alterations made to text  | (vii) 1  |
|  | (viii) | Add comment on gated entrances  | (viii) | This study follows the English Heritage rapid assessment guidelines   | (viii) 3 |
|  | (ix)   | Opportunity for new street trees  | (ix)   | Noted   | (ix) 2   |
|  | (x)    | Essential that BLIs and listed buildings are protected  | (x)    | There are national and local policies regarding the protection of nationally and locally listed buildings. The Local Plan review may see local policies rewritten which may give added protection | (x) 2    |
|  | (xi)   | Alteration to map annotation  | (xi)   | Alteration made   | (xi) 1   |
|  | (xii)  | Listed buildings and BLIs not in document   | (xii)  | Added   | (xii) 1  |
|  | (xiii) | Additional street furniture is needed   | (xiii) | Comment to be referred to South Area Committee Chair and Environmental Projects Manager   | (xiii) 1 |
|  | (xiv)  | Street lighting strategy needed   | (xiv)  | Comments to be referred to Cambridgeshire County Council who are responsible for street lighting  | (xiv) 1  |

# Cambridge Suburbs and Approaches:

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Long Road

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Consultation Draft: February 2012



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## 1. Character Summary

Long Road was already in existence by the time of enclosure in 1801 and is marked as 'Trumpington New Road' on Baker's Map of the City of 1830. At that time it dissected farmland, and by the time of the first Ordnance Survey map of 1886 the road was known as Mill Road presumably because of the existence of Trumpington Mill at its west end. The earliest properties are therefore Clay Farmhouse, the Mill House and Mill Cottages which are all at the west end of the road.

The railway effectively dissected the road in 1845, with a second line formed to the west in 1862 when a bridge was constructed to take the road over the line. The substantial tree belt along the south side of the road is in evidence on Baker's 1830 map. Residential development did not begin in earnest until the early years of the 20<sup>th</sup> century and was confined to piecemeal plot development at the two ends of the road. This continued in the inter and immediate post-war periods, particularly at the east end after Sedley Taylor Road was developed to link Luard Road into Long Road by the 1940s. The development of Rutherford Road from the 1950s gave a similar impetus to developments at the north-west end of the road from the 1950s-70s, whilst the development of Gilmerton Court in the 1960s saw the demolition of a large Victorian villa and its replacement with a substantial court of apartments. Long Road Sixth Form College was built during the Second World War (as the Cambridgeshire High School for Girls), whilst the Addenbrookes Site developed from 1960.

The overriding impression of Long Road is as a long, straight boulevard dominated by mature trees. The road dips close to the Robinson Way junction before rising as the road crosses the railway lines and then drops again towards Trumpington Road. Buildings do not dominate though the road junctions at the south-east end give some views of the substantial buildings on the Addenbrookes site. Where there are no substantial trees on grass verges (at the north-east end of the road) and also where younger replacement trees have been planted close to the Rutherford Road junction, houses generally are more visible. However, substantial shrub planting (especially at the east end) means that the street retains its verdant feel, despite the erection of fences (at the west end).

The built form of Long Road divides into three key areas. The western end of the road has a suburban residential character with the former mill house and cottages, together with the one outstanding early 20<sup>th</sup> century property on the road, Friarswood. Much of the rest of the built form comprises detached residential properties built from the 1950s-70s. The telephone exchange is a negative building within this part of the road. The eastern end of the road is also residential and suburban in character with houses erected from the early years of the 20<sup>th</sup> century to the 1950s. Some redevelopment has taken place especially at the southeast end and modern houses and apartment buildings have replaced substantial detached houses. The substantial buildings and grounds of Long Road Sixth Form College, to the southeast of the railway line

forms its own separate character area; though the tree screen means that the buildings are certainly not intrusive in the streetscene.

A major characteristic of Long Road is however the significant area of open space particularly to the south-west of the railway line with a smaller, but still substantial area in the middle of the north side of the road. Whilst the latter is mostly formal sports pitches, that to the south was agricultural land. Together these areas of open and formerly open land form their own character area. However the development of the land around Clay Farm, as part of the planned expansion of the city, will significantly change this character area.

## **2. Introduction**

### **2.1 Background**

Beacon Planning Ltd was commissioned in July 2010 by Cambridge City Council (the Council) to prepare Conservation Area Appraisals of the New Town and Glisson Road areas, Riverside, Victoria Road and the Castle Area and to prepare rapid assessments of Hills Road, Newmarket Road, Trumpington Road and Long Road. The works are the latest in a series of conservation area appraisals and rapid assessments of areas of the city which are not currently afforded any statutory protection. The latter are intended to aid understanding of the 'local distinctiveness' of the suburban areas and reflect Council members' and residents' concerns in the light of major growth proposals and pressure for redevelopment generally.

### **2.2 Methodology**

This assessment of Long Road has involved on-site surveys together with desk-based research and analysis. The latter has involved archival research, studies of old maps, and a trawl of relevant books and documents relating to the architecture and development of the city. The on-site survey of Long Road took place in August 2010 and was limited to what could be seen from the public highway rather than from private land.

### **2.3 Limitations**

Beacon Planning Ltd was commissioned to assess the architectural and historic interest of Long Road to define its character and its significance as a 'heritage asset'. Further assessment may be necessary to support any potential Conservation Area designation, although this report would provide a useful basis for such a consideration.

## **3. Historical Development**

### **3.1 Brief overview of the development of Cambridge**

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

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

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

Holford's policy of containment proved unsustainable, and the post-war period has seen continuing pressure for and accommodation of development in and around the City. The coming years will see significant development in the City, with new housing, associated community facilities, as well as development of land for employment, medical and higher education expansion.

The character of Long Road will be affected by the new housing development under construction at Clay Farm which lies to the south of the road. A new signalised junction is proposed to access the Clay Farm development roughly opposite Nos. 85 and 87 Long Road. The continued expansion of Addenbrookes Hospital may also affect the character of the road.

### **3.2. The development of Long Road**

Long Road appears on Baker's Map of 1830 as 'Trumpington New Road', connecting the historic London Road to the west and Hills Road leading south east out of Cambridge towards Linton and Haverhill. The road is shown on the Trumpington Enclosure map of 1804 which depicts the surrounding



agricultural land as it was divided in 1802; Clay Farm is the only evident development along the road. On Baker's Map, the land is still shown in agricultural use, with Clay Farm and the Trumpington corn milling complex which included a windmill (now lost) on its western half, and Great Tithe Farm shown on its north eastern side. A significant tree plantation is shown running almost the entire length of the southern edge of Long Road, a feature of the road that has been maintained through to the present day.

The arrival of the railway in the 1840s connected Cambridge to London and Norwich, crossing Long Road approximately equidistant from Hills Road and what is now Trumpington Road. The first railway line was the former Great Eastern Railway from London-Cambridge, opened in 1845. Later in 1862, the L&NWR Cambridge-Bedford line arrived, following a course to the west of the existing Great Eastern Railway line. Whilst a bridge took the road over the L&NWR line, the 1886 Ordnance Survey Plan shows that there was still a level crossing where the road met the GER line which persisted until the later 20<sup>th</sup> century. The L&NWR line closed in 1965, and the railway track was later removed. It has now been reformed as the route for the 'Guided Bus'.

By the time of the 1886 Ordnance Survey, 'Trumpington New Road' had taken the name 'Mill Road', presumably borrowing its name from Trumpington Mill (near Old Mill House). 'Mill Road' continued throughout this period to remain undeveloped, with the only addition of note being Leighton House on the extreme northwest side built c.1867 by the wealthy Cambridge shopkeeper Robert Sayle. The land was still predominantly in agricultural use, a character that prevails through to the beginning of the 20<sup>th</sup> century. The only notable development by the time of the 1903-1904 OS plan is the erection of a large private house marked as 'Gilmerton', the site of which is now occupied by 'Gilmerton Court'.

It is not until 1927-1928 that the name 'Long Road' appears on the OS maps. The beginning of the 20<sup>th</sup> century marked the transition from an essentially agricultural and undeveloped character to one that was increasingly suburbanised as Cambridge expanded southward. By 1928, Trumpington Mill had ceased to operate as a corn mill and land immediately to the east was worked as allotment gardens. On the eastern edge of Long Road, residential development had extended southwards along Hills Road and had begun to spread along the northern and southern edges of Long Road, including 'The Spinney' on its southern edge. The character of Long Road was still essentially open although the land use on its northern side appears to have changed from agriculture to recreation with the University Polo Ground and Perse School Playing Fields appearing to the north.

In the 1940s, Sedley Taylor Road was linked to Long Road as development extended southwards from its junction with Luard Road following the lines of the field boundary. Development had yet to reach as far south as the Long Road junction by the time of the 1938-1952 OS map. The key development of this period was the construction of Cambridgeshire Girls' High School by S.E. Unwin in a Dutch-modern design (1937-41), now Long Road Sixth Form College.

The 1960s witnessed further ribbon development with the appearance of large residential properties and the beginning of the construction of the new Addenbrooke's Hospital on the former Red Cross Farm site. This has continued to expand over the proceeding decades, necessitating two access roads to the site from Long Road. In the 1970s, Rutherford Road, a cul-de-sac of detached residential properties, was laid out on the University Polo Club fields owned by Trinity College, Cambridge.

Long Road continues to be an area of development, with new infill of three considerable residential buildings on the south side of the Hills Road junction, completed 2010, and a recent development of apartments and houses on a plot further to the west also on the south side. More development is anticipated as sites come forward for redevelopment and with the Clay Farm urban extension.

### **3.3. Clay Farm extension**

A large area of agricultural land to the south of Long Road has a live planning permission to accommodate a new community as part of the 'Southern Fringe' extension of Cambridge. The site is bounded by the railway line to the east, Trumpington village to the west and Long Road to the north. This mixed use development at Clay Farm will provide 2,300 houses and retail space as well as healthcare and educational facilities. In addition, 120 acres of open space will be retained as parkland for recreation and wildlife.

An entrance road has been created at the south-western end of Long Road to form a new junction to access the new development. This has impacted upon Character Area 2 and the views out to open space where the new developments will be sited.

The strong tree belts which line both sides of Long Road are a defining element of its character and they should be accommodated in the design of the new Clay Farm urban extension. Tree belts of this sort provide a highly sustainable biodiversity resource and are better for tree growth, far more defensible in planning terms and make a significant structural contribution to the townscape.

## 4. Character Assessment

### 4.1. The Assessment Area

The area covered by the assessment is shown on the Character Assessment Map. It covers Long Road from the junction with Trumpington Road in the west to the junction with Hills Road in the east. It considers all of the properties with frontages on to the north and south sides of Long Road, important open spaces and landscaping, as well as views out beyond properties where they exist.

The study area has been divided into four broad Character Areas, which are shown on the Character Assessment Map :

- **Character Area 1** encompasses the western end of Long Road and includes the junction with Trumpington Road and mid-20<sup>th</sup> century ribbon development stretching east on its northern and southern sides;
- **Character Area 2** incorporates both the agricultural and recreational open spaces both north and south of Long Road and both east and west of the railway line;
- **Character Area 3** encompasses the institutional uses on the southern edge of Long Road;
- **Character Area 4** encompasses the early-mid 20<sup>th</sup> century suburban ribbon development.

No part of the assessment area is located within an existing conservation area, the closest designated area being Trumpington to the south west. While certainly of some merit, it is not considered that Long Road would meet the conservation area criteria for designation.

### 4.2. Overall Character and Appearance

Running east-west in a straight line, Long Road has a very linear character that is reinforced by mature trees and strong boundary treatments flanking both sides of the road. The prevalence of mature trees and occasional views out to open space beyond lend it a green and verdant character. From Trumpington Road, the topography is generally flat, falling slightly at Hobson's Brook, before rising up to a bridge over the railway lines (one of which has recently become the route of the guided busway). The bridges afford extended viewpoints north to the railway station and south to the new Addenbrooke's relief road which is currently under construction. The road then falls to a shallow dip before rising gently again, flattening as it approaches the junction with Hills Road. The general appreciation of Long Road is one of a long, straight part of the ring road, connecting the busy arterial routes of Hills Road and Trumpington Road (for which individual Approaches Studies have been undertaken).

Leading off from Long Road are two residential roads. The earlier of the two, Sedley Taylor Road links through to Luard Road and ultimately Hills Road. It

is a broad street; suburban in character with large early and mid twentieth century detached properties. The second, Rutherford Road, is a 1970s tree-lined T-shaped cul-de-sac with generous verges. The leg from Long Road has a slightly tighter grain of development than the northern section.

The entrance to Rutherford Road in particular is wide, and views into both streets lend Long Road an increased suburban and residential character at these points.

Other route ways connect onto Long Road, including a cycleway giving access to the Addenbrookes site, entrances leading onto agricultural land to the south, and a narrow gated path leading to the Perse Preparatory School. The gated farm entrances increase awareness of the open agricultural land to the south, but otherwise pathways leading from Long Road have only a slight impact and the impression is one of limited permeability to land beyond.

Much of the assessment area abuts extensive areas of open space, but due to the screening effect of the trees lining Long Road there are few places where views towards these open spaces can be appreciated. There are no public open spaces within the assessment area, however there are important footpath and recreational routes along Hobson's Conduit Corridor as well as along the Guided Busway. The open spaces can broadly be divided into two following the line of the busway. Land to the south of Long Road, behind a substantial tree belt on the southern edge to the west of the route, has been in agricultural use, while open land to the east both north and south of Long Road is maintained as playing fields with associated facilities. This characterisation excludes the Perse Preparatory School Playing Fields, the only presence of which is the aforementioned pathway connecting the site to Long Road. Hobson's Brook, feeding Hobson's Conduit, flows south-north in a culvert under Long Road but due to a number of overgrown trees, it is largely obscured from the road. However it is an important heritage and wildlife corridor.

There is very little public realm of notable character. Highways street lighting is unobtrusive and interspersed with the mature trees and their high level canopies. Pedestrian crossings with a central island, guard rails and traffic lights signal the entrance to Long Road Sixth Form College and Addenbrooke's Hospital, and increase the perception of a busy road. A new crash barrier on the bridge over the guided bus way has been constructed on the north and south sides which detracts from the quality of the surroundings and reinforces the dominance of the road.

The predominant architectural character of the buildings along Long Road largely falls into the following categories:-

- Early 20<sup>th</sup> century houses some with late 'Arts and Crafts' detailing. Pre-eminent amongst which is Friarswood a substantial timber-framed property with a tiled roof. More typical properties tend to be of brick and / or render, some with timber detailing, decorative stairlight windows, steep gables and occasionally turrets.

- Later 20<sup>th</sup> century houses of (usually buff) brick with more shallow pitched concrete tiled roofs. These have large picture windows, again often stairlight windows and despite the date most have at least one chimney stack. Many of the properties had relatively open frontages though a number of fences and mature shrub screens now give most properties greater protection from the noise of the road.
- Mid-late 20<sup>th</sup> century institutional buildings including those of Addenbrookes Hospital, the telephone exchange and Long Road School. The latter is the earliest and most architecturally interesting with its 'modern movement' and 'village college' influences.

In addition to these broad categories, the Old Mill House is a fine early 19<sup>th</sup> century house whilst the adjacent Mill Cottages are 1.5 storey early 19<sup>th</sup> century cottages with mansard roofs and a similar character to those on Orchard Street in central Cambridge. Gilmerton Court has some modern movement influences whilst modern developments include those in sub-Arts and Crafts style, Victorian Gothic style and more contemporary flat roofed forms.

Whilst the early 19<sup>th</sup> century Clay Farm is the only listed building within the study area, it is not readily visible from Long Road.

### **4.3. Character Area 1**

The junction with Trumpington Road is a dominant feature in this Character Area as the road widens to incorporate three lanes of traffic, and traffic lights and road signage are prominent. It is at this junction that the character of Long Road feels at its most urban, with the perception of traffic travelling along Trumpington Road and proximity of buildings to the street creating the sense of a tighter grain of development. This is reinforced by the absence of grass verges and a high defensive boundary wall abutting the pavement to Old Mill House creating a feeling of enclosure.

Architecturally this area of Long Road is the most diverse – a result of the vestiges of 19<sup>th</sup> century historic properties and plots. The Old Mill House dominates the northern side of the junction, making a positive contribution to the Character Area with an attractive glass conservatory, shuttered windows and hipped slate roof. Its prominent name plate on the curved boundary acknowledges the historic use of the site for milling.

In 2005, land to the rear of Old Mill House was developed into contemporary flats designed by David Page Associates called The Orangery. This is a four storey flat roofed building constructed in a light coloured brick softened by a small area of planting. Set back from the road, it does not strongly follow the character of the area in terms of its scale and height, choice of materials or the way in which it fails to address the street. Nonetheless it is not too intrusive and sits relatively comfortably in its location.

Gilmerton Court on the opposite side of the road is a 1960s redevelopment that takes its name from an earlier structure on the site that first appears on the 1903-1904 OS map. This is a three storey flat roofed building with two



continuous lines of fenestration giving it a strong horizontal emphasis, broken with a strong vertical element in the form of a rounded staircase on the Long Road elevation. Red brick at first and second floor, the mass has been broken up at ground floor level by the use of pilotis and a light colour brick. It was designed by Peter Boston, of Saunders, Boston and Brock – a local architect best known for illustrating the Green Knowe books authored by his mother, Lucy M. Boston who lived at The Manor in Hemingford Grey. He was responsible for other buildings in Cambridge, including the St John's College Fisher Building.

The road boundaries of Gilmerton Court include some fine mature trees such as cypress, ash, cedar, oak, pine, yew, beech and horse chestnut. These form a very strong and attractive entrance to the road and act as a prelude to the substantial tree screens in Character Area 2. The car park at the east end of the development is unfortunately more open but with a very fine specimen conifer at the entrance.

Beyond Gilmerton Court on the south side of the road is a group of five large houses dating from the inter- and post-war periods. The best of these is Friarswood (No.104) which was erected in 1936 to the designs of H.C. Hughes but incorporating a timber-framed property purported to have been relocated from Cambridge Market Square. The light blue screen wall to the later No.106 with its large numbers and oval 'porthole' is a minor landmark in the townscape.

On the opposite side of the road, the 19<sup>th</sup> century mansard roofed cottages were presumably originally cottages for those working at the mill / surrounding farm. Although much altered (especially at the rear) they are clearly of some architectural and historic interest. Beyond are a range of post war detached houses, the form and age of which becomes more consistent east of the telephone exchange, with houses built generally from the 1950s-70s. These form a ribbon of detached houses in quite substantial plots. Originally they were relatively open to the road, but fences and hedges have now been built to provide buffering from the increasingly busy road. Most houses are of buff brick with concrete tiled roofs.

A key feature of this part of the road is the row of mature trees planted within the grass verge. This gives this character area a 'boulevard' feel and offers a good deal of privacy to the houses now emphasised where shrubs have been planted at the property boundaries. The trees closer to the Rutherford Road junction are younger specimens presumably replacing lost earlier specimens.

The telephone exchange strikes a rather discordant note in the townscape here. Whilst the buff brick is reasonably in keeping with the local character, the building is clearly substantially bulkier than its residential neighbours, a perception not helped by its flat roofed form. The very open and visible car parking areas are equally unattractive and give an urban feel to an otherwise attractively suburban part of the street.

#### **4.4. Character Area 2**

Character Area 2 encompasses the large open spaces that dominate the mid-section of Long Road. Although largely screened by substantial tree belts, views out to agricultural and recreational open spaces, particularly experienced from the elevated sections of the bridges, give this a more rural character.

Clay Farmhouse is the only listed building within the assessment area. This Grade II Listed Building dates from the early-mid 19<sup>th</sup> century and is set back from the road behind the tree belt on the south side of Long Road and a new development of terraced houses. It is a building of two storeys with a hipped slate roof and two late 19<sup>th</sup> century canted bays and a central door with an architrave surround with paterae. Views to the farmhouse are however limited. There is only one point where the farmhouse can be clearly seen; otherwise the dominant feature from Long Road is the tree belt and underlying scrub screen to the front of the property.

The Character Area extends eastwards along the south side of Long Road, crossing the road on the line of Hobson's Brook to incorporate agricultural land and playing fields to the north as well as agricultural land to the south.

The land to the south of Long Road within this Character Area was agricultural and well hidden between the tree plantations shown on the historic maps. The tree belt includes mature specimens with an underlying layer of scrub. The planting is immediately adjacent to the path edge with the tree canopy extending over the road, creating a sense of natural enclosure on this southern side. A wooden pale fence in varying condition marks the boundary with the road, and helps to create a rustic, agricultural character. Wooden gates giving access onto the land continue this tradition, and at present offer long views south over open flat land terminated by tree belts. These will change with the future development of Clay Farm, and the alteration of the tree belt.

On the northern side of Long Road, access to a field from the road creates a viewpoint, emphasising the agricultural character. This field is enclosed on its north and eastern boundaries with significant tree plantations, continuing the green open character. The recent intrusion of the guided bus way however on the eastern edge is a reminder of its location within the City suburbs. This perception of the proximity to the City Centre continues as you travel over the bridge and gain height. The guided bus way becomes increasingly noticeable, drawing the eye to Cambridge station and the skyline of the City, within which Unex House and Foster's Mill are particularly prominent.

Agricultural land gives way to well maintained playing fields on the eastern side of the railway. Significant tree belts continue to terminate view points, and when coupled with the formal playing fields and pavilions create the character of a historic suburb in contrast to the adjacent agricultural land.

#### **4.5. Character Area 3**

This section of Long Road breaks from the suburban and agricultural characters found elsewhere, with the presence of Long Road Sixth Form College and Robinson Way giving access to the Addenbrooke's Hospital site. The junction with Robinson Way on the southern edge of Long Road is of a larger scale than those giving onto Rutherford Road and Sedley Taylor Road, indicating its non-domestic nature.

While none of the buildings that form part of the hospital site front onto Long Road, their large scale and the vistas afforded into the site along Robinson Way, as well as signage, give the hospital site a significant presence on Long Road. Dominant in the vista along Robinson Way into the site from Long Road is the Cancer Research UK Cambridge Research Institute, housed in the Li Ka Shing Centre. Completed in 2006 by Anshen & Allen, the north elevation of this building is highly visible and terminates this key vista.

Long Road Sixth Form College is well screened behind a belt of mature trees and a scrub barrier. Glimpses through to the buildings reveal the flat roofed pale brick construction of 1937-1941 by S.E. Unwin. It was originally built as Cambridgeshire High School for Girls, becoming Long Road Sixth Form College in 1974. Occupying a 23 acre site, the school has undergone significant renovation and expansion with the addition of three new blocks. In 2005 the college opened a new sports centre. Glimpsed views through to sports facilities and car parking give the site an institutional appearance but in general it has little presence in the streetscene.

The large mature trees on this section of Long Road and the entrance to Robinson Way, green verges and substantial hedges continue the green and leafy appearance that characterises the assessment area.

#### **4.6. Character Area 4**

This character area is typified by detached 20<sup>th</sup> century properties. The earliest houses, dating from the first 30 years of the 20<sup>th</sup> century are to be found on the north-east end of the road with a couple of examples on the south-east side. These houses are generally of red brick with render detailing, some have timber work, stairlight windows, attractive doorcases or even turrets.

The houses closest to the Sedley Taylor Road junction are generally later (post war) including gault brick buildings. One has been significantly extended. Some of the houses have original integral garages showing the higher status of the houses when built (and largely still holds true today).

The north side is typified by large houses with a mature tree and shrub screen to the road. However the houses on the south side are larger, in larger plots and with an extremely dense tree and shrub screen to the road. This makes the properties extremely difficult to see from the road.

The size of the plots coupled with the lack of statutory protection has meant that there has been significant pressure for redevelopment. The plot on the



corner of Hills Road has been redeveloped as a small cul de sac of three dwellings all in late 'Arts and Crafts' style. West of the access road to the hospital, is a flatted development with both pastiche Victorian and more contemporary buildings.

The access roads and cycleway to Addenbrookes Hospital allow views of the substantial hospital buildings beyond, the scale of which contrasts strongly with the majority of domestic buildings along Long Road. The width of Robinson Way in particular gives a very urban feel to the otherwise suburban nature of this character area.

## 5. Significance Assessment

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

**Protected:** Listed Buildings or trees protected by Tree Preservation Orders (TPOs). The only Listed Buildings within the assessment area is Clay Farmhouse which is Grade II Listed. Buildings protected by listing are coloured **dark blue** in the map at Appendix 1. Extensive tree belts along Long Road are protected by Tree Preservation Orders with a number of individual trees within the grounds of properties also protected.

**Building of Local Interest (BLI):** although not afforded statutory protection, these buildings are of some architectural and historic interest and make a positive contribution to the street scene, These are coloured **red**. The following properties on Long Road are included: No. 102 (Friarswood), Nos. 127, 127A, 129, 131 & 133 (Mill Cottages) and Long Road Sixth Form College. In addition, the Old Mill House on Trumpington Road is also a BLI and is within the study area.

**Positive:** these buildings are of some local interest, but not yet included as a BLI, of lesser quality than BLIs, or ones which have been superficially altered. They are coloured **light blue**.

**Neutral:** buildings these are buildings of little individual architectural merit (sometimes on account of unsympathetic alteration) but which relate to other buildings and spaces to create a townscape of value. These are left uncoloured on the map at Appendix 1.

A number of the buildings along the south-eastern leg of Long Road are not readily visible from the street due to the presence of dense roadside tree of native species and shrub screens. These buildings are therefore considered to be neutral in their impact, though assessment of the buildings from private land may reveal that they are worthy of classification as BLIs.

**Negative:** these are buildings which have an adverse impact. These are identified in hatched pink on the map at Appendix 1.

### 5.1 Listed Buildings

#### Clay Farmhouse, Grade II

Early/Mid C19. Brick. Two storeys, three windows. Ground floor has two late C19 canted bays, central door, rectangular light over, architrave surround with paterae. Above are three sashes with glazing bars in segmental heads. Hipped slate roof.

## **5.2 Buildings of Local Interest**

### **No 102 Friarswood**

Exceedingly handsome late Victorian/Edwardian timber-framed house, with some excellent detailing, like the pineapple weathervane finial and a very large plain clay tiled roof. The timber frame might be real rather than 'stick-on'.

### **Nos 127, 127A, 129, 131, &133 Mill Cottages**

Straight terrace with stepped back extensions to either end, infill to rear, with T-plan wings to each unit.

Gault brick walls to original terrace, modern bricks of similar colour to new end extensions; front elevation, one flank and some rear elevations colour washed green (now pink). Half-hipped gambrel roof to original terrace and end extensions in modern concrete, dark red, sand faced plain tiles. Two storey infill to rear flat roofed in green felt and single storey rear wings roofed in Welsh slate or plain tiles. Painted timber joinery. Black painted 'tar' plinth. Plastic rainwater goods. Chimney stacks are of gault brick with white clay pots and common brickwork with red clay pots.

Front elevation: There are five windows to the ground floor with screwed on plastic louvered non-functioning 'shutters' to either side. Three are horizontally sliding sashes, two are vertically sliding sashes. There are five originally located front doors, (i.e. in the historic terrace), and one in the stepped back eastern modern extension, No 127A. All have two glazed upper panels and appear to have solid lower panels behind modern boarding over. There is a canted timber hood over each door and a York stone doorstep. The upper floor in the roof has five tilting dormers containing three horizontally sliding sash windows and two modern side-hung casement windows in timber.

Flanks: Much altered and extended with modern timber casement windows with no lintel details and painted fascia boards and green felted edge showing.

Rear: Much altered and extended as above.

The cottages directly front the footway. There is a gravelled vehicular access to both sides of the terrace leading to a gravelled car park which occupies most of the space between the rear of the cottages and the poor quality blocks of flats/student rooms to the rear. There is a small area of shrubby greenery and some bicycle and bin storage but otherwise the setting is unprepossessing

## **Long Road Sixth Form College**

Originally built as the Cambridgeshire High School for Girls, the land was purchased by the Council in 1937 and the school was fully operational by September 1940.

It was designed by S E Urwin, the County Architect and in 'The Buildings of England, Cambridgeshire', Nikolaus Pevsner, describes it as an excellent example of the progressive school architecture of the thirties. He also says that the freely grouped and generously spaced buildings had aged 'extremely well' and he believed them to be 'as attractive as ever'.

Built over two floors, in roughly a cross-shape, the design of the buildings was intended to get sunlight in the large windows and doors at all times of the day and through the different seasons. The wood block floors in the corridors and sprung floor in the Hall are still in existence. The lighting in the Hall was especially designed for that space. It was a 'colourful, sparkling building'. There was 'no denying the attractiveness of the building and its location'.

There are many elements to the building that make it of interest: the large windows above the original entrance with their projecting mullions and capitals; the curved, tiled entrances; the folding doors on the ground floor that open the rooms out to the courtyard; and the strips of windows along each elevation. Internally there are many contemporary elements still in existence including the stone newel posts and sides to the main staircase; the tiled surfaces going up the main staircase; the metal balustrades; and the wood block floor.

As a whole, the original building has an interesting, thirties character that adds to the street scene. A more detailed description has been commissioned by the College from Albion Archaeology.

A search on the RIBA website revealed that S E Urwin also designed Kingswood School, Bristol, extensions to Standish House Sanatorium and the County Clinic at Cambridge which is now the Registrar's Office.

The Buildings of England, Cambridgeshire, Nikolaus Pevsner, Second edition, 1970 (1989 print)

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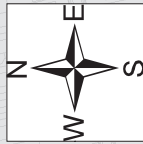
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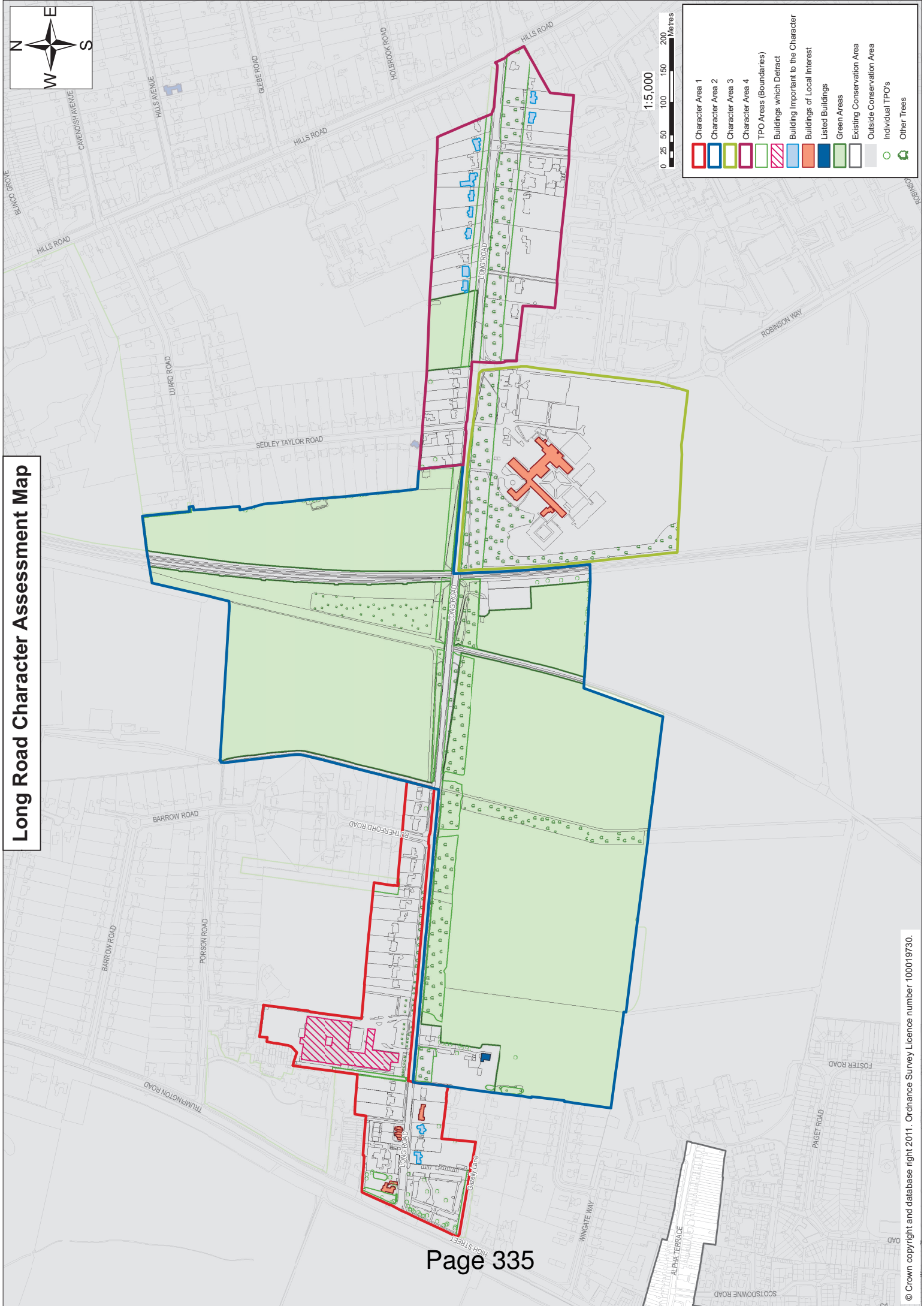
Trumpington Local History Group [www.trumpingtonlocalhistorygroup.org](http://www.trumpingtonlocalhistorygroup.org)

## 7. Map

# Long Road Character Assessment Map



- Character Area 1
- Character Area 2
- Character Area 3
- Character Area 4
- TPO Areas (Boundaries)
- Buildings which detract
- Building Important to the Character
- Buildings of Local Interest
- Listed Buildings
- Green Areas
- Existing Conservation Area
- Outside Conservation Area
- Individual TPO's
- Other Trees



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To: Executive Councillor for Planning and Sustainable Transport: Councillor Tim Ward  
Report by: Head of Planning Services  
Relevant scrutiny committee: Environment Scrutiny Committee 13/03/2012  
Wards affected: Trumpington, Newnham, Market, Petersfield

**CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR  
NEW TOWN AND GLISSON ROAD  
Not a Key Decision**

**1. Executive summary**

- 1.1 The City Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations and boundaries, to consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2 In 2010, consultants drafted an Appraisal of the New Town and Glisson Road area of the Central Conservation Area with a proposal to extend the boundary, taking in the areas of modern development which were formerly omitted. The Central Conservation Area was designated in 1969 and part of this area now being appraised was included. There have been a series of extensions to this part of the Central Conservation Area, the last being to the east of Hills Road in 1983. This draft Appraisal provides evidence to illustrate that the New Town and Glisson Road area meets current national criteria, in terms of the special architectural and historic interest for Conservation Area designation, and in addition that sections currently outside the existing boundary are also worthy of inclusion.
- 1.3 A period of public consultation began in December 2011 and finished in February 2012. The broad consensus of opinion was in favour of the proposals as outlined in the Appraisal.

**2. Recommendations**

- 2.1 The Executive Councillor is recommended to approve the Appraisal of the New Town and Glisson Road area of the Central Conservation Area and to agree the revised Central Conservation Area boundary.

### 3. Background

- 3.1 Funding for Pro-Active Conservation work, including Conservation Area Appraisals, was agreed for the financial years 2008-9, 2009-10, and 2010-11.
- 3.2 Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation Areas comprise a material consideration in the determination of planning applications. They also serve as a useful record of information for pro-active work, such as Supplementary Planning Documents or other formal or informal guidance on the development of a given area.
- 3.3 Consultants were invited to quote for work to appraise the New Town and Glisson Road area of the Central Conservation Area in May 2010 and one, of two, bids was accepted in June 2010. The first draft was completed in September 2010.
- 3.4 The methodology the consultants used for the work was in accordance with the best practice guidance set out in Planning Policy Statement 5 and Guidance on Conservation Appraisals, February 2006.
- 3.5 The amenity societies, English Heritage, County Highways and Planning, Environment Agency, the Ward Councillors and the County Councillor were consulted as statutory consultees.
- 3.6 Prior to the public consultation, local residents’ associations were contacted to ask what they considered should be the process for an exhibition as exhibitions undertaken for previous conservation area reviews had been poorly attended. The preferred option was a single evening event during the week. The residents’ associations were also notified directly when the consultation began.
- 3.7 The public consultation period was held from 12<sup>th</sup> December, 2011, to 3<sup>rd</sup> February, 2012. This was longer than the usual six week consultation period due to the period falling across the seasonal holidays. The public consultation was promoted on the City Council website with a link to the draft Appraisal and a comments form. A press release was issued to promote the consultation. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms. Property owners of those properties which will comprise additions to the current Conservation Area were advised of the consultation by individual letter.

- 3.8 A public exhibition for this Appraisal, being part of the proposed Central Conservation Area expansion and Appraisal, alongside the Hills Road Suburbs and Approaches Study, was held on the 19<sup>th</sup> January in the Green Room at the Centre at St Paul's, St Paul's Church, Hills Road. The local residents' associations, ward and county councillors were notified of this exhibition. In addition, notice was added to the consultations page of the City Council website and a press release was issued. In a two and a half hour period 39 local residents attended the exhibition to ask questions of the Conservation Officers present.
- 3.9 In total the consultation produced 14 written responses, all broadly in support of the draft Appraisal and proposed extension, with some proposed additions or alterations to the text. A summary of the responses has been included in Appendix 1. This includes responses to each comment and notes of any amendments made to the draft consultation document.
- 3.10 Some respondents suggested that the proposal to exclude areas from the Conservation Area be reconsidered so that they would be under tighter controls should they come forward for development in the future. This is the area covering The Triangle site and part of the CB1 development site.
- 3.11 Members are asked to consider the recommendation to approve the alterations to the boundary of Conservation Area no 1, the Central Conservation Area, as shown on the proposed New Town and Glisson Road Conservation Area map, Appendix 3. The proposed new boundary includes the modern office developments along the east side of Hills Road by the Botanic Garden and between Bateman Street and Coronation Street. It is also proposed to include the area around Russell Street, Russell Court, Coronation Street and Union Road which were previously excluded despite being surrounded by the Central Conservation Area. The draft appraisal states that although the modern buildings in these areas as outlined above are not all of great visual interest, they are of a reasonable scale and are therefore worthy of inclusion.
- 3.12 Should the revised Conservation Area boundary and the content of the draft Appraisal for the New Town and Glisson Road Conservation Area be approved, prior to publication, the most up to date base map will be used for all the maps in the document. This may differ from that included with the Appraisal at Appendix 2. This may be done without the formal approval of the Executive Councillor for Planning and Sustainable Transport 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.

3.13 The draft Appraisal provides a detailed assessment, in accordance with national best practice, of the area's special architectural or historic interest. In the Appraisal, the consultants have suggested that the use of Article 4 Directions to control alterations to principal elevations be considered. Article 4 Directions can in effect remove some Permitted Development Rights for property owners in a specified area. Any such action would need to be considered in the context of the review of policy in the Cambridge Local Plan and appropriate consultation and review undertaken. The Appraisal cannot on its own, obligate the Council to take such an action.

3.14 The New Town and Glisson Road Conservation Area Appraisal detailed assessment shows that the area, and its proposed extension 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" because of its character and the standard of the architecture and open spaces. It is therefore recommended that the draft Appraisal be approved and adopted.

## **4. Implications**

### **(a) Financial Implications**

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

### **(b) Staffing Implications**

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

### **(c) Equal Opportunities Implications**

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

### **(d) Environmental Implications**

The Appraisal provides a useful base of information from which to help protect and enhance the existing historic and natural environment of the New Town and Glisson Road area.

### **(e) Consultation**

The consultations are set out in the report above.

### **(f) Community Safety**

There are no direct community safety implications.

## **5. Background papers**

These background papers were used in the preparation of this report:  
Planning Policy Statement 5

<http://www.communities.gov.uk/publications/planningandbuilding/pp5>

English Heritage: Guidance on Conservation Appraisals, February 2006

<http://www.english-heritage.org.uk/publications/guidance-conservation-area-appraisals-2006/>

Consultation draft New Town and Glisson Road Conservation Area  
Character Appraisal, 2011

## **6. Appendices**

### **Appendix 1**

Summary of responses to initial public consultation

### **Appendix 2**

Draft New Town and Glisson Road Conservation Area Character Appraisal,  
February 2012

## **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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## New Town & Glisson Road 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 | English Heritage<br>East of England Region | <p>(i) This is an interesting conservation area, including a number of contemporary buildings of note</p> <p>(ii) A comment should be added regarding the Shackleton Library which is currently outside the boundaries of the conservation area. It might be viewed as making a positive contribution to the character of the area</p> <p>(iii) St Mary's School extension is also seen to be of its time and by well regarded local architects</p> <p>(iv) Should the good modern buildings unidentified within Union Road, King George IV Street and Bentinck Street be identified on Townscape Analysis map?</p> <p>(v) Add name of architects for Parkside Swimming Pool</p> <p>(vi) Should the TPO'd trees behind the almshouses on St Paul's Road be picked up as an important contribution to the character of the conservation area?</p> <p>(vii) Highsett – record that phase III received a RIBA Award and that phases II and II should be picked up as Buildings Important to the Character</p> <p>(viii) Station Road – add comments about the loss of Wilton Terrace being part of the CB1 Masterplan and about the silo and Mill. The 'Three Deities' are only partially marked as Buildings Important to the</p> | <p>(i) Noted</p> <p>(ii) Alterations made to text</p> <p>(iii) Alterations made to text</p> <p>(iv) The consultants have identified Buildings Important to the Character on the map within this part of the conservation area and these have not been picked up</p> <p>(v) Text added</p> <p>(vi) A recent application, which was withdrawn, did not pick up the trees as being important to the area</p> <p>(vii) Text and map altered</p> <p>(viii) Text and map altered</p> | <p>(i) 3</p> <p>(ii) 1</p> <p>(iii) 1</p> <p>(iv) 3</p> <p>(v) 1</p> <p>(vi) 3</p> <p>(vii) 1</p> <p>(viii) 1</p> |

|   |  |   |  |         |
|---|--|---|--|---------|
|   |  | (ix) Character<br>The new Botanic House should be added to the document due to its impact on the character and appearance of the conservation area. The Flying Pig and Osborne Arms should be added as Buildings Important to the Character | (ix) Text and map altered  | (ix) 1  |
|   |  | (x) Nos 127 and 127A are still shown on the map as BLIs   | (x) Map altered  | (x) 1   |
|   |  | (xi) The Townscape Analysis Map should also record important open spaces  | (xi) Where they do not detract from the analysis as already shown, these will be added | (xi) 1  |
|   |  | (xii) The proposed boundary changes have been justified   | (xii) Noted  | (xii) 3 |
| 2 | Natural England                                    | (i) No response received  |  |         |
| 3 | Cambridgeshire County Council – Strategic Planning | (i) Recognition of importance of Coe Fen, Sheep’s Green and New Bit as a green wedge is supported as is the University Botanic Garden as a wildlife corridor  | (i) Noted  | (i) 3   |
|   |  | (ii) The appraisal should also recognise the presence of County and City Wildlife Sites   | (ii) Text altered  | (ii) 1  |
| 4 | Cambridgeshire County Council – Highways           | (i) No response received  |  |         |
| 5 | Environment Agency                                 | (i) No response received  |  |         |
| 6 | Save Our Green Spaces                              | (i) The appraisal concentrates on the architectural and urban landscape, but this area includes very important green spaces which not only need preserving but enhancing too  | (i) Noted. This information has been added to the text                                 | (i) 1   |
|   |  | (ii) There is concern that development is being prioritised over the green environment. This has resulted in some unnecessary tree felling  | (ii) Noted   | (ii) 2  |
|   |  | (iii) The whole station area should have trees and green spaces included as a matter of urgency. The money set aside by developers for environmental improvements should be used to ameliorate the damage that comes about as a             | (iii) Noted  | (iii) 2 |



|   |                  | result of the developments  |   |  |
|---|------------------|---|---|--|
| 7 | 2 emails         | <p>(i) Glisson Road Warehouse/Dance Studio should be added as a Building of Local Interest if it is not one already</p> <p>(ii) A reference has been given to the origins of St Paul's Church, the Vicarage and the Almshouses and also for the post-enclosure development</p> <p>(iii) The content of the draft appraisal is supported. Particularly agree with the problem of signs and shopfronts</p> <p>(iv) The loss of the trees for the CB1 development is unacceptable. Trees are important to the well-being of residents both physically and psychologically. The City Council should be more protective of existing trees</p> <p>(v) Under Issues and Recommendations the appraisal says that the height and bulk of buildings in the station area and around the edges of the Botanic Garden has an adverse effect on the character of the area, so why is the CB1 development allowing taller and bulkier buildings in the station area?</p> | <p>(i) Noted. This suggestion will be followed up</p> <p>(ii) Noted</p> <p>(iii) Noted</p> <p>(iv) The Masterplan for the CB1 area has been agreed. The comment relating to the protection of trees is noted</p> <p>(v) The CB1 Masterplan has been agreed. Each application is judged against the Masterplan and on its own merits</p> | <p>(i) 2</p> <p>(ii) 3</p> <p>(iii) 3</p> <p>(iv) 3</p> <p>(v) 3</p> |
| 8 | 1 letter         | <p>(i) The appraisal is too late. (The respondent has made a similar comment to that above regarding height and bulk.) Surely the Cambridge Planning Committee is at fault for allowing this to happen. What about Botanic House and the building of vast numbers of flats near the Rail Station?</p>   | <p>(i) Comments noted. The CB1 Masterplan has been agreed. Each application is judged against the Masterplan and on its own merits</p>  | <p>(i) 3</p>   |
| 9 | 9 comments forms | <p>(i) The draft appraisal is very interesting and makes some sensible recommendations.</p> <p>(ii) The houses at 8-12 Brookside are not double-fronted. Nos. 18/19 are two separate houses with one entrance on Brookside and the other Pemberton Terrace</p> <p>(iii) The history of the area is interesting and</p>  | <p>(i) Noted</p> <p>(ii) Alterations made to text</p> <p>(iii) Noted</p>  | <p>(i) 1</p> <p>(ii) 1</p> <p>(iii) 3</p>                            |

|  |  |  |   |                 |
|--|--|--|---|-----------------|
|  |  | <p>represents the rich architectural heritage of the area.</p> <p>(iv) Why have the Coronation Street flats, a council car park and the chemistry laboratory been included? Why are these and Botanic house considered an enhancement to the area?</p> | <p>(iv) The previous boundary left 'holes' where the modern developments were. The current appraisal of the area attests that they are of a suitable scale and design as to be worthy of inclusion. Botanic House was approved by the Planning Committee as being a suitable building for this location</p> | <p>(iv) 3</p>   |
|  |  | <p>(v) The most important issue is how current council policy enforces the conservation areas. Should the area be extended, can there be clear guidance produced by the council about how the conservation area will be enforced?</p>                  | <p>(v) There is clear national guidance relating to the designation and extension of conservation areas and how planning proposals within those areas should be dealt with. There is also a local policy regarding development within conservation areas</p>  | <p>(v) 3</p>    |
|  |  | <p>(vi) The appraisal needs an Executive Summary</p>   | <p>(vi) The Introduction and the Summary of Special Interest both give overviews of the area the document covers and its general character</p>  | <p>(vi) 3</p>   |
|  |  | <p>(vii) The document should address the allocation of Open Space especially in the new build areas</p>  | <p>(vii) The CB1 Masterplan has been agreed. Open Space will be addressed through these planning applications</p>   | <p>(vii) 2</p>  |
|  |  | <p>(viii) Sorry that the Triangle and new CB1 area will be excluded</p>  | <p>(viii) This is the boundary as suggested by the consultants</p>  | <p>(viii) 3</p> |
|  |  | <p>(ix) Sorry that the time [of the exhibition] was only 6-8.30pm. Very difficult for anyone with young children. Injects an age bias</p>  | <p>(ix) The local residents' associations were contacted before the consultation began asking for suggestions for when and where an exhibition should be held in order that it could attract the greatest number of people. The Centre at St Paul's venue one evening during</p>                            | <p>(ix) 3</p>   |

|    |                                  |   |  |   |
|----|----------------------------------|---|--|---|
|    |                                  | <p>(x) Would have liked a clear 'before' map</p> <p>(xi) Obviously a lot of work went into the appraisal</p> <p>(xii) The area proposed to be excluded should remain within the boundary</p> <p>(xiii) The designation of a conservation area should carry more weight in planning issues than it seems to at present</p> <p>(xiv) Preservation of Foster's Mill and the granary (now Roomz) should be more strongly encouraged</p> <p>(xv) The proliferation of garish signs should be addressed</p> <p>(xvi) The Triangle development area should be included to ensure that any new buildings in the future fit in with the rest of the conservation area. Also the green space needs to be protected</p> <p>(xvii) Some mention should be made of the effect of traffic on the area and the need to restrain development that causes it to be increased</p> <p>(xviii) It is understood from the consultation at St Paul's Church that the same consultants carried out this survey as were working for the Triangle developers. If so this is wrong. This consultation should have been totally independent and I fear for the full objectivity of the survey especially in the wording about keeping in the Triangle/CB1 area</p> <p>(xix) The conservation area should also encompass most if not all of Accordia. Given that Highsett is regarded as an important architectural landmark, the Accordia site is a 21<sup>st</sup> century equivalent, evidenced by the Stirling Prize.</p> | <p>the week appeared to be the best option</p> <p>(x) Noted</p> <p>(xi) Noted</p> <p>(xii) This is the boundary as suggested by the consultants</p> <p>(xiii) There are local and national policies regarding development within conservation areas</p> <p>(xiv) Noted</p> <p>(xv) Noted</p> <p>(xvi) This is the boundary as suggested by the consultants</p> <p>(xvii) Noted</p> <p>(xviii) When Beacon Planning were appointed to carry out this appraisal they specifically pointed out that the people dealing with the CB1 site would not be involved with the work for the appraisal to ensure there was no conflict of interest</p> <p>(xix) Accordia was not picked up by the consultants as being an area that should be included. There will be opportunities in the future to assess whether the development should be designated as a conservation area</p> | <p>(x) 3</p> <p>(xi) 3</p> <p>(xii) 3</p> <p>(xiii) 3</p> <p>(xiv) 3</p> <p>(xv) 2</p> <p>(xvi) 3</p> <p>(xvii) 2</p> <p>(xviii) 3</p> <p>(xix) 3</p> |
| 11 | Cambridge Past, Present & Future | <p>(i) Additional text regarding the War Memorial</p> <p>(ii) The Green Belt extends into the City Centre</p>   | <p>(i) Alterations made to the text</p> <p>(ii) Alterations made to the text</p>   | <p>(i) 1</p> <p>(ii) 1</p>  |

|          |                                |        |   |        |   |        |   |
|----------|--------------------------------|--------|---|--------|---|--------|---|
| Page 348 | (a late consultation response) | (iii)  | Different railings located within the conservation area and their colours have been changed over their history. A full study should be undertaken to determine their original colours and adequacy  | (iii)  | This work could be undertaken as part of a city wide assessment of the public realm   | (iii)  | 2 |
|          |                                | (iv)   | There are no descriptions of lighting and an overall street lighting strategy should be pulled together. CPPF considers that any type of lighting across the commons would be inappropriate   | (iv)   | See comment above   | (iv)   | 2 |
|          |                                | (v)    | Clearer guidelines are required on street clutter and street furniture design. There is a lack of street furniture in the area. Seats are essential to ensure the needs of less able to be able to enjoy the city. The city-wide plan and management of street furniture should be revised and the various departments at the City and County Councils should be co-ordinated to ensure appropriateness | (v)    | See comments above  | (v)    | 2 |
|          |                                | (vi)   | Additional information supplied regarding Hobson's Conduit and the Conduit Head   | (vi)   | Alterations made to text  | (vi)   | 1 |
|          |                                | (vii)  | A description and management plan are needed for the commons covering the historic environment and ecology/wildlife management, archaeology etc. Coe Fen and Sheep's Green Conservation Plan 2001 should be reviewed  | (vii)  | Noted, however these proposals are not within the remit of this document  | (vii)  | 2 |
|          |                                | (viii) | Hodson's Summerhouse, Coe Fen, needs to be added to the table of BLIs   | (viii) | Alterations made to text and map  | (viii) | 1 |
|          |                                | (ix)   | The Local Nature Reserves should be mentioned   | (ix)   | Alterations made to text  | (ix)   | 1 |
|          |                                | (x)    | Additional text suggested regarding trees in Station Road, Brooklands Avenue and the conservation area as a whole   | (x)    | Alterations made to text  | (x)    | 1 |
|          |                                | (xi)   | Comments regarding landscape and lack of open space. The importance of the new Station Square should be highlighted   | (xi)   | Comments noted. The CB1 Masterplan has been agreed. Each application is judged against the Masterplan and on its own merits | (xi)   | 3 |
|          |                                | (xii)  | Mentioned should be made of the feature brick façade on Kett House  | (xii)  | Alterations made to text  | (xii)  | 1 |
|          |                                | (xiii) | Under Issues and Recommendations – welcomes inclusion of Article 4 matters, questions the colour  | (xiii) | These points are noted and referenced under other comments  | (xiii) | 3 |

|  |        |   |        |  |
|--|--------|---|--------|--|
|  |        | of the railings, needs to be improvements to street furniture, concern regarding height and bulk of buildings having an adverse impact on the area  | above  |  |
|  | (xiv)  | The inclusion of areas currently outside of the conservation area are welcomed, however strongly object to the exclusion of the green space and new apartment blocks which are part of the CB1 development. This area should remain in the conservation area. | (xiv)  | This is the boundary as suggested by the consultants (xiv) 3                   |
|  | (xv)   | Descriptions of Listed Buildings – are these the originals or a summary?  | (xv)   | These are the full descriptions as given in the 'greenbacks' (xv) 3            |
|  | (xvi)  | Proposed additions to Townscape map   | (xvi)  | Alterations made to map (xvi) 1  |
|  | (xvii) | Historic maps could be added to show changes over time  | (xvii) | These may be added before publication should the document be approved (xvii) 3 |

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# **New Town & Glisson Road Area Conservation Area Appraisal**

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**Cambridge City Council**

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**CONSULTATION DRAFT February 2012**



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## **1. Introduction**

This Appraisal seeks to define what is special about the New Town/ Glisson Road Conservation Area, and to provide information about its landscape, architectural merit and historical development. The New Town/ Glisson Road area is part of the Central Conservation Area, which is one of eleven designated Conservation Areas in Cambridge. Part of this area was included in the designation of 1969 and there have been a series of extensions, the last being the inclusion of the east side of Hills Road in 1983. This Appraisal reviews the existing Conservation Area boundary and makes suggestions for its extension.

### **1.1 Method**

Beacon Planning Limited, working on behalf of the Cambridge City Council, has assessed the character of the New Town/ Glisson Road area and have set out measures to ensure the future protection and improvement of the area.

### **1.2 Location**

The area covered by this Appraisal includes the stretch of Hills Road from Brooklands Avenue to Hyde Park Corner (Lensfield Road / Gonville Place). It covers the residential streets on the east side of Hills Road, including the railway station area, the southern end of Tenison Road and streets off it to the west. It includes Parkside Pool and Fenners and streets to the south west. It includes the streets of New Town to the west of Hills Road to Trumpington Road and the open spaces formed by The Leys School sports ground, New Bit and parts of Coe Fen and Sheep's Green. It also includes the Cambridge University Botanic Garden.

The area is bounded by the Historic Core and Mill Road Area of the Central Conservation Area to the north, by Newnham Croft Conservation Area to the west, and by the Southacre and Brooklands Avenue Conservation Areas to the south. The railway forms the boundary to the east and a Character Appraisal for the station area was produced in 2004.

## **2. The Planning Policy Context**

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

The special character of Conservation Areas means that the control of development is stricter than in other areas. Therefore new buildings and the spaces around them must preserve or improve the character of the area. The siting, scale, height, form, details and building materials will all need to be carefully chosen.

### **2.1 National Policies**

Planning Policy Statement 1 (PPS1): ‘Delivering Sustainable Development’ (2005) outlines the Government’s commitment to protecting and enhancing the quality of the historic environment (paragraph 17).

Planning Policy Statement 5: (PPS5) ‘Planning for the Historic Environment’ (2010) advocates that local plans should consider the qualities and local distinctiveness of the historic environment and how these can contribute to the development of the spatial vision in the Core Strategy of the Local Development Framework. This PPS explains government policy towards heritage assets of which Conservation Areas form a part.

### **2.2 Local Policies (and major development proposals)**

The Cambridge Local Plan 2006 sets out policies and proposals for future development and land use to 2016.

The Station Area Development Framework (2004) set out the City Council’s aspirations for the redevelopment of the Station Road Area and was adopted as Supplementary Planning Guidance. Outline planning permission for the comprehensive redevelopment of the Station Road area, the ‘CB1’ masterplan, was granted in April 2010 and development has begun.

The site of Nos. 100-108 Hills Road, bounded by the Botanic Garden at the junction of Station and Hills Roads, is also currently under construction. The design comprises a series of perimeter blocks of 5 and 6 storey buildings with a 7-storey "lens shaped" building overlooking the junction and the war memorial.

### **3. Summary of Special Interest**

#### **3.1 General Character**

The Conservation Area comprises residential streets either side of Hills Road as it enters the City from the railway bridge. To the west is New Town, mostly 19<sup>th</sup> century Building, in the form of terraces of small houses and bigger villas. They reach the height of early-mid 19<sup>th</sup> century fashion in the larger buildings facing Hobson's Brook. To the east is the residential area around Glisson Road with spacious streets again of terraces and town houses of a slightly later date. It also includes the railway station and the buildings around it, much of which is being redeveloped. To the south and west the Conservation Area includes River Cam water meadows and private playing fields and the Botanic Garden with a scattering of houses, many in large gardens.

The character then is a mix of fine houses in spacious grounds, modest terraces of humble cottages and larger villa style houses with open space beyond with a backcloth of mature trees. Buildings are mainly of the 19<sup>th</sup> or early 20<sup>th</sup> centuries, of gault brick with slate roofs. In New Town they are usually two storey, but elsewhere they are higher, some are three storey with basements. Modern buildings tend to be higher and few are in traditional brick, with steel frames and cladding being preferred. The Department of Chemistry building reaches six storeys with a basement and recently constructed apartments are built with the use of striking colour panels. They dwarf the older terraces nearby.

The main landmarks in the area comprise Fosters Mill and the Roman Catholic Church of Our Lady and the English Martyrs at a busy road junction on Hills Road. The Chemistry building might be considered a landmark too as it can certainly be seen from a distance due to the copper chimneys.

#### **3.2 Landscape Setting**

A backcloth of trees surrounds the meadows, the Botanic Garden and sports fields to the south and west. Mature trees criss-cross the water meadows, whilst riverside trees follow the Cam, Hobson's Brook and other streams. There are street trees too, forming avenues as at Brooklands Avenue and Harvey Road for example or softening the urban form as along Gonville Place and around Parkside Pool.

The meadows, including Coe Fen, Sheep's Green and New Bit form part of a green wedge, which penetrates to the heart of Cambridge westwards, including Sheep's Green, and then Grantchester Meadows, and it stretches east beyond The Backs and Jesus Green to Midsummer and Stourbridge Commons before leaving the City at Ditton Meadows. Not only, then, are Coe Fen, Sheep's Green, New Bit and the Leys School sports fields an important landscape feature, but also a significant linear wildlife corridor.

Running parallel to the meadows is Hobson's Brook, which rises at Nine Wells, outside the City boundary, at the base of the chalk Gog Magog Hills and runs to the City Centre providing an early water supply system to the

town. This is another important wildlife corridor, and on its eastern flank lies the Botanic Garden.

There are no views of rolling countryside, for this is flat country on the fen edge with buildings confined to river terraces beyond the water meadows.

### **3.3 Historical Development**

The City of Cambridge has two parts, a Roman settlement to the north, in the present day Castle Hill area, and a later Saxon settlement across the river to the south. Both took advantage of the river crossing. Medieval Cambridge developed within an area encircled by a Saxon defensive structure, the King's Ditch, and expanded into the old Roman settlement. Beyond the King's Ditch the town expanded a little along Trumpington Street, St Andrew's Street and Jesus Lane, but further expansion was constricted by two large common field systems, the West Field and the East (Barnwell) Field.

The arrival of the University in the thirteenth century and the development of Stourbridge Fair into one of the most important trading events in Europe, greatly increased the town's prosperity, but by the seventeenth century, the confining effect of the surrounding common fields, prevented any major expansion and growth. The East or Barnwell Field extended from the River Cam on the east side of Cambridge, south to Trumpington Road and the areas around modern day Newmarket Road, Coldhams Lane, Mill Road and Hills Road. Between 1610 and 1614 Hobson's Conduit, or the Cambridge New River, was constructed to conduct water from Nine Wells near Trumpington to Cambridge. It traversed the centre of Trumpington Street in an open channel before reaching the Conduit Head at Market Hill. Around 1794 the open gully was replaced by the present open conduits running either side of the street. The Conduit Head was moved to its current position at the end of Lensfield Road, from the Market Square, in 1856. The system was jointly funded by town and gown and endowments for its upkeep were made by Thomas Hobson, "The Cambridge Carrier", and a Samuel Potto. The conduit is managed by the Hobson's Conduit Trust which was first recorded as such 1868.

The problems of overcrowding and consequent outbreaks of typhoid continued through the eighteenth century. Enclosure was inevitable and it came in 1802. The enclosure of the West Field and the Barnwell (East) Field followed with the Act of 1807 and the Award of 1811. By this time much of the land in the common field was held by the University, Colleges or Thomas Panton as lord of the manor of Barnwell. Land allocated by the Award in lieu of strips held in the common field began to be developed. Except for land near the town centre, College owned land tended to be developed slowly as leasehold property, whereas land held in private hands tended to be sold off in freehold blocks to be developed by speculative builders.

Thomas Panton held the largest amount of land in the common fields, but before the allotment under the Enclosure Act was made, he died and his executors sold off the land fairly quickly. This was resold in smaller and smaller plots for development by builders.

So land known as New Town, bounded by Lensfield Road, Hills Road, Brooklands Avenue and Trumpington Road, was divided up between very different owners in 1807. These included the University, Trinity Hall, Addenbrooke's Hospital and various private landlords, including the Panton and Pemberton families, William Wilkins, the architect and Thomas Musgrave. It was Musgrave who built the attractive Downing Terrace, facing Lensfield Road in 1819, but then behind it, off Saxon Street, built a series of squalid streets of back to back houses, Gothic Street, Doric Street and Terrace Lane. These were removed as slum clearance in the mid 20<sup>th</sup> century. Wilkins built a fine house for himself, Lensfield, on land now occupied by the Chemistry Laboratories.

Immediately behind, various small scale owners developed narrow streets of long terraces between 1820 and 1835, with occasional larger houses amongst them. The Prince Regent was crowned George IV in 1820 and street names in New Town record this (George IV Street, Coronation Street and Place). There are many subtle differences between the terraces. Some houses have doors with rectangular fanlights, others with semi-circular ones, some windows have gauged brickwork, others have stone lintels and so on, reflecting the trends of developers and builders.

Land in a favourable location, overlooking Hobson's Brook, was owned by the Pemberton family. They developed it slowly with high quality houses for the middle classes, though the position of Musgrave's slums nearby would have depressed values.

The southern edge of New Town, running up to Brooklands Avenue was owned by Trinity Hall and the University. The plots were exchanged, enabling the University to relocate its Botanic Garden in 1846. (Known as the Public Physic (Botanic) Garden it had occupied land which was part of the Austin friary since 1760 and its relocation released land which became used for scientific laboratories on Free School Lane).

Trinity Hall began to develop its land with fine houses, in present day Bateman Street, some of which survive on the southern side. However, the project did not prove popular and the College soon reverted to building long terraces on the north side and along Norwich Street.

In 1844 the Railway Act permitted the construction of a line to Cambridge and in 1845, the Eastern Counties Railway used enclosure land owned by Jesus College in the Middle Field of the Barnwell common field system, to build lines to London and Norwich. A new station, designed by Sancton Wood was built in an Italianate style with round arched openings to permit the access of carriages. The Company then laid out a street, Station Road to link it all to the turnpike, Hills Road. The site was chosen after others closer to the town centre had been rejected. It is said that this was owing to University opposition, not wanting to tempt undergraduates to visit London.

In the 1860s, the station was considerably remodelled and by 1874, the Great Northern Railway had built its own station and facilities just to the south. Its goods yard occupied a triangle of land between Station and Hills Roads.



Station Road itself was laid out to a specification from Jesus College (24 feet wide, but leaving the frontage to Hills Road untouched), and the building of houses did not start until the 1870s and 1880s. Again Jesus College controlled construction and unlike many towns where houses close to a station were for the lower classes, Jesus College held up development, then built large villas for the wealthy. Railway workers were housed to the north in Romsey Town on land allotted to Thomas Panton and sold off in small plots by his executors.

The rapid growth of Barnwell since the enclosure of its common fields, left a sizeable population without easy access to a church. St Andrew the Less, on Newmarket Road, known confusingly as the 'Abbey Church', was built by Barnwell Priory (which had its own church) for the parishioners of Barnwell, a *capella ante portas*, a chapel built outside the priory gates. It was constructed in the early thirteenth century. Having been closed since 1846, it was restored 1854-6 under the supervision of the Cambridge Architectural Society. There was a need for more churches for the growing population of Barnwell and St Andrew's was too small (it had seating for 200 people). Three new 'Commissioner' Churches were built, all by Ambrose Poynter; Christchurch at the west end of Newmarket Road in 1839, St Andrew the Great on St Andrew's Street in 1842-43, and St Paul's on Hills Road in 1842.

The government, being concerned of possible sedition in the wake of European unrest and the return of the military from the Napoleonic Wars, saw the construction of new churches as a bulwark against revolution in areas experiencing rapid population growth. The Church Building Acts of 1818 and 1824 supplied sums of money to facilitate this and a Commission was formed to apportion the funds. St Paul's in Hills Road is one of these 'Commissioner' or 'Waterloo' churches. It cost the Commission £5,766 and was, unusually for the time, built of red brick with a diaper pattern and limestone dressings. Its Tudoresque design did not please the Cambridge Camden Society, formed in 1839 and earnest proponents of true gothic style, who vilified it in the first edition of the *Ecclesiologist* magazine.

The provision of a new Roman Catholic Church was equally controversial in a town with a sizeable non-conformist population. In 1841, St Andrew's Catholic Church, designed by Pugin, was built on Union Road on land acquired by the Huddlestones of Sawston Hall. Its congregation at that time comprised Irish settlers who originally came for the harvest, then settled in the area. The opportunity to acquire land to build a new and bigger church occurred in 1879 when the Wentworth family vacated the Lensfield estate on the south side of Lensfield Road. With help from the Duke of Norwich, land was acquired and the church dedicated to Our Lady and the English Martyrs, designed by Dunn and Hansom of Newcastle was built between 1885 and 1890. It was funded by Mrs Lyne-Stephens, formerly Yolande Duverney, an operatic dancer from Lynford Hall in Norwich. The original St Andrew's church was dismantled in 1902 and transported by barge to St Ives (Cambs), where it was re-erected and dedicated to the Sacred Heart.

Religious tests for admission to University fellowships were abolished in 1871 and in 1875, on meadow land west of Trumpington Road, a public school for

the sons of non conformists was established. The Leys School was established in the Wesleyan tradition and the early buildings of the school were built from the 1870s to the 1890s. The building fronting Trumpington Road, the George V Gateway and Library was built in 1913-14. The headmaster's house occupied a former villa built around 1815.

In 1846, F. P. Fenner obtained the lease of land off Gresham Road from Caius College and two years later, the University Cricket Club (formed in 1820) leased it from Fenner, so that it could 'practise free of annoyance' away from the more public Parker's Piece. Fenner's remains the University cricket ground to this day.

By the time of the OS map of 1886, Gonville Place had a terrace (Queen Anne Terrace) overlooking Parker's Piece, Gonville Lodge (now the Gonville Hotel), but little else. The Catholic Church had been built at Hyde Park Corner, but Lensfield Road was little more than a lane at its east end, with just William Wilkins's house called Lensfield on the south side. Beyond were Thomas Musgrave's Downing Terrace and his slums behind. Hobson's Conduit Head had been erected in its current position and the Leys School established. Belvoir Terrace was there next to New Bit and the Pemberton family had built Brookside. Behind it, much of New Town had been built and breweries existed at The Alma in Russell Street and possibly at the Panton Arms. There were schools in Russell Street and Union Road and the Perse School for girls occupied Panton House at the corner of Panton Street and Union Road. Trinity Hall's fine houses and terraces were there in Bateman and Norwich Streets and the Botanic Garden occupied the western part of its current site. On Hills Road were terraces on both sides, St Paul's Church, Caius Houses (later to be replaced by South Cambridgeshire Hall), Harvey Road and its fine houses, though not Drosier Road. Jesus College had built its fine villas leading up to the railway station and the Great Northern Hotel was at the corner of Hills Road with a tramway running down the centre of Station Road and Hills Road, linking to the town centre.

Leading off the east side of Hills Road were Harvey Road, St Paul's Road, Cambridge Place and Claremont, but no Glisson Road, Tenison Avenue or Lyndewode Road and little in Gresham Road, apart from Fenner's cricket ground. Development in this area was to come later.

By the time of the 1903 OS map, Glisson Road, Lyndewode Road and most of Tenison Avenue had been built. By 1937 it had all been built, including Cheshunt College at the corner of St Eligius Street and by 1967, the back to back housing off Saxon Street had gone, laboratories had appeared where once were the gardens of Lensfield, and Queen Street and Princes Street had been cleared ready for the multi-storey blocks of flats designed by Gordon Logie, the City Architect (Cambridge having been granted the status of 'City' in 1951).

The 20<sup>th</sup> century too saw the development of large scale buildings, from the Queen Anne Car Park, replacing Queen Anne Terrace, to a series of office blocks along the west side of Hills Road. The intense commercial interest in this part of Cambridge carries on unabated and the twenty first century will

see the development of high blocks of flats near the railway station, where the 'CB1' development is being implemented.

### **3.4 Archaeology**

The New Town and Glisson Road / station area lies to the south of the Historic Core, lying mainly in the areas of 19<sup>th</sup> century expansion. This has had an impact on the archaeological character of the area.

The main settlement cores of Cambridge lie to the north. Iron Age settlement was concentrated around Castle Hill, with additional settlement to the east and south. The Conservation Area lies between. Roman activity also focused on Castle Hill, although with the growth of importance of the site this stretched westwards and across the river southwards. The main feature of this period would have been the Via Devana, the main road that ran between Cambridge and Colchester. Traditionally it was thought that Hills Road marked this route, but this does not appear to have been the case. A rammed chalk surface some 4-5 metres wide was reported by Walker in the Perse School in the early 20<sup>th</sup> century, and a similar feature was noted in the Botanic Garden. This lay a few metres west of Hills Road, indicating a realignment.

Walker and subsequently Fox also recorded the presence of earthworks, indicating a possible Roman camp in the area of the railway station. These sources are usually reliable, but no corroborative evidence has been found in modern excavations. This could be down to truncation caused by the construction of the railway sidings and other works.

Other archaeological excavations indicate that this area was indeed in the hinterland of the Roman town, with fields (indicated by boundary ditches) and occasional quarry pits. Roman roads outside urban areas were often the foci for cemeteries or individual burials, and while no cemetery is known from the area there is a record of an undated skeleton found in the 19<sup>th</sup> century at the Old Perse School on Harvey Road.

The agricultural use of this area continued throughout the Saxon and mediaeval periods. There is a record of the construction of an isolation house for plague victims by the Vice Chancellor and Lord Mayor of Cambridge in 1574. This was sited at 'The Old Clay Pits' believed to be in the south-west corner of Parkers Piece. This is outside the King's Ditch and suggests that there was little settlement here.

In 1643, during the Civil War, the Parliamentary forces fortified Cambridge as it was the headquarters of the Eastern Association. These defences involved the creation of strongpoints or the reconstruction of older work, all joined by a defensive bank and ditch that ran across the river loop, thus enclosing the town. It ran along Fen Causeway, Lensfield Road and across Parkers Piece, and so marks the northern boundary of the study area.

Hobson's Conduit was constructed across the area in the early seventeenth century. This agricultural land was gradually absorbed by the urban expansion of Cambridge in the post-mediaeval periods, especially the 19<sup>th</sup> century.



The search area includes:

- one Scheduled Monument: Hobson's Conduit, CB35. Just the wellhead and base, not the culverts although these are mentioned in the description. The Conduit Head was relocated to here from Market Hill in 1849
- one Registered Park and Garden: the Botanic Garden ref. GD1603, Grade II\*

## 4. Spatial Analysis

The New Town / Glisson Road section of the Central Conservation Area comprises two separate and different residential areas, either side of Hills Road. On the west is New Town, from Lensfield Road south to the Botanic Garden, and on the right the Glisson Road area, running to the railway station in the south and Fenners cricket ground to the north. The Conservation Area also encompasses the open spaces to the west and south of Trumpington Road, The Leys School and grounds, part of Coe Fen and Sheep's Green, New Bit, the Botanic Garden and Brooklands Avenue.

These three areas have different characteristics, which are discussed in more detail below.

The current Conservation Area boundary excludes part of the west side of Hills Road and parts of Union Road, George IV Street and Coronation Street. It is recommended that these areas be included within the Conservation Area, together with a section of Hills Road east of the Botanic Garden. It is also recommended that an area between Hills Road and Foster's Mill, recently developed for blocks of flats be excluded from the Conservation Area.

### 4.1 New Town

As described earlier, this is the first residential area in the Conservation Area to result from the enclosure of the East or Barnwell Field in the early 19<sup>th</sup> century.

#### *Lensfield Road*

This forms the northern boundary to New Town and the south side of the road is included in this Conservation Area. On the corner of Hills Road is the Roman Catholic Church of Our Lady and the English Martyrs. Built between 1885 and 1890 of Bath limestone from Corsham Down, it is a landmark building when viewed from Hills Road, Regent Street or Gonville Place. A building of some bulk and decoration, it is listed grade II\*. Inside it appears smaller with aisles either side of the nave, two transepts and a sanctuary. To the rear and to Hills Road is the L shaped rectory of red brick in the Tudor style, listed grade II.

A group of trees separates the church car park from the Scott Polar Research Institute building (now the Polar Museum), again listed. A striking building of 1934 in English bond gault brick and limestone dressings in a classical style, it is of two storeys with hipped dormers behind a balustraded parapet. Above the central door is a roundel with a bronze bust of Captain Robert Falcon Scott, explorer, by his wife. In front and to the left of the building on a well-kept lawn is a bronze statue also by Kathleen Scott entitled 'Youth' of a naked male leaning back with outstretched arms inscribed below *Lux Perpetua Luceat Eis*. This sits in front of the Shackleton Library, a 1998 extension to the museum designed by John Miller and Partners. The extension is of an appropriate scale and design, making a positive contribution to the character of the Conservation Area. To the other side is an Inuit statue in pink Arctic granite. Only the front of the Institute is within the Conservation Area, the

1968 rear extension is not. Nor is the very tall (six storey and basement) Department of Chemistry (1953-60). This is a steel framed building with concrete cladding with high windows to Lensfield Road. It is partially obscured by mature lime trees but the view across its car park in Panton Street is stark. It is recommended that these laboratory buildings be included in the Conservation Area.

Beyond Panton Street comes Musgrave's Downing Terrace of 1819, listed grade II. Two storey and of gault brick laid in a Flemish bond with a slate roof, it has paired front doors and a continuous blank recessed wall arcade with round arches. The Lensfield Hotel, which is the centrepiece of the terrace with an extra floor, is unfortunately painted cream and the last two houses of the terrace have been sandblasted, again giving a sharp colour contrast. Nos. 59 – 65 form a terrace of villas, Buildings of Local Interest (BLIs), built of gault brick with tall canted bays of limestone. The end one, alas sandblasted, is linked by an archway to the former Spread Eagle pub (now The Snug). This has scribed render and a single storey front (pub) extension. Then comes Nos. 69-71 Lensfield Road, before Brookside is reached. Hobson's Conduit Head, listed grade II\* and a scheduled monument sits behind a white painted late 19<sup>th</sup> century spear head, cast iron fence. As all surrounding railings are painted black, white seems an odd choice of paint here. The Conduit Head is a hexagonal structure highly decorated on a moulded plinth.

#### ***Brookside (with Saxon Street and Terrace Lane)***

From the Conduit Head, Brookside extends southwards with Hobson's Brook fine black railings, gates and cast iron footbridges on the west, and housing on the east side. The former Cross Keys PH has a 19<sup>th</sup> century single storey front pub extension and behind is a two storey building, gable to the road with arched windows and decorative cusped bargeboards to the eaves. The pub section is now painted chocolate brown and the two storey section behind, lime green. An extremely unfortunate choice of colour, it now houses the Japas Bento Box. It sits on the corner of Saxon Street which has granite setts, now a rare sight in Cambridge's Streets, and on the other side, occupying the car park created when Musgrave's back to back houses were cleared is a new terrace (30 – 36) of yellow brick with reconstituted stone details, three storey with dormers. It is by Cound Page for Connolly Homes and was built in 1992. Its scale and proportion sits well in the street (Nos. 26 – 29 behind, front Terrace Lane). Smaller houses of the same development run down Saxon Street on its south side as another terrace, equally in keeping with the street scene and complementing the small two storey early 19<sup>th</sup> century cottages which take Saxon Street eastwards to Panton Street. The north side of Saxon Street comprises the rear view of properties on Lensfield Road.

Back on Brookside, the modern terrace is followed by the early 20<sup>th</sup> century Mezereon House (No. 23) and then a white painted building and a pair of two storey gault brick early to mid 19<sup>th</sup> century houses (Nos. 21 & 22) with fanlights over front doors and large dropped dormers in the roof. These are BLIs. Beyond Pemberton Terrace are more BLIs – Pemberton's villas for the well-to-do, Nos. 2 – 19. Gault brick, up to three storeys with basements and

some dormers. The front doors are reached by steps. Tall bay windows with limestone detailing and railings, they have private front gardens across the road alongside the brook, each bounded with simple wrought iron railings of bayonet tops with main posts having fleur de lys finials. These are much lower than the railings further north. Opposite Pemberton Terrace is one of the listed cast iron footbridges over the brook and beside it is a grade II listed telephone kiosk, one of Sir Giles Gilbert Scott's K6 designs of 1935, with domed roof, unpierced crowns in the top panels and marginal glazing to the windows and door. Brookside also has attractive lamp posts of concrete with lanterns above.

At the end of Brookside is No. 1 a grade II Listed Building which seems to sit on Bateman Street, but the latter was only connected to Trumpington Road in 1923. The house is large, of gault brick, mostly six over six pane sash windows with a slate roof, hipped and with a semi circular projection on the west. It overlooks the Botanic Garden to the south. There is a new entrance kiosk to the Botanic Garden where Bateman Street meets Trumpington Road.

#### ***Bateman Street, Norwich Street and Francis Passage***

Bateman Street is a straight road running from Hills Road to Brookside. On its south side are large houses of paired villas or detached houses, backing onto the Botanic Garden. The streetscene is softened by the presence of mature trees. On the north side, the character is different, with long terraces, producing a tall unrelieved wall of buildings of three storeys with basements and, as in Norwich Street, the smaller terraces are hard on the pavement edge. The two streets run parallel and are linked by Francis Passage, which runs on to Russell Court. The streets were developed by Trinity Hall from around 1850, as described earlier.

Bateman Mews, which runs behind Nos. 48-56 Bateman Street are modern townhouses dating from the early 1980s.

Many of the larger houses in Bateman Street have been altered and extended, and a number converted to educational uses. They vary in height, some three and even four storeys with basements and some are reached by steps and have front gardens. The extensions too vary in scale with only the St Mary's School extension being out of proportion with the streetscene. However, this is also considered to be a building 'of its time' by David Roberts and Geoffrey Clarke, who were well regarded local architects. Bearing the sign *Beatae Maris Virginis*, this rather brutal extension (1962-4) of four storeys with a flat roof contrasts markedly with the old villa with its attractive Classical porch and marginal glazed windows.

There are many surviving architectural details and features which contribute to the street's character. Close to Hills Road on the south side, No.63, a two storey house, has cast iron window box guards on the first floor and a fancy cast iron porch canopy supported on pierced barley twist columns. Part of the St Mary's School complex at the west end of the street is highly decorative, with moulded brick and cream and red tiles set around the door to No.46. At its west end, the street finishes on the south side with a high gault brick wall

which terminates at a new corner entrance to the Botanic Garden, attractively marked by railings and an ornate arched gateway set within a paved area. Within the garden, the new modern ticket office is visible behind the gates.

On the north side from St Eligius Street, is the listed former Cheshunt College, which has since merged with Westminster College, (now partly the Masonic Lodge), of 1913-14 in a neo-Tudor style with mullioned windows and leaded lights, built of pale narrow brick with limestone and with a central porch tower to its main range. It is gabled with a pantile roof.

Norwich Street is without trees. It is well paved and has hanging baskets and window boxes on the terraces of small houses, two storeys high, which line either side of the street, hard on the pavement edge. The roofline articulates and relieves the rows. The individual houses have differing minor detail, such as *fleur de lys* motifs on lintels, red brick bands, semi-circular fanlights and boot scrapers.

#### ***Russell Court, Russell Street and Coronation Street***

Russell Court comprises mainly modern, small scale housing creating a street form and the primary school and its playground. At its west end is the three storey Alma Brewery public house in painted gault brick, a remnant of the former alignment of Russell Street.

Russell Street itself has much 20<sup>th</sup> century housing, including St George's Court nursing home. Much is two or three storeys high in cream brick, alas all in stretcher bond, and though not of great visual interest, is of reasonable scale. At the end of the street, the road is blocked by an unattractive wire mesh fence which surrounds the modern primary school grounds. This requires enhancement. On the south side is the old National School (Nos. 27 – 29) with its gabled entrances for boys and girls. Now converted, it is of local historic interest and is suggested for BLI status.

Coronation Street is an exercise in mid 20<sup>th</sup> century housing, from the high rise (six storeys) of Hanover Court to the modest sized housing running into Russell Court. The former was built in the late 1960s, the latter in 1974, and aptly demonstrate the difference in architectural approach a few years can make. Whereas Hanover Court is brutally modern, Coronation Street and Russell Court follow the vernacular scale and the local grain. Both are very much 'of their time' and interesting as a result.

These streets are largely outside the current Conservation Area boundary and it is recommended that they be included.

#### ***Union Road, King George IV Street and Bentinck Terrace***

King George IV Street links Coronation Street to Union Road. On its west side is Hanover Court and across the road are remnants of early 19<sup>th</sup> century housing which is of local interest and are suggested as additions to the BLI list. No. 18 is a white painted brick house with a low pitched roof behind a parapet. Six over six hung sashes in four inch (100mm) reveals, a central door with arched top and a string course at first floor window sill level. Just

along the row, Nos. 15, 16 and 17 have a rendered ground floor and gault brick above separated by a string course. Again a parapet conceals a low pitched roof and the windows are a mix of two over two panes and marginal glazed types. The front doors have little projecting canopies.

Union Road starts with the former Roman Catholic school of 1867 – 8 and then much of the road is taken up with modern development of varying quality. The south side is taken up by Hanover Court as far as Bentinck Street and then a two storey office in red-brown brick and the flank wall of the Perse Girls' School. The north side has some interesting modern buildings including the Crystallographic Data Centre of 1992 in narrow red (Roman) brick and a glass (crystal) panel. A good modern building, it rises to three storeys and is hard on the roadside. The new laboratories to the rear of the Chemistry Department are next with the Unilever building. This latter was built in 2000 and is of red brick hard on the pavement edge. It is by the same architects as the Crystallographic Data building, Eric Sorenson and Zilbrandtsen.

A small two storey villa is set back from the road with a white painted single storey building, gable to the road with a Venetian window. It is recommended that Union Road be included in the Conservation Area.

Bentinck Street comprises a mix of two storey, gault brick and slate terraced housing. The earlier ones have semi circular fanlights over the doors and sash windows without horns. Bentinck Terrace comprises four houses at the north end of the street, with rectangular fanlights and two over two pane sash windows with horns and stone lintels with tulip motifs.

### ***Panton Street***

Panton Street is terminated at each end by two buildings of very different scale, form and mass to that of the street itself. The Chemistry Laboratories at the north and the Convent extension at the south. Between them, are pleasant rows of 19<sup>th</sup> century houses. On the east side is a terraced row, then beyond Union Road is the four storeys high Perse School for Girls with overhanging slate roof above a fourth storey projecting bay. It is a strong building on a corner site and terminates the row of Listed Buildings, Nos. 27-41 dating from around 1830, of gault brick and slate with paired front doors.

The Panton Arms turns the corner of Coronation Street more modestly than the Perse, but still with style. This is a former brewery and the listed cast and wrought iron gates to its yard proclaim Greene King in its lettering. A modern terrace follows to Russell Court and then the 19<sup>th</sup> century gault brick terraces continue to the end of the street. The first of these has a three storey house with a basement at mid point and the corner to Norwich Street has the attractive double fronted Norwich House, with bay windows to basement and first floor either side of a row of steps leading up to a fine doorcase and front door with the house name in the fanlight.

On the west side, Panton Street starts with modest cottages around Saxon Street, including Panton Hall behind attractive railings. Nos. 26 and 32, dating from around the 1830s, on this side are BLIs, as is the terrace Nos. 42 – 48,



which are from 1851. There is a carriageway entrance between Nos. 44 and 46. After a gap around St Anthony's Walk the terraces resume to the end of the street with the Christian Science church forming visual interest. This was the Primitive Methodist Chapel of 1866 and is of local historic interest; it is proposed as an addition to the BLI list.

***Pemberton Terrace, Pemberton Place, St Eligius Place and Brookside Lane***

The north side comprises the flank walls of properties in Brookside and Panton Street. Between these run Pemberton Place with Brook Cottage, of ochre-washed brick, on the corner with its bay window and door canopy and then St Eligius Place. On the south side is a terrace with striking polychromatic brickwork and limestone detailing. Three storeys with basements, the end houses are gable to the road as they turn corners. The one on the corner of St Eligius Street has red brick canted bay with Gothic windows, whilst at the other end on the corner of Brookside Lane, the bay is of limestone. There are red brick bands in the grey gault brick and dog tooth string courses also in red. All of the houses in the terrace have bay windows to the ground floors and basements. There are iron railings with spear tops along the pavement between bay windows.

The west side of Brookside Lane has the back gardens and greenery of the houses on Brookside and a fine London plane tree on the corner. On the east it has a modern house, set back and then No.1 which is of gault brick with a slate roof and a projecting first floor bay window to its gable fronting the lane. To the side of it is a glimpse of the cottages of Coronation Place.

***St Eligius Street, Coronation Place, and St Anthony's Walk***

From Pemberton Terrace, much of the east side is garden wall to Panton Street properties and then a short terrace (Nos. 1-11) of two storeys of gault brick and slate, with little front gardens. Then comes St Anthony's Walk with modern two storey housing on its south side. The Hospital of St Anthony and St Eloy, founded in 1361 as a leper hospital, was sited near the west end of Lensfield Road. It gradually became used as almshouses and was demolished in 1852. Replacement almshouses were built in St Anthony's Street, as it was then called and these new houses replaced them. The reference to St Anthony and St Eloy (Eligius) is retained in the street names.

The west side of St Eligius Street up to this point is occupied by a small number of houses, then Coronation Place is reached, a row of small early 19<sup>th</sup> century cottages of gault brick and slate with six over six pane windows, running between St Eligius Street and Brookside Lane. They have small front gardens separated from the cottages by a path.

St Eligius Street then continues to Bateman Street firstly with a flank wall and then the neo-Tudor former Cheshunt College in limestone. On the opposite side is the back of the Christian Science Church, which was the Primitive Methodist Chapel and fronts Panton Street. A plaque says June 23<sup>rd</sup> 1874, which may have been the date of the Sunday School as the chapel was built in 1866. A small row of houses completes the street.

## **4.2 Glisson Road and Station area**

Development here came later than the New Town area, the last quarter of the 19<sup>th</sup> and the first decade of the 20<sup>th</sup> centuries mostly. The area includes the buildings on Gonville Place, fronting Parker's Piece, Fenners Cricket Ground and the Railway Station. Street names have associations with Caius College: Gonville, Drosier, Gresham, Harvey and Glisson.

### ***Gonville Place***

The south side of this road is included within this Conservation Area; the north side which largely forms one of the edges of Parker's Piece is not (it is within the Historic Core Conservation Area). The road is a busy thoroughfare with trees on both sides and fine views across the Piece. It was once lined with substantial houses and Queen Anne Terrace, all part of Caius College's land holding after the Enclosure Award. Of the larger houses, the Gonville Hotel survives, though much altered by extensions and the grounds of two large houses in Gresham Road border the street behind walls, railings and trees. The Gonville has a large plane tree near its entrance. The terrace has been replaced by the multi-storey Queen Anne car park, with the Kelsey Kerridge Sports Centre above it, rising to four floors, as is the red brick YMCA building, which comes next. Both detract from the streetscene but are mercifully partially hidden by roadside planting of maple trees.

A happier addition to the road is the Parkside Swimming Pool, S & P Architects, on Donkey Common at the northernmost point of the Conservation Area where it joins Mill Road. A pool was built here in 1961 – 3, but this has been replaced by a striking, yet comparatively low building of 1999. It is largely of glass and yellow brick and has a curved roof which overhangs with tension rods of white steel holding it like guy ropes. The edge of Donkey Common has mature lime trees with more recent tree planting, particularly along Mortimer Road. Sadly, the bronze statue called The Swimmers is hidden from view amongst shrubs. It is by John W Mills to the design by the late Betty Rea and was erected in 1966.

At the other end of Gonville Place, near to Hyde Park Corner is a good view of the Catholic Church and before the traffic lights, two pairs of villas with two storey bay windows; the first with ball finials to the bay roof, the second with parapets to the bays and Dutch gables. The view to the Local Examination Syndicate building of 1964 is not pleasant. It rises to five storeys with white cladding and a flat roof. A building that turns the corner of Hills Road with greater style is needed.

### ***Harvey Road, Drosier Road, Gresham Road and Fenners***

Harvey Road is lined with mature London Plane trees. The avenue is no longer complete, but the effect is charming. If it is possible, attempts should be made to replant to retain the character. The buildings too are good, pairs of matching villas of two storeys and attics with basements, front doors reached by steps and stout brick bay windows to the ground floor with lean-to roofs or parapets. All are of gault brick with just a little limestone detailing and plain tile roofs where not replaced by concrete pantiles. They were built for dons and the professional classes and are worthy of being BLIs although only



No. 6, which was the birthplace of John Maynard Keynes in 1883, is currently designated a BLI.

Drosier Road leads off Harvey Road and is a small street, which leads to modern housing, but on the corner with Harvey Road is the substantial Drosier House of gault brick with limestone dressings and a red pantile roof. It is a different style to the others in Harvey Road and has a two storey bay window.

Gresham Road contains comparatively few buildings with much of the north-east side taken up with the University tennis courts behind a long gault brick wall and then the Health Centre of 1951 of red brick and Crittal windows, two storeys high. The opposite side has another long gault brick wall and then a building which may be a converted workshop followed by red brick buildings (1895) which lead up to St Paul's Road. Between here and Harvey Road are more walls of gault brick with trees behind.

The character of the road changes from here. There is a large tree at the end of Harvey Road, and more tall trees are viewed beyond. On the right is a path leading to Fenners Cricket Ground and then Fenners Lawn, red brick modern apartments with a row of cherry trees in front and then two larger sycamores. Beyond this, the road narrows and a small garage of re-used stock brick juts out attractively before Nos. 3 & 3a are reached which date from the 1830s. This is an attractive Listed Building of grey gault brick and timber hung sash windows of many panes (eight over eight and ten over ten) with a fig tree growing against it. The road becomes a cycle path as Gonville Place is approached and on the right is Gresham Court (formerly the farmers' club, Owen Webb House), a listed fine Georgian house of gault brick and slate, now converted to flats with more behind. Fronting Gresham Road is a pleasing modern terrace of two storeys which sits well in this location. On the left, set back behind trees is No. 2, Gresham House, a substantial gault brick house and then villas leading back to Harvey Road.

Fenners Cricket Ground is not visible from the street. A narrow passage leads to it from Gresham Road. Inside, this attractive ground is lined by Fenners Lawn apartments, Hughes Hall and the Pavilion. There is a long view to the north of the red brick Hughes Hall which is within the Mill Road Area section of the Central Conservation Area.

#### ***St Paul's Road, St Paul's Walk, St Paul's Place and Cambridge Place***

Terrington House occupies much of the north side and the church and associated buildings, much of the south. The rest of the street comprises substantial houses and large, paired villas of the 19<sup>th</sup> century. Sancton Wood School is almost covered in Virginia Creeper and is a sizeable property with large bay windows (twelve over twelve panes) and sash windows of eight over eight panes. It is built of gault brick and has a plain tile roof. Beyond are a pair of villas, similar in design to those on Harvey Road and surely by the same developer. On the south side is the small, single storey Elie Almshouses, 1865 – just three cottages beneath a low eaves roof and gault brick with red brick patterns in bands and diamond diaper work on the gable

to the road. Next to them is a pair of villas with a canted corner bay window of two storeys, surmounted by a conical slate roof with a ball finial on top - rather like a belvedere. It is of golden limestone as are two further bays, this time square rather than canted with hipped slate roofs. The rest of the building is of grey gault brick.

Around the churchyard is a low wall of knapped flint, which continues at a greater height along the road eastwards.

St Paul's Walk runs alongside the south boundary of the churchyard. A narrow path leading to a modern terrace in cream brick with basements and steps to the first floor and curved topped dormers in the slate roof. The steps and small front gardens are surrounded by blue painted railings. This group continues into Cambridge Place which runs parallel to St Paul's Walk, a little further south. This is a pleasant group which fits in well.

St Paul's Place has little in it and the dental surgery (originally built as a detached house) is not very attractive.

Cambridge Place, on the other hand, has been repaved and much rebuilt with largely two storey, modern houses in the narrow street, following the pattern of St Paul's Walk – very much in scale and very much in keeping.

#### ***Hills Road from Gonville Place to Station Road (with Highsett and Claremont)***

From Hyde Park Corner, Hills Road begins with the Catholic Church on the west side, which is a Citywide landmark and the Examination Syndicate building on the east. This building does not complement the church and is visually weak, which is unfortunate on such a prominent site. Beyond, on the east, are more office buildings up to St Paul's Church, whilst the west side has the fine, grade II listed Wanstead House of 1825 which incorporates eighteenth century features from Colen Campbell's house of the same name in Essex, which was demolished the year before. A series of early 19<sup>th</sup> century houses follow, all of gault brick with stucco to the ground floor, culminating with Cintra House, re-fronted in the 1860s with stucco and much decoration. The row finishes with a modern office block at the corner of Coronation Street, which contributes little visually.

Across the road the buildings are fragmentary and office buildings generally detract apart from No. 7 Hills Road at the corner of Harvey Road, which despite being cleaned, is a substantial gault brick house of three storeys with a hipped slate roof and bay windows either side of a central door, which has a projecting porch with a parapet. The sash windows are two over two panes, though a side window is six over six. Its setting is heavily compromised by the large, utilitarian office block of buff/orange brick in stretcher bond, which sits in a car park next to it. The roadside lime trees and single yew tree are an important foil here.

Terrington House of four storeys with basement, which is on the corner of St Paul's Road is perhaps less obtrusive as it presents a narrower, steel clad façade to Hills Road, but the long side to St Paul's Road is less pleasing with its terracotta cladding (although this is an improvement on its previous

appearance). St Paul's Church in red brick with diaper patterning and Weldon limestone detail is an important visual stop when viewed up Coronation Street. One of Ambrose Pointer's tudoresque 'Commissioner' churches, the others being Christchurch on Newmarket Road and St Andrew the Great on St Andrew's Street.

From here to Glisson Road, both sides of Hills Road are of gault brick houses with shop fronts, some having front extensions to accommodate the shop. Shopfront design has deteriorated with over sized fascias garish colour and lack of proportion. The result is to down grade the quality and appearance of the road. A robust shopfront policy is required here.

On the west side Nos. 38 to 44 have the remains of former shopfronts and the gable painted sign proclaiming Bulls Dairies with a picture of a Jersey cow's head. This is of local interest and should be included in the BLI list with Nos. 42 – 44. The row has some surviving sash windows at first floor level and the articulation of the roof heights gives further visual interest. It is recommended that this be included in the Conservation Area.

From Glisson Road southwards are office buildings as far as Highsett. Only Nos. 39 (Felbrigge) and 41 (Beechwood Complementary Medicine) survive as houses, though both are altered. Felbrigge rises to three storeys and Beechwood to two, both with basements, of gault brick with hipped slate roofs and gabled stacks. They are BLIs.

On the west side are a series of tall office blocks (up to four storeys) of bulky and uninspiring architecture. They are out of scale with the rest of the road and give a fragmentary appearance without architectural cohesion. Some have been redeveloped including 'Three Crowns House' which was refurbished and extended.

In contrast, on the east side is Highsett, designed by Eric Lyons for Span Developments Ltd 1958-60, then subsequent phases of 1962 and 1963-4 (which received a RIBA Award in 1966). Three storeys high in the first phase fronting Hills Road but behind a brick wall and trees. Flat roofed and clad in purple hung tiles, the apartments surround a courtyard which has a cloister on the far side, with columns and beams painted white and beyond a quiet garden of grassy mounds, trees and shrubs retained from the gardens of former villas. Beyond is phase II, of cream brick, two-storey houses around a courtyard, then phase III, mainly three storey and a walled pathway leading to Tenison Avenue. This is a pleasant urban space and surprisingly peaceful. It is a shame that it is a 'gated community'.

Beyond Highsett and set away from the road is Claremont – another pleasing space. A model development, dating from the mid-19<sup>th</sup> century, of six houses in two terraces, all of gault brick with stone dressings and now with artificial slate roofs, the houses face one another across an open landscaped court, which has its own gas lantern, still working. These are BLIs being of local historic importance.

From this point, Hills Road continues with a few more shops and the former Great Northern Hotel turns the corner into Station Road.

### ***Station Road and the Railway Station***

The two Listed Buildings, the War Memorial and the Railway Station, mark the two ends of Station Road. Although attractive, neither are structures of great scale and so they do not act as 'visual stops' in the streetscene. The overriding impression of Station Road, looking east or west is of an avenue.

The large lime trees reduce the scale of the office buildings on the south side, and allow attractive glimpses of Salisbury and Arundel Villas also on the north side of the road. Over the years, the lime trees have created an avenue which makes a positive contribution to the character of the Conservation Area.

From Hills Road to Tenison Road, Station Road has a strong character despite the differences of building form on its opposite sides. This is due to a large extent to the trees, but also because the buildings are set back from the road and have a rhythm of scale and form. The 'Three Deities' (Demeter, Leda and Jupiter Houses) are particularly well-mannered in townscape terms; Daedalus House is not, due to its heavy appearance and the length of its front to the road.

The particularly fine group of villas forming Arundel Villas, St Andrew's and Salisbury Villas are BLIs, with fine brick detailing and a front roadside wall constructed of early no-fines, shuttered concrete, rather in the manner of puddled earth. Behind its render the horizontal lines show the various stages ('lifts') in its construction. Such minor details as this and the surviving gatepiers and granite sett crossovers are important elements, contributing to the character of the area. It is a pity that the Cambridge Centre for Sixth Form Studies requires so much advertising – a reduction in the number and size of signs is needed.

From Tenison Road to the Station, the character is much more fragmented. This fragmentation is currently emphasised by the amount of redevelopment taking place and hopefully will lead to substantial visual improvement both to the streetscene and the traffic dominated forecourt to the station building.

Wilton Terrace (Nos. 32 – 38) is a row of particularly fine villas, three storeys high of gault brick with red brick banding, with two storey, canted bay windows and attractive tile detailing. Set back from the road behind a no-fines concrete wall they are pleasant BLIs, but, as part of the Masterplan for the redevelopment of CB1, are to be demolished with an expectation that they will be replaced with a building of quality that will make an equal or enhanced contribution to the character and appearance of the Conservation Area. Murdoch House, in contrast, relates very poorly to the Station because it sits on the footpath edge and, therefore, pinches the space. An attempt has been made to echo the station design, with tall arches with recessed windows, but the effect is a pale imitation, not helped by brick colour or the additional floor and its slate cladding and rooflights.

The Station building has a fine arcade, high with round arches and roundels between with College coats of arms. It is unfortunate that Marks & Spencer have covered their windows with advertising which should be more sensitively used and applied in a grade II Listed Building. To the south the station building changes character with the Great Northern section, but remains similar in scale and proportion. Much of the land beyond has been cleared for development apart from the remains of Foster's Mills silo, which has been damaged by fire, and the Mill itself. The Mill is to be included in the development of the area and has planning permission for conversion, with the external appearance restored to its former glory.

The large area of cycle and car parking to the north side is a prairie of shining metal when the sun is out, but this cluttered environment should be improved by the CB1 development. The former northern sidings still retains railway buildings, mostly one or two storeys high in gault brick with slate roofs and some with louvres on the top, including a former warehouse of the Midland Railway dating from around 1863. It is a BLI converted to a hotel (City Roomz) with ground floor windows set behind iron loading doors, which serve now as shutters.

The west end of Station Road terminates with Kett House, with its feature brick façade depicting the former Cambridge Wood & Stone Carving works (which became better known as 'Rattee and Kett') which turns the corner with far less grace than the former Great Northern Hotel opposite. The latter, now a row of shops and cafes has a scribed rendered ground floor with gault brick above and two over two pane sash windows to its other two floors. It turns the corner with a gentle curve and is a BLI.

The War Memorial, listed grade II, is a bronze statue of a soldier, rifle slung over his arms and his eyes fixed on the railway station, which was the point of his departure to war. This is one of three memorials placed by local residents after the First World War, the others being Ely Cathedral's chapel and an annex building to the old Addenbrookes Hospital to look after the wounded. The memorial celebrates victory as well as remembering those who have not returned. As part of the new Botanic House Development, the War Memorial will be re-sited on land adjacent, and will no longer be a traffic island.

#### ***Hills Road from Station Road to Brooklands Avenue***

On the east side of the road are two long terraces (Eastbourne and College Terraces) of two storey gault brick houses with slate roofs. Though much altered, they provide a visually important edge to the road and are listed as BLIS. To the rear of Eastbourne Terrace is the base of a crane (another BLI), the last surviving industrial artefact to the Great Northern Railway, which had goods sidings here.

Beyond, a single house survives (No. 125), currently boarded-up, but still with granite setts in the apron meeting Hills Road. Beyond is now a redevelopment site, a pair of houses having been demolished, and then the Earl of Derby public house another BLI with its hipped slate roof and gault brickwork. The redevelopment of railway land behind these buildings has not



been sensitive in terms of scale and height (five storeys) and it is important that the surviving buildings on this side of the road are kept.

On the opposite (west) side, Botanic House (No .100 Hills Road) is a new 'lens' shaped building, with curtain-walling on the north-eastern elevation. It has an impact on the character and appearance due to its design and height. However opinions on whether it is a positive or negative impact are divided. The re-siting of the War Memorial was included in the application for this site, although, at the time of writing, this has not yet been undertaken. The Flying Pig Public House (two storey, rendered front with ground floor bay windows and eight over eight pane windows above) and the Osborne Arms Public House (two storey with a parapet and painted brick, no bay windows and six over six pane windows above), are followed by a building of three storeys and a basement, in reclaimed brick with rusticated render to the front and then an ungainly office building of three storeys in a dull brown brick. This group is currently outside the Conservation Area. It is recommended that they be included for the sake of continuity.

A gap in the building line marks the edge of the Botanic Garden and then comes the charming polychromatic brickwork of the Royal Albert Homes. The centrepiece to the road front is provided by a small tower with a clock and a bust of Prince Albert. This attractive little group of almshouses sits behind a low wall in its own grounds, which are lit by small (eight foot high) cast iron lamp posts.

#### *Tenison Road and Tenison Avenue*

Only a short stretch of Tenison Road is within this Conservation Area, from Station Road to Lyndewode Road and only the west side; the rest is within the Mill Road Area. The view from Station Road is not particularly interesting. On the west side the no-fines concrete boundary wall to Salisbury Villas in Station Road, turns into Tenison Road and is then replaced by a tall gault brick wall before arriving at George Pateman Court. There is little enclosure of the street up to this point. Beyond are terraced rows leading up to and beyond Tenison Avenue on the west and a new housing development on the east side called Ravensworth Gardens. The first terraced row has been much altered and has a number of bed and breakfast establishments, beyond Tenison Avenue the gault brick terraces 128 – 130 and 132 – 136 have subtle differences in the detail, the former having ground floor bay windows, whilst the latter have two storey bay windows with aprons below the bays, fluted columns with acanthus leaves dividing the windows and swags in red brick between the ground and first floor windows. A date on the side of the bay window states 1889.

Tenison Avenue is later with pairs of substantial houses on both sides dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. There is a fine view down the road to Highsett with its tall trees. At this western end, the road turns a right angle bend and runs between flanking walls to meet Lyndewode Road. Many of the houses in Tenison Avenue have names, there is a range of designs clearly by individual builders and an 'Arts and Crafts' feel to the street. Both ends of the north side of the street have houses built around 1910. A mix of canted and

square bay windows, moulded brick panels, limestone dressings, some have gables above bay windows and some have decorative finials. Almost all are of gault brick, which gives unity despite the decorative variety.

### *Lyndewode Road*

This is a quiet road of substantial houses, mostly in pairs but with some detached – all with small front gardens, usually behind low brick walls and much shrubbery. Many houses have two-storey bay windows, some canted with limestone, some square, some with parapets (often decorated with patterns), some without, some with steep gables above the bays, some Dutch gables and gabled dormers too. Again, despite this variety and the use of red brick detailing, there is visual unity, which owes much to the use of grey gault brick and slate for roofing. Some of the slates are decorative too, with bands of fish-scale slates being used. At its east end, the street terminates with a small triangular green and the west end view out into Glisson Road is of a three storey gault brick warehouse with red brick contrasting bands.

### *Glisson Road*

The three storey warehouse opposite the end of Lyndewode Road is polychromatic with red and cream gault brick and arched metal windows with glazing bars either side of hoist doors on the upper floors and a hoist jib to the right. There is a rectangular name panel in the gable, but no name. A squat extension sits next to it and the whole is an arts centre. Across the road, a curved gault brick boundary wall elegantly turns the corner of Lyndewode Road.

Pairs of villas line Glisson Road with the occasional detached house. There is a similar unity to the street as in Lyndewode Road and a similar variety in decoration. The buildings on the south-west end of the street are less grand, but still in polychromatic brickwork. Close to Hills Road is a three storeys high, double pile industrial building with pairs of gables facing Glisson Road and Cambridge Place. It has arched metal windows and is of white painted gault brick. It now has an office on the ground floor and a car park facing Cambridge Place, which runs parallel to the north of Glisson Road.

Away from the Hills Road end, Glisson Road has grander properties, more generously spaced, but all in gault brick with red brick and sometimes limestone detailing and slate roofs. Most have bay windows. Blantyre is different though. It is wholly of red brick and has a date of 1903. The corner with Gresham Road is marked by a three gabled property (The Gables), which presents a gable to each street and one to the corner, which is impressive. At the north-eastern end, Glisson Road suddenly narrows. The end of Caius College land has been reached and beyond are the buildings which run off Mill Road, much smaller in scale, both buildings and street widths.

### **4.3 Area West of Trumpington Road and south to Brooklands Avenue**

This area is less developed than the preceding two. It includes common land, Sheep's Green, Coe Fen and New Bit, the private grounds and sports fields of

the Leys School, the Botanic Garden and the north side of Brooklands Avenue, which has a scattering of buildings in generous grounds.

#### ***Fen Causeway with Coe Fen and Sheep's Green***

Fen Causeway was opened in 1926 to ease the congestion of Silver Street Bridge and to link Newnham to Trumpington Road. Not without controversy, the causeway divided both Sheep's Green and Coe Fen. There have been a number of attempts to develop these meadows over the years, all thankfully thwarted. They are still used for grazing and informal recreation, bringing the countryside right into the heart of the City.

The land to the south of the road is within the study area. Sheep's Green and Coe (cow) Fen have subtle differences and are divided by the River Cam. There are fine views across Sheep's Green from Fen Causeway and a more restricted view of Coe Fen, which pinches in at this point as its width is reduced by a meander of the Cam. Sheep's Green retains the line of former watercourses and the trees are willow (some old pollards) and poplar, with Lombardy poplars giving a vertical emphasis. Though less used for recreation than Lammas Land to the west, it still has bathing places. There is a cattle free picnic area here and the Learner Pool for mixed bathing. Coe Fen has less of a recreational role, though like Sheep's Green it is crossed with foot and cycle paths and it retains the site of a former bathing place. The Fen is divided by a central ditch, cut in the mid-19<sup>th</sup> century and is a narrower space, following first the Cam upstream (southwards) and then the Vicars Brook westwards where it runs into New Bit. Coe Fen and New Bit have fewer central trees and are essentially open spaces with trees confined to the edge. Fen Causeway, Coe fen, Sheep's Green, Lammas Land and New Bit are all within the Green Belt, bringing it to the City Centre.

Adjoining Coe Fen to the west is the Leys School and the plant buildings for its pool, along Fen Causeway close to the edge of Coe Fen, are not attractive. Going west along Fen Causeway, the first of the main Leys School buildings is a rather austere red brick structure when viewed from the road, but it forms the northern edge of the Upper Quad.

#### ***Trumpington Road with New Bit and the Botanic Garden***

The section of Trumpington Road in the Conservation Area, runs from Fen Causeway to Brooklands Avenue. On the left (east) is Brookside, which follows Hobson's Brook to the Botanic Garden and on the right (west) is, first of all, the main entrance building to the Leys, the King George V Gatehouse. Built at the start of the First World War and designed by Sir Aston Webb, it is of red brick with limestone dressings to mullion and transom windows, central archway and the projecting bay above, which has a parapet and coat of arms. On the plain tiled roof is a bell tower with a small copper cupola on top and in front of it all, are a pair of wrought iron gates with an overthrow, set between rusticated red brick piers, surmounted by stone ball finials. These are all listed, grade II. Also listed within the school are the Chapel 1905 – 6 and the Headmasters House, which occupies the original Leys villa of 1815.



Further along Trumpington Road are more school buildings, glimpsed through trees and then the modern sports centre. This whole stretch of Trumpington Road is lined with mature trees. Next is Belvoir Terrace, an elegant, three storey high small terrace with basements of gault brick with six over six pane sash windows to the ground and first floors and three over three paned sashes to the top floor. An arched entry connects the listed terrace to Vine Cottage in a similar style, which is of local interest. It is slightly forward of the main terrace block and is by Salvin, 1857.

New Bit follows and provides views between its roadside horse chestnuts. It is an open common, tree lined and triangular in shape, crossed at its northern edge by a foot and cycle path, which runs along the high gault brick garden wall to Vine Cottage and links New Bit to Coe Fen. At the tip of the triangle, close to the junction of Trumpington and Chaucer Roads is the elegant listed Trinity Hall milestone of 1728, the first of a long line along the old road to London, telling us that we are one mile from Great St Mary's Church. New Bit was once partly arable, but was reclaimed as common. Along with the Leys (before the school was built), it provided cattle grazing for the small dairies that sprang up in the newly built New Town to the east. The cows used the little iron footbridges over Hobson's Brook to get from New Bit to their milking sheds. New Bit is now lined with 'Cambridge' iron post and rail fencing, painted black and looking very smart.

On the opposite side of Trumpington Road, beyond Brookside, Hobson's Brook continues, fenced from the road with post and rail fencing, all painted black again. These railings, running the whole length of the brook are listed, grade II. The Botanic Garden lies beyond and it is glimpsed through wrought iron gates with a semi-circular overthrow between two rusticated stone piers. They date from around 1765 and came from the original Botanic Garden in Free School Lane. On either side is screen iron fencing of around 1850 and in front is a single span cast iron footbridge of 1850, decorated with rosettes and the University Arms – all by Swan Hurrell of Market Hill and listed, grade II and a charming composition.

Further along is another footbridge by the same founders, this time giving access to the small Brooklands Lodge, a cottage ornée, of grey gault brick and in the Gothic style with arched windows with shutters, listed grade II. The Botanic Garden contains Cory Lodge, a building of 1924 by Baillie-Scott and named after Reginald Cory, a generous benefactor of the garden. It is of white painted brick, two storeys high with a slate roof and a porch and verandah with pillars. It is also listed, grade II and houses the library and offices.

### ***Brooklands Avenue***

The north side of the road is in the Central Conservation Area, the south side is within the Brooklands Avenue Conservation Area. The road is tree-lined, creating an avenue, and many of the trees are hornbeam. The Cambridge and County Bowls Club is the first building, single storey with concrete tiles and rendered walls. To the east is the bowling green and a small pavilion with a little clock tower. Next is Brooklands Court, a modern group of buildings in

cream brick laid in a stretcher bond with a concrete tile roof. The next building houses the Ancient India and Iran Trust. It is a five bay, solid villa of grey gault brick with a hipped slate roof and overhanging eaves and steps going up to the front door. The windows are a mix of one over one pane timber sashes and two over two set in four inch (100mm) reveals above stone sills.

The following 'villa' is another gault brick and tile building with a central projecting bay and a date of 1863 on the gable. It has arched windows and an arched doorway with ground floor bay windows either side of the door. The next is used by health services and has a projecting conservatory on the front which detracts and then comes No. 17, which is a large gault brick house with stone detailing and canted two storey bay windows either side of a grand front entrance complete with columns supporting a flat canopy. There is a one over one pane sash window on the first floor above the door and above that in a triangular gable is a small arched window. The property has been extended to the east with a two storey wing.

Then some newer buildings including the Hope Nursing Home of white brick, before the end of the road is reached with the charming Royal Albert Homes on the corner with Hills Road, which are listed grade II. The foundation stone has a date of 28<sup>th</sup> June 1859.

## 5. Architectural Overview

The two main built-up areas of this section of the Central Conservation Area, New Town and Glisson Road/ Station Road are characterised by rows of terraced houses and 'villas'. Generally two storey, some rise to three or even four storeys, but they are usually built of gault brick from local clays, laid in a Flemish bond and with windows (usually sash, where they survive) within four inch (100mm) reveals. It is the variation in detailing of these buildings which gives visual interest and charm. Some include red bricks over windows and doors or as string courses. These are usually buildings of the last two decades of the 19<sup>th</sup> century. Others have limestone dressings.

New Town has the earliest buildings, with Downing Terrace on Lensfield Road dating from 1819. There are terraces of fine quality late Georgian houses, with decorative fanlights and some balconies. Some of the terraces have basements and windows tend to be six over six hung sashes without horns. It is the manner in which development took place that gives architectural interest with individual sites within New Town being developed at different times by different developers and builders. Thus there is a subtle mix of different styles, form and detail.

Around Glisson Road, much was developed during the 1880s and 1890s. Architectural detail is subtle; bay windows, sometimes just on the ground floor but also rising to two storey and including basements, are of gault brick or limestone. Windows, here with horns, are often two over two or one over one pane, but always recessed. There are design motifs which could help identify builders, for example the design of individual groups of houses on Tenison Avenue.

Roofs are always of natural slate and sometimes hipped. Many of the terraces are palisaded with small front gardens and low brick walls to the road and paths of red tile leading to front doors. Fanlights over doors vary, some are plain, rectangular or semi-circular, sometimes with glazing bars.

A number of modern buildings of the late 20<sup>th</sup> and early twenty-first centuries have made an impact. Many are tall in relation to their surroundings, with some reaching in excess of five storeys. The 'CB1' development around the Railway Station is creating a new urban area which relates to the redevelopment of the former cattle market across the Hills Road bridge. It is important to ensure, at the interface between this mixed use development and the villas and terraces of Hills and Station Roads, that height, bulk and design respects the older buildings.

The scale of, say, the Chemistry Department or Hanover Court need not be repeated. Unfortunately, where brick is used, it is invariably in the dull stretcher bond which adds to monotony and architectural detail 'features', tend to be contrived. However, the Highsett development is still an exemplar and the Coronation Street/ Russell Court development of 1974 shows how new housing can follow the 'grain'. Some assertive new buildings add interest too, such as the Unilever and Crystalgraphic data buildings in Union Road.

There are two landmark buildings of Citywide importance. These are the sad remains of Fosters Mill silo and the spire of the Roman Catholic Church on the corner of Lensfield and Hills Roads. Other buildings, such as St Paul's Church on Hills Road, are of local townscape importance.

## 6. Trees, Landscape and Open Spaces

The landscape of the Conservation Area is built up, but to the west and south are large open spaces, created by Sheep's Green, Coe Fen, New Bit, the Leys School playing fields and the Botanic Garden. The last named is a grade II\* registered Historic Park and Garden, an educational resource, but also important visually and for wildlife. Sheep's Green, Coe Fen and New Bit are City and County Wildlife Sites.

The commons are grazed and, with the river, are important wildlife sites in the heart of a busy City. Sheep's Green has the remains of former river courses and streams. It has fine willow trees, some of which are ancient pollards and being close to Lammas Land, it has a strong recreational use. Less so Coe Fen and New Bit, which are more open with trees at the margins, although the trees in these areas are over-mature and a strategy for replacement planting is required to maintain the character.

The Leys School playing fields are a private space with only public glimpses of it. It is well managed with formal sports pitches, which contrast formality with the more 'natural' open spaces.

The City Council publication, Nature Conservation Strategy: Enhancing Biodiversity (2006), and the joint publication with the Cambridge Preservation Society Coe Fen and Sheep's Green Conservation Plan (2001), give details of the wildlife and landscape importance of the commons (including New Bit) and measures required to maintain and improve them. This includes enhancing species poor grassland, maintaining old pollarded willows and the network of riverside willows. The continuation of grazing is important as is selective mowing and ditch management. The commons have an important informal recreation function and a 'balance' has to be struck to avoid conflict with nature conservation and biodiversity.

Not only are they important for wildlife, but trees are important visually. They provide a backdrop to the Conservation Area, which has high levels of positive trees. Many of the mature individual trees and groups are protected by Tree Preservation Orders, although groups such as those around the Cambridge Assessment offices at the north end of Hills Road and those around the Royal Albert Almshouses at the junction with Brooklands Avenue should perhaps be considered for further Preservation Orders as they are important 'foils' for the buildings and make a strong contribution to the townscape of the area. Other street trees also act as foils for less attractive buildings, softening their impact and visually improving the aspect. Opportunities for new street planting should be encouraged.

The Botanic Garden provides much tree cover which can be seen some distance away. The publication by Cambridge Architectural Research Conservation Plan for Botanic Garden, University of Cambridge (draft February 2004) explains in some detail the development and significance of the Garden and is a practical guide for future development. The Garden is an institute of the University and its significance lies in its collection of living plants and its association with botanical research and education. It is also an

important public amenity, attracting around 120,000 visitors a year and a fine landscape feature. The Conservation Plan describes it thus, “The mature and beautiful landscape of the 19<sup>th</sup> century part of the Botanic Garden retains its distinctive 'gardenesque' layout, characteristic of the early Victorian period. The systematic beds are unique in their conception. The more recent eastern extension contains a number of specialised gardens making use of the Garden's expert knowledge of botany and horticulture.”

New buildings both within and outside the Garden can have a serious impact on its ambience and setting. Several new buildings of the 1970s and 1980s are clearly visible, particularly in the eastern extension.

Smaller in scale but equally important in terms of contribution to the character of the area, is the open space between Trumpington Road and Brookside. As mentioned previously, the Conduit Head is located to the north of this area, by Lensfield Road, and the fine railings around the head and alongside Trumpington Road are grade II listed. However, a smaller feature is the lower, simpler railings to the eastern side of the space, along Brookside, which are just as important to the character of the area.

The open space is owned and maintained by all the owners of the properties along Brookside, some of whom tend to the railings more avidly than others: there are areas along the length that are in need of repair and/or maintenance. The loss of these railings would be detrimental to this area as a whole as they help to keep the space in good order.

## **7. Key Characteristics of this section of the Conservation Area**

1. The western part of the Conservation Area is dominated by three large open spaces, Sheep's Green, Coe Fen and New Bit.
2. The commons form part of a green wedge which penetrates the City east to west.
3. The Commons are important open spaces visually, for informal recreation and for wildlife. They bring countryside into the heart of a busy City.
4. The expanse of open space is extended by the Leys School grounds, which include formal sports pitches.
5. The Botanic Garden continues this tree rich open space to the south of the Conservation Area. It is an important scientific collection of living plants, but besides its research and educational value, it provides public access.
6. The landscape importance of the Botanic Garden can be adversely affected by tall and intrusive new development.
7. The archaeological interest of this section of the Conservation Area includes the route of the Roman road to Colchester and possible settlement on the hinterland of the Roman town, the route of Civil War defence ditches along Fen Causeway and Lensfield Road and the early seventeenth century line of Hobson's Conduit.
8. The area owes its development to the early 19<sup>th</sup> century enclosure of the East (Barnwell) Field.
9. The area developed in New Town from 1819 and then further eastwards, reaching the Glisson Road area in the 1880s and 1890s.
10. Gault brick houses with slate roofs predominate.
11. The area is characterised by streets of terraced housing and 'villas' of the 19<sup>th</sup> century
  - The terraces are characterised by consistent materials; gault brick with occasional red brick or limestone detailing and natural slate roofs.
  - The terraces usually have small front gardens behind low brick walls
  - There are subtleties in the architectural details of the terraces and villas, which are the peculiarities of individual developers.
  - With the exceptions of the Brookside area, Lensfield Road and the edges of the Botanic Garden, New Town is characterised by small artisan dwellings, whereas the Glisson Road area was developed with the housing of the professional classes.
  - Brickwork is usually laid in Flemish bond in traditional buildings.

- Windows are set in four inch (100mm) reveals. They are usually sash types of timber.
- There are a number of new and visually assertive buildings, particularly around the Railway Station and New Town.
- Street trees in the terraced New Town area are limited with greenery provided by smaller garden specimens, usually to the rear of properties. Although the Glisson Road area is grander, street trees are still limited (except in Harvey Road), but the area is characterised by villas with substantial gardens.



## 8. Issues and Recommendations

The New Town and Glisson Road section of the Conservation Area has quiet residential streets of well-kept houses. These streets have a visual unity and the buildings subtle differences. Many of the subtleties can be destroyed by inappropriate alterations – replacement windows being an obvious example. However, such alterations are mercifully rare, the worst cases being the terraces on Hills Road. The use of Article 4 Directions to control alterations to principal elevations should be considered.

The public realm is generally in good order. Streets are usually well paved and street furniture is not generally obtrusive. There are areas where visual improvement is needed, including the wire mesh fencing around the Primary School in Russell Street.

The railings around Hobson's Conduit Head should be painted to match the others along Brookside.

The shop fronts and signs in Hills Road are gradually eroding the quality and appearance of the street and require control.

The height and bulk of buildings in the Station area and around the edges of the Botanic Garden has had an adverse effect on the character of the area.

The boundary of the existing Conservation Area excludes parts of the west side of Hills Road, Coronation Street, King George IV Street and Union Road. It is recommended that these areas be included in a revised Conservation Area boundary. It is also recommended that the boundary be adjusted to exclude modern apartments between Station Road and Hills Road.

The following buildings are suggested for inclusion as Buildings of Local Interest, they are described in more detail in Appendix 2:

- Nos. 15, 16, and 17 King George IV Street
- Nos. 1&2, 3&4, 5, 7&8, 9&10, and 11&12 Harvey Road
- Christian Science Church (formerly Methodist), Panton Street
- Nos. 27 – 29 (former National School), Russell Street
- Nos. 11, 12, and 13 (Elie Almshouses), St Paul's Road
- No. 30 Union Road (former Roman Catholic School).

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## Appendix 1: Listed Buildings

| Street                        | Building                                 | Grade      | Description   |
|-------------------------------|--|------------|---|
| <b>Brookside</b>              | 1  | <b>II</b>  | Early/Mid C19. Grey gault brick. 2 storeys, four windows to street, sashes with glazing bars. Panelled double doors with stone pilastered surround. Timber dentil eaves cornice with wide eaves overhang. Hipped and gabled slate roof. The garden front has a two storey semi-circular bay with French windows below, and a plat-band at first floor cill level. The interior features include a good staircase and enriched plaster cornices.                 |
|                               | Telephone kiosk by bridge                | <b>II</b>  | Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.   |
| <b>Gresham Road</b>           | Gresham Court (former Owen Webb House)   | <b>II</b>  | Circa 1830. 2 storeys; gault brick; hipped slate roof; has an entrance front porch with fluted Greek Ionic columns with entablature. 5 windows, French windows and one canted bay on the ground floor, sashes with glazing bars above. Some original internal fittings remain.  |
|                               | 3 & 3A                                   | <b>II</b>  | No 3: Circa 1830. Grey gault brick. 2 storeys, 4 windows, sashes with glazing bars. Panelled door with fanlight over. Hipped slate roof. No 3A: At right-angles to No 3. 2 storeys, 4 windows, sashes with glazing bars. Hipped slate roof.   |
| <b>Hills Road</b>             | War Memorial                             | <b>II</b>  | World War I memorial. 1922. Bronze figure by R. Tait McKenzie. Stone-faced brick plinth. Rectangular. Base with inscriptions supporting sarcophagus with rounded ends to north and south. Sarcophagus carved with high-relief plaque to the east side, coats of arms to remaining 3 sides. Sarcophagus supports full-size bronze figure of British soldier in military dress striding forward, rifle slung, gazing to right.                                    |
| <b>Hills Road (west side)</b> | Church of Our Lady & the English Martyrs | <b>II*</b> | 1887-1890. Built from designs of Messrs. Dunn, Hansom and Dunn in modern Decorated style on cruciform plan with polygonal apse, central lantern and north-west tower with spire. A stone church considerably enriched with carving, and a good example of late C19 Gothic architecture. Inside, a stone tierceron vault. Wooden figure of St Andrew crucified presented by and to the design of Augustus Welby Northmore Pugin 1843. The statuary by Boulton of |

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|  |  |     | Cheltenham.  |
|  | Walls and Gates to Roman Catholic Church                       | II  | Fronting Lensfield Road. 1890, contemporary with the church. Red brick wall with stone coping. Gate piers the same with decorative details and carved animals. Wrought iron gates.   |
|  | Pair of gatepiers west of Roman Catholic Church (Lensfield Rd) | II  | Early C19. Pair of decorative cast-iron openwork gatepiers.  |
|  | Rectory to Roman Catholic Church                               | II  | Circa 1890, contemporary with the church. L-shaped. Red brick, in the Tudor style, stone dressings. Doorway with 4-light windows on either side, One 6-light window on upper floor, others single light casements. Castellated, slate roof, decorative chimneys.   |
|  | Wall & gatepiers to Rectory                                    |     | Red brick, stone capped wall and gatepiers. No gates.  |
|  | 2 (Wanstead House)   | II* | Circa 1825. 2 storeys; gault brick; plaster dressings; hipped slate roof; symmetrically designed front with dentilled and modillioned eaves-cornice; 3 windows, moulded architraves, glazing bars; central doorway with eared architrave, swags on frieze above, flanking fluted Corinthian columns with entablature with pulvinated frieze and dentilled cornice. Particularly important for the inclusion of features from Colen Campbell's 1st major work, Wanstead House in Essex (1715-21) demolished in 1824. The entrance doorcase as described above; other doorcases, window architraves, panelling and plasterwork. The dining-room is particularly rich in these fittings. Also marble fireplaces and fine wrought-iron balustrade to the staircase. Also some good fittings of 1825. |
|  | 4 & 6  | II  | Early C19 grey gault brick, altered circa 1865 (see Nos. 12-18 (even)). The ground floor of No 6 is original with grooved stucco, that of No 4 has a pilaster treatment with a single tripartite sash. Platbands at all levels and window heads, heavy projecting window heads on first floor. Three floors, four windows to whole, sashes with glazing bars. Six panel door with rectangular light over. Heavy Italianate/Florentine eaves cornice, parapet, roof not visible.  |
|  | 8 & 10   | II  | Early C19. Grey gault brick, partly painted. 3 storeys and basement, 2 windows, sashes with glazing bars. No 8 has no doorway, No 10 has a panelled door with  |

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|  |                          |    | fanlight over. Parapet with string course. Slate roof.   |
|  | 12 to 18                 | II | Early C19 terrace completely re-fronted 1860-5 by John Edlin, and possibly with an added attic storey. Stucco, grooved on the ground floor. Four storeys and basement, thirteen bays. Plain sash windows, elliptical heads to the first and second floors. Doors in seventh, tenth and thirteenth bays. Additional door to left of first bay, tenth bay now a window. Decorative features include bracketed cills to windows, cast-iron balcony on heavy brackets to first floor. Heavy band to second floor, this projects on a console bracket which forms the keystone above each window, similar treatment to upper floor windows; heavy modillion cornice to second floor, lighter cornice to parapet, roof not visible from street. A further outstanding feature are the projecting terracotta heads with piers between the first floor windows, a vigorous Italianate feature with four different designs. |
|  | 20 & 22                  | II | Early C19. Grey gault brick. 3 storeys and basement. Parapet, slate roof. No 20. 2 windows, sashes with glazing bars. Panelled door with rectangular light over. No 22. 3 windows, mid C19 sashes; modern bay on ground floor. Round headed doorway with modern door.  |
|  | Milestone outside no.100 | II | Milestone. Erected in 1731 by Dr William Warren. Stone block inscribed with "1 mile from Great St Mary's Church Cambridge". This is the first of a series of milestones that were erected to mark the distances between Cambridge and Haverhill. Dr Warren was a Fellow of Trinity Hall, who was also responsible for erecting a series of 16 milestones on the old road to London.  |
|  | Royal Albert Homes       | II | Mid/Late C19. By Peck and Stephens of Maidstone. In 3 blocks. Nos. 9-20 (consec). Facing Hills Road. Foundation stone dated 1861. In the Gothic style. Grey gault brick with red and blue brick dressings and string course. 2 storeys. Pointed headed windows, 6-light below, 2-light above. Panelled central tower with the clock missing. Many gabled slate roof with different sized gables. Nos. 1-8. Facing Brooklands Avenue. Dated JS 1877, and 1879 in different gables. As main block but lacking the tower. The gables are arranged in different sizes, LSSLLSSSL with the larger ones set forward. Nos. 21-25 (consec). Block at rear. Probably slightly later. 5 gables only,   |

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|                               |  |           | much plainer decoration.  |
| <b>Hills Road (east side)</b> | Church of St Paul                            | <b>C</b>  | 1841. By Ambrose Poynter. Chancel and North Vestry added in 1864, the transepts in 1893 (by Temple Moore). Red brick with blue brick diapering and limestone dressings. In the Perpendicular Early Tudor style. Castellated throughout. 6-light windows with diamond lattice panes. Slate roof. The west tower of 3 stages with angle turrets and clock. Clock dated 1841, the 3rd stage has 3-light windows with 4-centred heads. Castellated parapet. INTERIOR: Part of nave divided off to form meeting and other spaces. Worship area retains C19 stained glass in former chancel and chapel windows.   |
|                               | Highsett (Nos. 1A-37) & front retaining wall | <b>II</b> | Block of 31 flats, six maisonettes and garages front retaining wall. 1958-60 by Eric Lyons for Span Developments Ltd; Z Pick engineer; Leslie Bilsby, builder. Brick cross-wall construction with concrete floors, mostly tile hung. Flat roof over broad cornice. The group set in a courtyard plan mirroring that of the traditional Cambridge Colleges, but with openings in the east, west and north-west corner elevations where the upper floors are supported on pilotis. The views through to the rear garden, though now with semi open screens and gates, are an important part of the composition. Three storeys. The north elevation has the maisonettes set over the garages, the other elevations with flats of various sizes; the first and second floor plans the same, and at these levels the east and west elevations mirror each other. Timber and UPVC windows set in continuous bands, an irregular pattern of side casements and pivoted toplights; deeper living room windows with transoms, Mineral board fascias. Open stairwells with some timber louvred screens designed for drying clothes. INTERIORS: not inspected. Front of site with attached walls of dark brick, slit openings within them. now with bars, and original slate nameplate. The first element built in a larger scheme, and the only one constructed as intended in the 1958 brief Eric Lyons and Geoffrey Townshend had worked together in private practice until in 1954 Townshend set himself up as a developer specialising in sensitive infill sites, with Lyons as his architect and Bilsby the builder. At a time when most speculative housing was of poor quality, they established an enviable reputation with a style that was humane, appropriate to its setting and beautifully |

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|                                      |   |    | <p>planted. As important were the tenant management companies they set up, then an innovation and which has seen their schemes maintained in perfect condition. Above all, they established a standard of high quality, well detailed housing at moderate cost which was highly successful and widely influential. Most of their best known work is in London's southern suburbs; Highsett is of special interest for its courtyard plan and careful relationship between the flats and their setting. It is also one of their most asymmetrical and architectural compositions. 'At Highsett Eric Lyons and Span Developments have attempted to show, with a phased development of courts, the continued validity of the 'collegiate' plan for domestic purposes' (The Builder). 'Like Pimlico's Cubitt, or Nash, or Ralph Allen, seeing a situation, (Lyons) both exploited it to his own advantage and solved it to the general advantage. As with those earlier men the client's taste was a given factor of the first importance, not an irrelevancy to be wooed by the architect' (Architectural Review). 'Highsett so far displays all the best Span qualities: a firm outline and clear definition of spaces; well-planned flats ...and a pleasantly relaxed use of materials' (Cambridge New Architecture). Included as one of their best works from their most creative period, and as their best work outside London.</p> |
| <b>Lensfield Rd<br/>(south side)</b> | Roman Catholic Church, walls and gate piers |    | See Hills Road (west side)   |
|                                      | Scott Polar Research Institute              | II | <p>Research institute and museum. 1933-34 by Sir Herbert Baker. Yellow brick laid in English bond and stone dressings. Machine tiled roof. Classical style. 2 storeys and dormer attic. North front is a 4-window range, the central 2 window bays slightly recessed with stone quoins; stone quoins also to main angles. Central double timber doors within raised surround. One large arched 8/12 sash right and left with carved keystones. Between them is a circular niche with bust of Captain Robert Falcon Scott, explorer. Stone platband between the floors. Outer bays with one 8/8 horned sash to each floor. Stone balustraded parapet, in centre of which is inscription: QV AESIVIT ARCANA POLIV ADET DEI. Hipped roof with 4 hipped dormers fitted with casements. Returns with 3 8/8 horned sashes to each floor. 2 hipped dormers to</p>   |



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|                          |   |     | west return, one to east return and a chimney stack. INTERIOR. The 2 arched windows light small interconnecting halls with shallow domed ceilings painted with aspect of globe from north pole (west) and south pole (east), by MacDonald Gill, 1934. Coffered transverse arch between the two. In front of halls are a pair of unfluted columns right and left, with palmette capitals painted gold.   |
|                          | 41-57 (Downing Terrace)                     | II  | 1819. Range of small terraced houses. Two storeys; gault brick; slate roof; with continuous wall arcade, plain brick pilasters and semi-circular arches, glazing bars and shutters ground floor; segmental head 1st floor; doorways grouped in pairs occupying one bay with reeded surrounds, having two windows above with heads following curve of arcade arch. No 53 (intended for central feature, but right end of range destroyed or never built):- three storeys; stuccoed in bays, three windows with pilasters and pediment. No 43 has a modern door and the glazing bars are missing. |
|                          | Hobson's Conduit Head                       | II* | Erected on Market Hill 1614, re-erected in present position in 1856. Hexagonal stone structure with moulded plinth; niche in each side with shell-head; entablature surmounted by strapwork cresting, achievement of Royal Arms on one side, putti and carved beasts at angles and ogee-shaped top surmounted by pineapple finial. Restored 1967. Interesting as the fountainhead of a very early public water supply.  |
|                          | Railings around Hobson's Conduit            | II  | Late C19. Cast-iron spear-head railings.  |
| <b>Panton Street</b>     | 27-41                                       | II  | Early Mid C19. Grey gault brick. 2 storeys and basement 2 windows, sashes mostly with glazing bars. Paired round-headed doorways, panelled doors except No 41. The first floor windows are out of alignment with the ground floor opening. Slate roof.  |
|                          | Gates of the Panton Arms PH                 | II  | Mid C19 Cast and wrought iron gates. With the lettering Greene King & Co.   |
| <b>St Eligius Street</b> | Freemasons Hall (formerly Cheshunt College) | II  | 1913-14 by Morley Horder. In a very attractive free Neo-Tudor style; main range with square central porch-tower and two symmetrical bay windows projecting wings of different lengths height and design. Pale brick with buff stone dressings. 2 storeys and attics. 2 and 3 light mullioned windows, and centred bays. Leaded lattice windows. The South range contains the Chapel, 2 storeys, 2-  |

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|                         |   |    | light windows with traceried heads. All the blocks are Joined. All are pantiled with gabled roofs.   |
| <b>Station Road</b>     | The Railway Station                               | II | 1845. Architect Sancton Wood. White gault brick. Stone bracket cornice. 15 tall round-headed arches, originally all open but of which only the 5 northernmost ones now are. The centre 6 arches have been completely enclosed with semi-circular fanlights in the heads, and the 4 southernmost arches partly enclosed with open heads. Stone roundels in the spandrels of the arches with coats of arms of the Colleges, the City and various City officials of the time. The original design of the station was materially altered in 1863.                              |
| <b>Trumpington Road</b> | Cory Lodge (Botanic Garden)                       | II | 1924. By M H Baillie Scott. White painted brick house of 2 storeys with horizontal rows of windows with wood shutters. Porch and verandah have pillars. Low pitched slate roof.  |
|                         | The Leys School King George V Gateway and Library | II | The King George V Gateway and Library 1913-14 by Sir Aston Webb. Entrance has 5 bay arcade with on inner side steps ascending on either side. 3 gables. Central cupola. Red brick with stone dressings.  |
|                         | The Leys School Chapel                            | II | 1905-6, By Robert Curwen. Decorated style with buttresses. Turret with cupola. Glass by H J Salisbury. Woodwork mostly by amateurs. Red brick with stone dressings.  |
|                         | The Leys School Gate to Trumpington Rd            | II | In front of the King George V Gateway and contemporary with it. Circa 1913, probably by Sir Aston Webb. Rusticated red brick pier with stone ball finials. Wrought-Iron double gates with overthrow carrying a coat- of-arms.  |
|                         | The Leys School Headmaster's House                | II | Circa 1820. Grey gault brick on stone plinth 2 storeys. 3 bay front with the side bays projecting and pedimented. All sash windows with glazing bars. Single storey stone screen across centre bay forming a porch, 2 Doric columns. Original 2 storeyed bay on south front. Continuous wide projecting eaves cornice on shaped brackets. Slate roof. The interior features including a fine staircase, good doorways and fireplaces, and enriched plaster cornices, Barrel vaulted cellars. Later bay window on the east and single storey, 2 window projection on north. |
|                         | Milestone beside the road opposite Brooklands Ave | II | The first of a series of 16 stones set up on the old road to London by William Warren in 1728 under the will of Dr William Mowse Master of Trinity Hall 1552-3. It is  |

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|  |   |    | a rectangular stone with inset rounded head and has the arms of Trinity Hall impaling Mowse and a pointing hand. The inscription reads "1 Mile to Great Saint Maries Church Cambridge" "A D" (the date illegible but was 1728). See also the datum mark on Great St Mary's Church.   |
|  | Railings along west side Hobson's Brook from Hobson's Conduit to Trumpington Rd | II | Circa 1850. Moulded standards with elbowed stays and plain rails. Marked Headley and Edwards, Cambridge.   |
|  | Bridge over Hobson's Brook opposite Pemberton Terrace                           | II | Dated 1851. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name, Hurrell (Swan Hurrell of Market Hill).   |
|  | Bridge over Hobson's Brook midway along Brookside                               | II | Dated 1851. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name, Hurrell (Swan Hurrell of Market Hill).   |
|  | Bridge over Hobson's Brook entrance to Botanic Garden                           | II | Dated 1850. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name Hurrell (Swan Hurrell of Market Hill). The West end of the bridge has iron gates with flanking railings, all with spear-head uprights |
|  | Entrance Gateway to Botanic Garden  | II | Circa 1765. Wrought iron gates with semi-circular overthrow between rusticated stone piers. They come from the original Botanic Garden in Free School Lane. Circa 1850. Semi-circular cast iron screen on red brick base.  |
|  | Bridge over Hobson's Brook at Brooklands Lodge                                  | II | Date obscured but circa 1850. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes.  |
|  | Brooklands Lodge  | II | Early C19. Grey gault brick. In the Gothic style. 1 storey and semi-basement, 2 windows with pointed heads and external shutters. Pointed arched panelled door with fanlight over. Hipped slate roof.  |

## Appendix 2: Buildings of Local Interest

| Street                          | Building   | Description   |
|---------------------------------|--|---|
| <p><b>Brooklands Avenue</b></p> | <p>University Bowls Club<br/><br/>(actually The Cambridge and County Bowling Club)</p> | <p>The Cambridge and County Bowling Club was founded in 1928 and opened its greens in Brooklands Avenue in 1929. The large single storey indoor pavilion contains a two rink indoor green which was opened in 1933 and is the oldest purpose built indoor green in the country. The building itself is not of great architectural interest, but it is of local historic interest. The outdoor pavilion, built in 1930, is considered to be a positive building and merits BLI status.</p> <p>HISTORY (from: <a href="http://www.cambridgetimetraveller.com">www.cambridgetimetraveller.com</a>)</p> <p>On June 19<sup>th</sup> 1930, Alderman Mowbray Webber officially opened the new pavilion at the Cambridge and County Bowling Club on Brooklands Avenue, Cambridge with a silver key presented to him by the architect, J.W. Pate of Round Church Street, Cambridge. It was one of four new sports pavilions built in Cambridge that year.</p> <p>Having opened its bowling greens in 1929, the Cambridge and County Bowling Club had to do without a proper pavilion for the inaugural season as the original plan to buy a portable wooden pavilion from F and H Sutcliffe of Heydon Bridge had fallen through. This would have cost the club £231 and would have measured 50' by 20'. So instead they employed Cambridge builders S Ginn and Sons to construct a pavilion for them at a cost of £1,538. Ginns had been chosen instead of Coulson and Son, Kidman and Sons, J Negus and Son and C Kerridge, who had also put in tenders.</p> <p>The original plans show that the pavilion had a kitchen and changing rooms at the rear of the building, and was to be built at the Hills Road end of the site. The plans were altered when it was decided to build it behind the two greens instead. The second of these greens has now had flats built on it (Brooklands Court). As the new site was not so deep the plans had to be altered, with the kitchen and changing rooms now placed on either side of the main hall. The pavilion also had a small bar, which also sold Player's, Craven's and Golden Flake cigarettes, and a Secretary's Room. Ginn's built the building of red brick with a moulded plinth over the window arches; the rest of the brickwork they covered with cream-coloured cement roughcast. The roof was covered with Loughborough plain tiling and had a turret containing a sychronome clock that was supplied by Messrs Munsey and Co. On top of the oak turret they put a steel weather vane.</p> <p>Apart from Ginn's, a number of other firms were involved, including T.H. Freeman of Histon Road who did the plumbing, Messrs Norton and Naylor of Staffordshire who did the electrical work, while the plastering was done by Mr E. Bond of Coleridge Road</p> |

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|                  |     | <p>in Cambridge. When completed the pavilion with all the fittings cost the club £1,900.</p> <p>Despite the building of the indoor pavilion in 1933, the outdoor pavilion continued to be used fully during the summer months, but today it is mainly used as additional changing facilities when there is a major match on the outdoor green. When the club lost the use of the indoor pavilion, as it was required by the War Office from 1941 to 1949, they erected a snooker table in it, but this had to be dismantled when there was an important match on the outdoor green. The pavilion is also often referred to as the Ladies' Pavilion, as it later became the home of the Ladies Section of the club.</p> <p>The other pavilions built in Cambridge in 1930 were the Hobbs Pavilion on Parker's Piece, the sports pavilion for the former County High School for Boys and the Macfarlane-Grieve Pavilion at the Perse School.</p>   |
| <b>Brookside</b> | 2   | <p>This building is occupied by St. Mary's Junior School. It is detached and has four storeys, including a basement. The walls are Gault brick, the gutters are plastic, and all the windows are timber-framed. There are three chimney stacks. The hipped roof has a slate covering.</p> <p>The second and first floors each have four 2/2 vertical sash windows. The ground floor has three 2/2 vertical sash windows, and the basement has one 2/2 vertical sash and two 1/1 horizontal casement windows. The second floor windows have curved tops. There are plat bands below the second and first floor windows. The main entrance has stone steps leading up to the timber door. These are covered by a metal arched canopy, with decorative wrought iron supports. There are wrought iron railings to the front of the property. The south elevation has iron balconies on the first and second floors and bay windows on the ground floor.</p>  |
|                  | 3,4 | <p>This four-storey building is occupied by the Mander Portman Woodward Independent Fifth and Sixth Form College. It 3 and 4 are a semi-detached building. The walls are Gault brick with decorative red brick. The roof is slate and there are five chimneystacks. The second floor has large gables and dormer windows. Three of these have 2/2 vertical sash windows with shaped tops, and the fourth has two 2/2 vertical sash windows with flat tops. There is an additional small extension with three 2/2 vertical sash windows. The first floor has one bay with three 1/1 vertical sash windows, another bay with four 1/1 vertical sash windows, two 1/1 additional vertical sash windows, two 2/2 vertical sash windows with pointed tops and two 2/2 vertical sash windows with flat tops. The ground floor has three bays, two with three 1/1 vertical sash windows each and one with four 1/1 vertical sash windows, plus an additional three 1/1 vertical sash windows. The basement has two bays, each with one 1/1 and two 1/1 vertical sash windows.</p> |

|  |                |   |
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|  |                | It also has three small top-hung casements and one 2/2 vertical sash. There are stone steps leading up the main entrance of each building.  |
|  | 5              | This is a four-storey plus attics, detached building, occupied by the Perse Junior School for Girls. The walls are Gault brick and the roof is tile, with two chimney stacks. There are three dormer windows. The second floor has three 2/2 vertical sash windows with stone surround. The first floor has three 2/4 top-hung casement windows with stone surrounds and pediment over the top of the frame. The ground floor has two 2/2 vertical sash windows with a stone surround, and the basement has two 6/6 horizontal casement windows. All windows are timber-framed. There are stone steps leading up to the main entrance. The timber door has a stone canopy supported on corbels. There are wrought iron railings to the front.   |
|  | 6              | A tall gault brick building of 3 floors, basement and dormers to attic. 3 bays with door to left side, limestone surround, round arch with keystone to panelled door which has semi-circular fanlight and narrow round headed windows the each side with a brick wall alongside steps leading to the street. There is a door beneath the steps. Centre bay of 1/1 sash windows with low window -box iron railings to first floor and then end bay has canted, limestone bay windows to basement, ground and 1 <sup>st</sup> floors, 1/6 sashes of timber (2/2 to basement). Flat lead roof to bay windows. All windows have gauged gault brick arches with limestone edges and stone sills. Windows are set in four inch reveals with round moulded brick edges. Dog tooth string course between ground & 1 <sup>st</sup> floors, plain string between 1 <sup>st</sup> & 2 <sup>nd</sup> and broad frieze to cornice. To left is single storey section, heightened in recent times with modern windows. The roof is slate with end stack and the 3 dormers have hipped slate roofs, casements and timber bargeboards. |
|  | 7              | Two storey house of gault brick in Flemish bond with basement and attic. Red brick detail to window arches, which have limestone keystones. Red brick banding and red brick bold cornice. 5 bays wide with bay containing front door, recessed on left hand side. Steps between a pair of low gault brick piers with copings and iron gate lead up to arched double doors with modern canopy above. Windows above are 2/2. Second, third and fourth bays of windows in four inch reveals and the bay between them has canted bay windows to ground floor and basement with a low parapet on top (3/1 sashes to basement windows). First floor has tall plastic windows divided into 3 panes. Above and to dormers are 2/2 sashes and basement. Slate roof with high gable stacks and 4 gabled dormers with ball finials.  |
|  | 8 to 12 consec | A row of villas, 3 storeys with basements and attics of gault brick in Flemish bond and limestone dressings. Wrought iron railings with finials to front and following steps to pavement. Each villa has door to left and bay   |



|  |         |   |
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|  |         | windows to right. Bays run from basement to 1 <sup>st</sup> floor, canted with limestone around windows of 1/1 timber sashes (2/2 to basements). Doors have doorcases of limestone with acanthus leaf consoles supporting small flat canopies, 4 panelled doors with semi-circular fanlights. Above are 1/1 sashes. Slate roof above projecting cornice, rows of stacks between villas and dormers.   |
|  | 13 & 14 | As above but slightly lower in height and bay windows running from basement to ground floor only. Windows 2/2 no dormers and doors with upper panels glazed and rectangular fanlights.  |
|  | 15 & 16 | As above again but with bay windows running from basement to 1 <sup>st</sup> floors. Windows 2/2 sashes, except above the front door which are 1/1 as are the bay windows. Front doors paired at the top of steps with railings. 4 panels with upper panels glazed to no 15. Rectangular fanlights. Doorcase has triangular pediment supported on scrolled brackets with scallop shell detail above and acanthus leaf below and plain pilasters – all in limestone. 4 dormer windows in slate roof.   |
|  | 17      | 'School of Education'. 3 storeys with basement. Brown brick in English bond. 12/12 sash windows with limestone surrounds. Similar limestone around central double front doors with rectangular fanlight and railings lining steps to pavement. Roof hidden behind parapet.  |
|  | 18 & 19 | 3 storeys and basement with wrought iron spear railings in front. Bay windows from basement to 1 <sup>st</sup> floor either side of central front door. Bay windows of limestone with parapets 2/2 with 1/1 side lights, canted. Door is recessed, 6 panel door with central moulding with arched windows above on both floors with limestone surrounds and keystones to the arches – all 2/2. Stone quoins to corner of Pemberton Terrace and the gable to this street has blind windows within stone surrounds either side of central door with rectangular fanlight and sturdy pilasters framing the door and supporting a simple canopy. Arched window above. Hipped slate roof.  |
|  | 20 & 21 | Pair of early C19 houses, 2 storey with basements and dropped dormers. Each is of 2 bays with a sash window to the left of the front door and 2 6/6 sash windows without horns above. Ground floor sashes are of 3 lights, the centre being 3/3 without horns and side lights of 4 panes vertical. Similar windows to basement. 2 dormers to 21 face Brookside of 6/6. No 20 has one dormer of same type facing Brookside and one facing Pemberton Terrace. Semi-circular fanlights over 4 panel front doors. Fanlight to 21 has decorative glazing bars, no 20 is plain. Gault brick in Flemish bond and slate roof. Steps and iron railings lead to road with iron fencing in front. Brick flank wall to Pemberton Terrace. |
|  | 22      | 2 storey with lean-to roof over front bay window and door. 8/1 sashes to ground floor and 6/1 above. White  |

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|-------------------------------|--|---|
|                               |  | painted brick with slate roof.  |
| <b>Coe Fen</b>                | Hodson's Summerhouse                                     | 1887. Built for John Hodson as a changing room for his daughter when she went swimming in the river. In 1902-6, Hodson constructed a brick wall enclosing the area to increase privacy. The summerhouse is a small pedimented building with a four centred entrance arch to the north. It was lit through sash windows and had a canted oriel to the south. The doors, roof and windows have now gone, leaving only the shell. Although not in very good repair, the building is clearly a very unusual building type and has an attractive setting within the Central Conservation Area.   |
| <b>George IV Street</b>       | 18   | Two storey house of early 19th century. White painted brick and low pitched slate roof behind a parapet. 6/6 sash window either side of central door and row of 3x 6/6 sashes in timber above, all in four inch reveals. String course below first floor sills.   |
| <b>Gonville Place</b>         | Gonville Hotel   | The core of the original Gonville Lodge of gault brick min Flemish bond with 6/6 timber sash windows. 2 storey but heightened with hung tiles hiding a flat roof. Modern extension wings to either side.  |
| <b>Harvey Road</b>            | 6  | Mid to late C19. Gault brick. Left-hand side of an asymmetrical block. Two storeys, basement and attic. The bays are set forward. Squared bay windows on left and right. Paired sashes. Continuous drip mould over ground floor windows. Eaves band. Gable and dormer both forge boarded. Tiled roof.<br>*Birthplace of John Maynard Keynes, 1883-1946  |
| <b>Hills Road (east side)</b> | 39 Felbrigg) & 41 (Beechwood) (formerly Listed as 41&43) | A pair of detached early – mid C19 gault brick houses, extended and altered. No 39 (Felbrigg) is 3 storeys with basement and hipped slate roof with gable stacks. Three bays. Central bay has round arched recess rising through 3 floors and including the front door, which is modern (plastic) as is the canopy over and steps with railings. Above is a 6/6 sash with an arched window on the 2 <sup>nd</sup> floor, 3/3 with fanlight above. Either side of the door are 6/6 sashes all timber without horns on all floors, including basement. The brickwork has been cleaned.<br><br>No.41 (Beechwood) gault brick in Flemish bond, 2 storeys with basement. Hipped slate roof with gable stacks. 6/6 timber sash windows. |
|                               | Claremont<br>1-6   | Mid C19. Model development of 6 houses in two terraces facing each other over an oval landscaped area with a narrow driveway around. There is a working gas lantern on a fluted cast iron column at the South Western end. T-plan, two storey terraces of three houses each. Gault brick with stone trim and artificial 'slate' hipped roofs with moulded blue clay ridge and hip tiles. A main brick chimney stack between each house with over-sailing courses at the top and four or six square plan, tapering white fireclay pots. End and intermediate stacks are similar but smaller. Ground floor – Central wide front door, single solid panel below, two obscure glazed above with                                       |



|  |                               |  |
|--|-------------------------------|--|
|  |                               | semi-circular obscure glazed fanlight under radial rubbed arch each with carved keystone, (2 lions masks, 2 female heads, 1 male head and 1 acanthus leaf). The arches spring from decorative padstones with acanthus leaves and the brick jambs have stop chamfers. A pair of stone framed, canted bay windows with a flat roof behind a parapet with moulded drip to each house. Main timber vertically sliding sash windows have a central glazing bar (two over two), narrower versions to bay flanks. First floor – Three symmetrically placed sashes, as below, with stone sills and lintels. A stone or brick roll eaves mould supports regular, curved timber eaves brackets, each with a turned acorn pendent. Stone name plate to each terrace. Rear elevation – A shared pair and a single extension to each terrace with catslide roofs, matching chimney stacks and similar joinery to the front. Main windows are sashes under shallow arched brick heads. Interiors – Two main ground floor reception rooms flank the central entrance hall, some have 'classical' fire surrounds, (some timber, some marble), panelled doors and run cornices. |
|  | 55-59 (with 1-7 Station Road) | Large corner building of 3 storeys and 28 bays originally housing 3 shops on Hills Road, 3 on Station Road and with the Great Northern Hotel between on the corner. Gault brick with stone detailing and a slate roof. The first floor has large 2/2 sash windows with arched stone heads. The second floor has similar but smaller windows with flat stone heads. Above is a decorative cornice with dentils and pendentive brackets between the windows. The windows at 1st and 2nd floor are bricked up in bay 12 (from the left), as is the 2nd floor window in bay 15. With the exception of the first shop (55 Hills Road), which had five bays, the other shops were of three bays. The hotel seemingly occupied bays 12 to 19. Some original shopfronts with pilasters with stepped console brackets survive to 59 Hills Road, 7 Station Road and in part to Nos. 55, 57 and 5. Large ridge stacks survive at each end and between bays 5 & 6, 8 & 9, 11 & 12, 19 & 20 and 22 & 23.  |
|  | 63-99 odd Eastbourne Terrace  | Built sometime between 1863 and 1888. Terrace of 19 houses, the plans alternately handed. Each 2 bay, 2-storey plus basement and dormer. Panelled door with arched head and plain fanlight. Bay window to ground floor with slate roof. Windows 2/2 sashes with flat brick arches to 1st floor. Shared stacks. Dormer window in same bay as bay window. Originally all had small front gardens behind low walls. Various incremental alterations have taken place.   |
|  | 101-123 odd College Terrace   | Terrace of 12 houses, virtually identical to the above, but only 2 storeys plus basement.  |
|  | 125                           | Built between 1863-1888, probably as railway coal yard offices and manager's house. 2 storeys, 3 bays in gault brick with overhanging hipped slate roof. Central panelled door with red brick flat arched head. To each side are bay windows to ground floor with  |

|                               |                                     |   |
|-------------------------------|-------------------------------------|---|
|                               |                                     | slate roofs. 3, 6/6 sashes to first floor with similar heads to ground floor. End stacks. Rebuilt front garden wall in disrepair. Part of an iron gate and railing survives to S. Ground floor boarded up (May 2004). At the other side of the gateway is a small gate lodge.   |
|                               | The Earl of Derby PH                | Late C19, probably purpose built public house. 2 storeys, 3 bays to main W and S elevations. Gault brick with hipped slate roof. Ground floor W elevation has flat roofed addition to N with canopied entrance and rusticated plasterwork wrapping around to part of S elevation. All windows are 6/6 sashes. N end stack and ridge stack to S side.  |
| <b>Hills Road (west side)</b> | 38-44<br>(formerly Listed as 42-44) | 42 & 44 are a pair of early to mid C19 grey gault brick buildings with a slate roof and a large stack between them with 6 chimneys with pots. On the first floor are pairs of 8/8 timber sashes without horns and there is a pitched dormer to each above. On the ground floor, both have shop fronts; no.42 with pilasters (now tiled) support a projecting, plain console and frame a deep fascia and modern plate glass shop window with a recessed shop door. No.44 has no pilasters, a canted glass shop window with mullions and a recessed door. To the north side of 42 is a door with rectangular fanlight and above a short fascia framed by consoles. This gives access to the flat above. No. 40 is a gault brick house stepped back from the road but with a C20 extension at ground floor level to create a shopfront, which is modern. Above are replacement windows. No 38 projects forwards again. Gault brick and slate with modern shopfront below and a projecting bay window above. On its flank walls are a painted signs "Bulls Dairies for pure cream Jersey milk supplied" and a picture of a Jersey cow's head. |
| <b>Lensfield Road</b>         | 59-65 odd                           | 3 storey terrace with basements, early C19. Gault brick, slate roof. Pairs of 4 panel front doors with fanlights reached by 4 steps; 2/2 sash windows. Limestone canted bay windows with parapets, running from basement to first floor. Decorative cornice. Remains of iron railings to front. No 65 projects forward and terminates the terrace. On its flank wall are two 'blind' ground floor windows with brick surrounds, a round blank window to the first floor again with gault brick surround and a limestone platband. It has low window box rails to the first floor bay. It has been sandblasted.  |
| <b>Panton Street</b>          | 26                                  | Circa 1830. Grey gault brick. Two storeys, three windows, sashes with glazing bars except for one late C19 bay on ground floor. Panelled door with fanlight over in arched opening. String course at first floor level. Slate mansard roof.   |
|                               | 32                                  | Early to mid C19. Grey gault brick. Two storeys and basement, three windows, sashes with glazing bars. Panelled door with rectangular light over. Cast iron railings to step. Slate roof.   |

|                     |  |   |
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|                     | 42, 44 ,46 and 48  | 1851. Grey gault brick. Two storeys, seven windows to row, sashes with glazing bars. Carriage arch between Nos. 44 and 46. Panelled doors with fanlights over. Hipped slate roof to whole.  |
| <b>Station Road</b> | 1-7 (with 55-59 Hills Road                                 | See 55-59 Hills Road  |
|                     | 9-15 Arundel Villas, 17 St Andrews, 19-29 Salisbury Villas | Group of houses built c1874 possibly by Richard Reynolds Rowe. Arundel Villas are two pairs of semis which had their own shared access. Salisbury Villas were six detached properties with another shared access whilst in-between was the largest house, St Andrew's, which had its own double access to Station Road. All the properties are similar in style, of 2-3 storeys with semi basements, of gault brick with red brick and stone dressings and slate roofs. Whilst all the buildings are different, they share common features and mostly Gothic detailing; Most have prominent gables and end chimney stacks (except no. 13) and plate glass sash windows. The original separate (but shared) accesses have now been consolidated into one combined access road / car park, though the lime trees adjacent to the road. 'No-fines' concrete boundary wall to Station Road and Tenison Road (qv). |
|                     | Early no-fines concrete wall to Nos. 9-29 Station Road     | Shuttered concrete boundary wall to 9-29 Station Road running along the roadside and turning the corner into Tenison Road. Built of 'no-fines' cement, the individual 'lifts' can be clearly seen. Some sections have a cement render.  |
|                     | City Roomz (was Sleeperz Hotel)                            | Probably built in 1863 for the Midland Railway as one of three parallel ranges of warehouse building; its twin and the larger central range were demolished by 1927. Gault brick with pitched roof felted over. The main façade is to the S and has a range of relatively haphazardly spaced multi-paned windows, blocked windows and rebuilt brickwork. The ground floor has fenestration within shuttered iron loading doors. The W elevation has loophole doors and the remains of a crane jib in the gable apex. The E has a modern timber-clad extension.  |
|                     | Fosters Mills  | Built 1898. Architects Calder and Kitchen of Hull. For the Foster Family. Painted gault brick.  |
|                     | Statue of Ceres outside former Spiller's Laboratory        | Laboratory demolished. Whereabouts of statue unknown but likely to be relocated into the public realm of the 'CB1' development.   |
|                     | 32-38 Wilton Terrace                                       | Terrace of 4, 2-bay houses built sometime between 1863-1888. Gault brick with red brick detailing. Crow-stepped end gables. The panelled entrance doors are in bays 1,4,5 and 8 and have steps up. Above are 2/2 sashes with stone lintels and red brick relieving arches to ground and first floors. In the other bays are two storey bay windows with slate roofs. The front window of each bay has 2/2 sashes, the narrow side windows are plate glass sashes. Glazed brick 'spandrel' panels above and below the ground floor   |

|                         |  |   |
|-------------------------|--|---|
|                         |  | windows. Corbelled brick eaves detailing. Large central chimney stacks in each pair of houses. No fines concrete boundary wall to front, high gault brick boundary wall to rear; both of interest.  |
|                         | Crane base on triangle site rear of Station Rd | Base of crane erected sometime between 1863 and 1888 within the Great Northern Railway's goods yard. Cast iron with six fins bolted to concrete base. Circular cast-iron plinth surrounded by a course of sett work with tapering column rising from it to height of approx 6ft. Domed column top with heavy drip beneath has connection shaft to missing jib above. Beyond the concrete base is a brick 'kerb'.  |
| <b>Trumpington Road</b> | 6 Belvoir Terrace (Vine Cottage)               | 1857, by Anthony Salvin. The house was built on to an existing cottage, which remains to the rear. It was built for and first occupied by Professor William Selwyn. Whilst a striking contrast with the neighbouring terrace, it does utilise the local brick and Welsh slate but the junction between the two is odd. The coach arch through the terrace adjacent to the house perhaps suggests that the terrace was intended to be longer and symmetrical. Some fireplaces of the period remain. Salvin worked extensively in Cambridge and this house for a local academic displays his domestic rather than collegiate work. There have been some alterations, such as the insertion of garage doors into the cottage at the rear, and there are notable cracks evident in the walls of some rooms. |

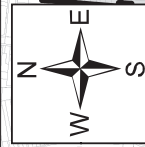
## Suggested Additional Buildings of Local Interest

| Street                   | Building   | Reason  |
|--------------------------|--|---|
| <b>Brooklands Avenue</b> | Outdoor Pavilion – The Cambridge & County Bowling Club | Built 1930 – see The Cambridge & County Bowling Club entry in Existing BLI list above.  |
| <b>George IV Street</b>  | 15, 16, and 17   | A row of three early 19th century houses, two storeys with low pitch roof behind a parapet with projecting cornice. Gault brick in Flemish bond to upper floor, ground floor rendered. Windows a mix of marginal glazed and 2/2. Front doors with small projecting flat canopies and rendered surrounds. Only no. 16 has its original door.   |
| <b>Harvey Road</b>       | 1&2, 3&4, 5, 7&8, 9&10,11&12                           | No 6 Harvey Rd, the birthplace of Maynard Keynes is a BLI. It is part of a series of pairs of villas along Harvey Road, all of similar style and material and they form a group of mid C19 buildings of some style and with limited alteration  |
| <b>Panton Street</b>     | Christian Science Church                               | Formerly Primitive Methodist Church facing Panton St and Meeting Room ?Sunday School which faces to St Eligius Street. 1866 date to Chapel of Flemish bond gault brick and slate roof. Gable to Panton St 2 storeys. Ground floor has central flat roof porch with round arched doorway. Either side paired round arched windows, also to first floor lighting gallery. Central three light round arch window to first floor with date stone below. To rear is Sunday School with arched windows and of gault brick and datestone reading June 23 <sup>rd</sup> 1874.   |
| <b>Russell Street</b>    | 27-29  | Former National School of central section and two projecting wings, one for boys on the left, the other for girls. Two storeys in gault brick with pediments to gables. Three windows to each floor, ground floor windows arched topped beneath gauged brick arches with stone keystones, the central window is blind and platband running below the round arches. Above 8/8 with arched tops and gauged brickwork. In the triangle of the gables are circular louvres. Below central 1 <sup>st</sup> floor window, a stone banner saying National School.  |
| <b>St Paul's Road</b>    | 11, 12, and 13 Elie Almshouses                         | Small group of 3 almshouses, L shaped, single storey with gable projection to the road. Polychromatic of gault brick in English bond with red brick bands and window arches. The gable has red brick diaper patterns. Plain tile roof, steeply pitched with low eaves and bargeboard to gable wing. Two tall gault brick stacks with single chimneys to gable wing, with red brick corbelled tops. Two tall ridge stacks to main building with paired chimneys, again with red brick detailing. Arch topped Gothic windows. Caius College almshouses were founded c. 1475 by Richard Ely and stood in Trinity Lane. In 1865 they were rebuilt on this |

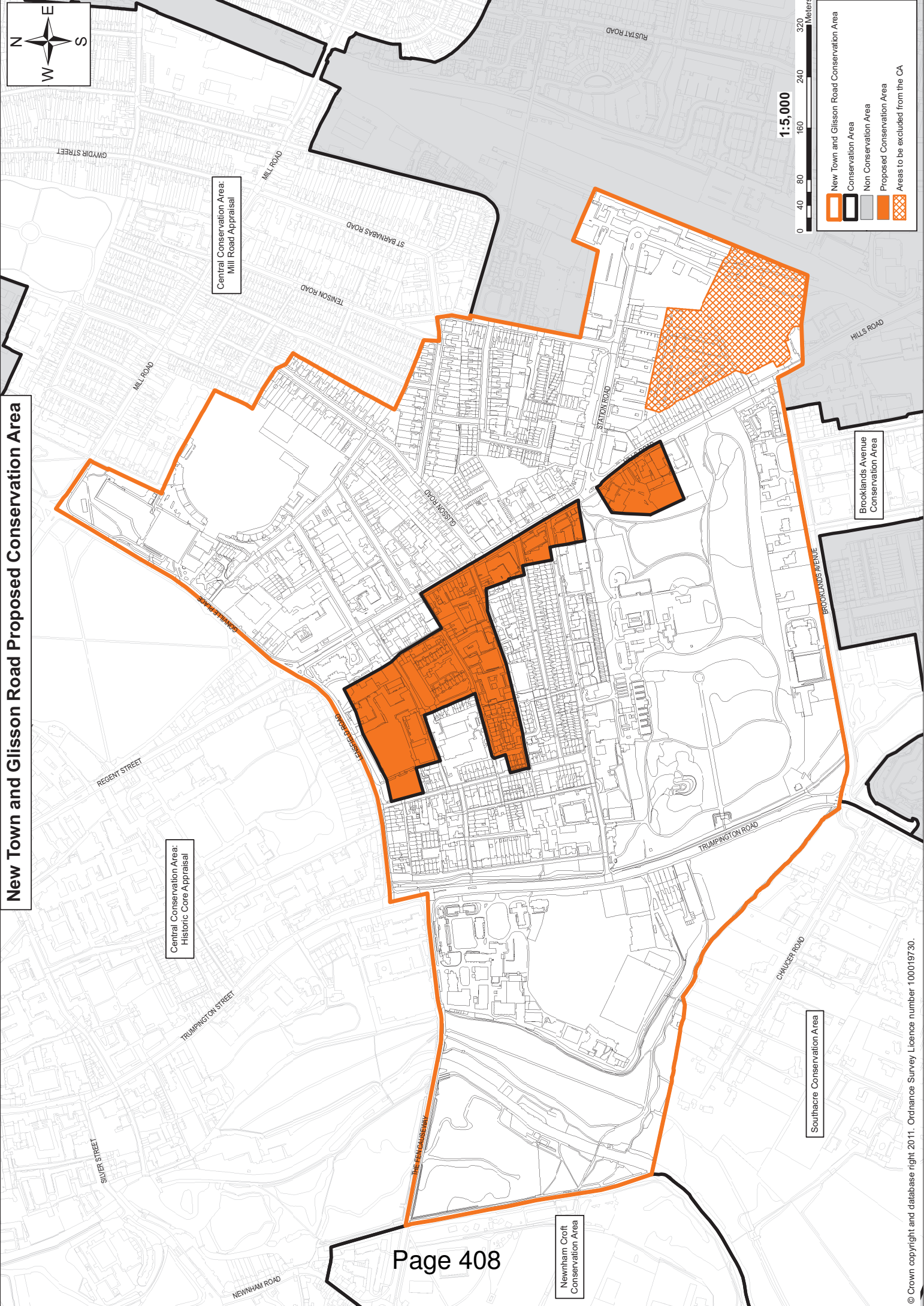
|                   |    |  |
|-------------------|----|--|
|                   |    | site. (VCH vol 3 p. 146)   |
| <b>Union Road</b> | 30 | Former Roman Catholic School 1867-8. Gault brick in Flemish bond with black mortar (sandblasted) with slate roof and red ridge coping. Main range to road with wing to left, which is gable to the road. Main range has pairs of windows either side of gabled centrepiece. Windows are 6/1 timber sash with limestone mullion dividing the two lights and limestone lintel. The centrepiece has a rose window above a three light arched topped window, all of gault brick and surmounted by a parapet gable with limestone coping and kneelers and cross finial. On the left is a bell turret (without bell), buttressed to the roadside with a sculpture of Christ holding a lamb beneath a slate covered canopy. Cross finials on all gables and turret. Gabled wing also gault brick and slate with limestone coping and kneelers to parapet. Two light window with limestone mullion and sill, 6/6 sashes. |

## Appendix 3: Maps





# New Town and Glisson Road Proposed Conservation Area



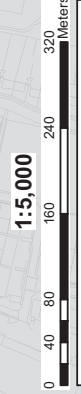
Central Conservation Area:  
Mill Road Appraisal

Central Conservation Area:  
Historic Core Appraisal

Brooklands Avenue  
Conservation Area

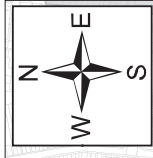
Southacre Conservation Area

Newnham Croft  
Conservation Area

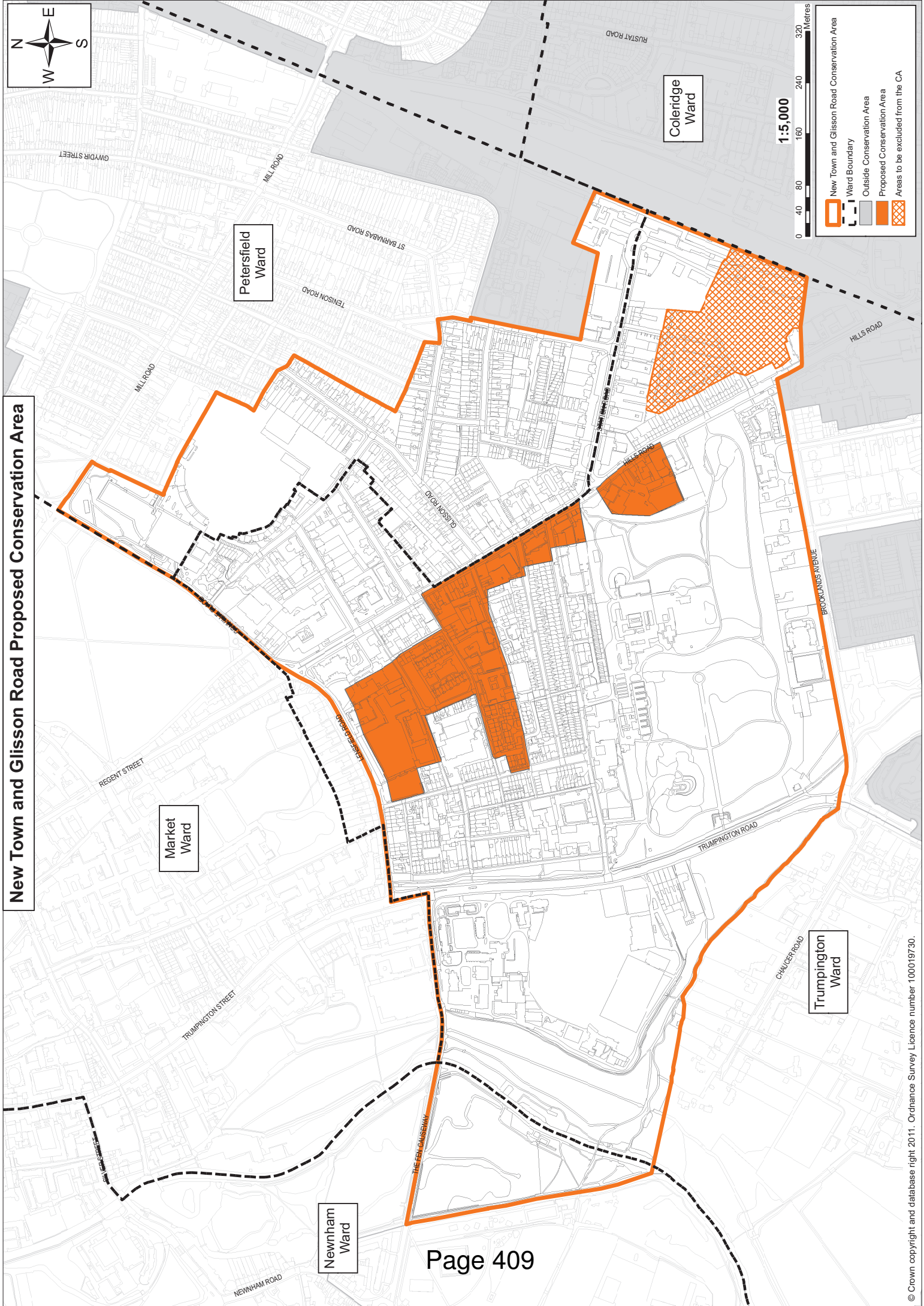


- New Town and Glisson Road Conservation Area
- Conservation Area
- Non Conservation Area
- Proposed Conservation Area
- Areas to be excluded from the CA





# New Town and Glisson Road Proposed Conservation Area



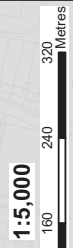
Petersfield Ward

Coleridge Ward

Market Ward

Newham Ward

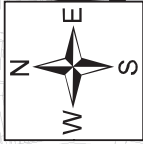
Trumpington Ward



- New Town and Glisson Road Conservation Area
- Ward Boundary
- Outside Conservation Area
- Proposed Conservation Area
- Areas to be excluded from the CA

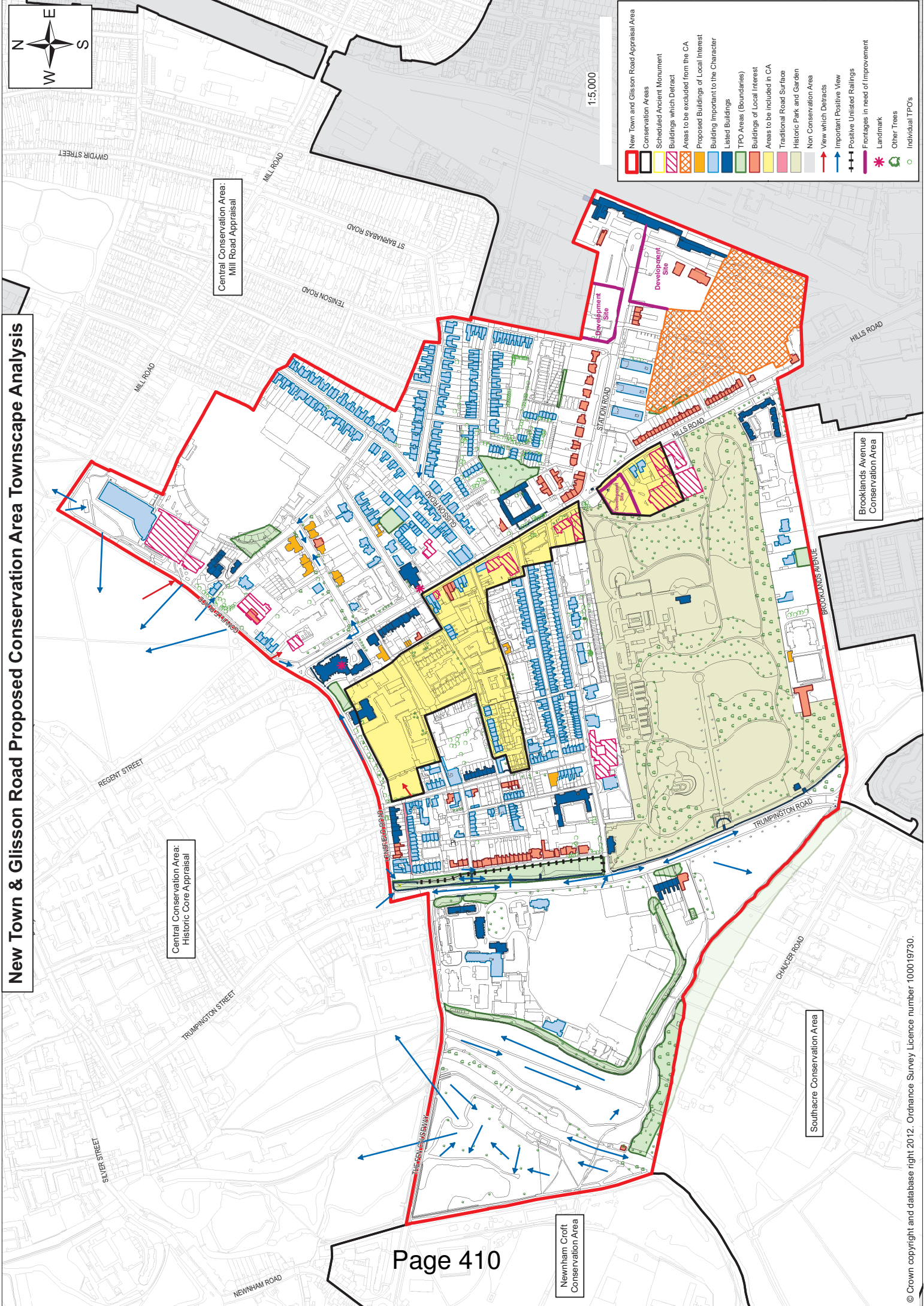


# New Town & Glisson Road Proposed Conservation Area Townscape Analysis



1:5,000

- New Town and Glisson Road Appraisal Area
- Conservation Areas
- Scheduled Ancient Monument
- Buildings which detract
- Areas to be excluded from the CA
- Proposed Buildings of Local Interest
- Building important to the Character
- Listed Buildings
- TPO Areas (Boundaries)
- Buildings of Local Interest
- Areas to be included in CA
- Traditional Road Surface
- Historic Park and Garden
- Non Conservation Area
- View which Detracts
- Important Positive View
- Frontages in need of Improvement
- Landmark
- Other Trees
- Individual TPO's



Central Conservation Area:  
Mill Road Appraisal

Central Conservation Area:  
Historic Core Appraisal

Development Site

Brooklands Avenue  
Conservation Area

Southacre Conservation Area

Newnham Croft  
Conservation Area



To: Executive Councillor for Planning and Sustainable Transport: Councillor Tim Ward  
Report by: Head of Planning Services  
Relevant scrutiny committee: Environment Scrutiny Committee 13/03/2012  
Wards affected: Abbey, Market, East Chesterton

**CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR RIVERSIDE & STOURBRIDGE COMMON**  
**Not a Key Decision**

**1. Executive summary**

- 1.1 The City Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations and boundaries, to consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2 In 2010, consultants drafted an Appraisal of the Riverside area of the Central Conservation Area with a proposal to extend the boundary. The Central Conservation Area was designated in 1969 and extended to include the Riverside area in 1993. This current Appraisal provides evidence to illustrate that the area meets current national criteria, in terms of the special architectural and historic interest for Conservation Area designation, and in addition that sections currently outside the existing boundary are also worthy of inclusion.
- 1.3 A period of public consultation was held in 2011 and the responses were broadly in support of the findings in the appraisal and the boundary changes. However some parties notified were unaware that part of the boundary of the enlarged Conservation Area included land in Chesterton and therefore a second round of consultations was undertaken in 28<sup>th</sup> November 2011 to 23<sup>rd</sup> January 2012.

**2. Recommendations**

- 2.1 The Executive Councillor is recommended to approve the revised Conservation Area boundary and the content of the draft Appraisal for the Riverside and Stourbridge Common Conservation Area.

### 3. Background

- 3.1 The draft Appraisal was prepared by consultants in 2010. Funding was agreed for Pro-Active Conservation work for each of the financial years 2008-9, 2009-10, and 2010-11.
- 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”.
- 3.3 Consultants were invited to quote for work to appraise the Riverside area of the Central Conservation Area in May 2010 and one, of two, bids was accepted in June 2010. The first draft was completed in August 2010.
- 3.4 The methodology the consultants used for the work was in accordance with the best practice guidance set out in Planning Policy Statement 5 and Guidance on Conservation Appraisals, February 2006.
- 3.5 The amenity societies, English Heritage, County Highways and Planning, Environment Agency, the Ward Councillors and the County Councillor were consulted as statutory consultees.
- 3.6 The initial public consultation period was held from 7<sup>th</sup> July to 19<sup>th</sup> August 2011, with an additional two weeks given to environmental groups who were not consulted formally in the first instance. The public consultation was promoted on the City Council website with a link to the draft Appraisal and a comments form. A press release was issued to promote the consultation. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms. A public exhibition for the proposed Central Conservation Area expansion and Appraisal was held on the 22<sup>nd</sup> and 23<sup>rd</sup> July 2011 in the River Lane Centre, River Lane.
- 3.7 The consultation received 17 responses, all broadly in support of the draft Appraisal and proposed extension, with some proposed additions or alterations to the text. A summary of the responses has been included at Appendix 1 as they are still relevant to this report. This includes responses to each comment and notes of any amendments made to the draft consultation document.
- 3.8 Some responses suggested that the proposal to exclude areas from the conservation area be reconsidered so that they would be under tighter controls should they come forward for development in the future. These areas are Riverside Place, St Bartholomews Court and an area to the north of Elizabeth Way bridge.

- 3.9 The original report and recommendation was scheduled to be considered at Environment Scrutiny Committee in October 2011. However the item was withdrawn to allow a further consultation period to ensure that all interested persons had an opportunity to make representations. Some parties notified had not appreciated the inclusion of sites/land in Chesterton during the first round of consultations.
- 3.10 A second consultation on the Riverside and Stourbridge Common Conservation Appraisal was held from 28<sup>th</sup> November 2011 to 23<sup>rd</sup> January 2012. Following a suggestion from local Ward Councillors, the name of the document had been changed from Riverside Conservation Area to reflect the extent of the proposed boundary.
- 3.11 The second consultation went out to the amenity societies, English Heritage, County Highways and Planning, the Environment Agency, the Ward Councillors and the County Councillors as statutory consultees.
- 3.12 In addition, where email or property addresses were available, all those who responded to the first consultation were re-consulted. A table of the responses received is included as Appendix 2.
- 3.13 The re-consultation was also made available on the City Council's Consultations page of the website and a hard copy, with comments sheets, was placed in the Planning section of the Customer Service Centre for reference. A press release was also issued to make people aware of the re-consultation.
- 3.14 Meetings were held with two Wards Councillors to answer any questions which may have arisen from the draft document. Comments received during these meetings were noted and, along with officer responses, have been reported in Appendix 2.
- 3.15 The re-consultation draft document, Appendix 3, incorporated suggested alterations that had been received during the initial consultation. As a result, there were fewer responses to the re-consultation. Twelve written responses were received, all broadly in favour of the proposed extension of the boundary, but additional comments were received which have been reported in Appendix 2. A telephone call was received from the Chair of the Riverside Area Residents' Association asking that their comments submitted for the original consultation be carried forward to the re-consultation. These are captured in Appendix 1.
- 3.16 Members are asked to consider the recommendation to approve the alterations to the boundary of Conservation Area no 1 as shown on the proposed 'Riverside and Stourbridge Common Conservation Area



map' (Appendix 4). The proposed new boundary includes areas as follows: Elizabeth Way roundabout; 95 to 213 and 112 (the Rose and Crown) to 128 (the Five Bells) Newmarket Road; 3 Abbey Road; 1 to 17 (odd) and 2 to 20 (even) Godesdone Road; Kings College boathouse, Logans Way; Penny Ferry, Water Street; 85 to 89 (consec.), Stourbridge House, 96 to 98 (consec.) Riverside; 143 to 155 (odd) and 158 to 160 (even) Stanley Road; Barnwell Junction; Chapel of St Mary Magdalene, 525, 529 and the Old Paper Mill Newmarket Road; and Stourbridge Common to the City boundary.

- 3.17 Should the revised Conservation Area boundary and the content of the draft Appraisal for the Riverside and Stourbridge Common Conservation Area be approved, prior to publication, the most up to date base map will be used for all the maps in the document. This may differ from that included with the Appraisal at Appendix 3. This may be done without the formal approval of the Executive Councillor for Planning and Sustainable Transport 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.
- 3.18 The draft Appraisal provides a detailed assessment, in accordance with national best practice, of the area's special architectural or historic interest. In the Appraisal, the consultants have suggested that the use of Article 4 Directions to control alterations to principal elevations be considered. Article 4 Directions can in effect remove some Permitted Development Rights for property owners in a specified area. Any such action would need to be considered in the context of the review of policy in the Cambridge Local Plan and appropriate consultation and review undertaken. The Appraisal cannot on its own, obligate the Council to take such an action.
- 3.19 The Riverside and Stourbridge Common Conservation Area Appraisal assessment shows that the area, and its proposed extension, 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". It is therefore recommended that the draft Appraisal, and its recommendations, be approved and adopted.

## **4. Implications**

### **(a) Financial Implications**

The financial implications are set out within the report above.

### **(b) Staffing Implications**

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

**(c) Equal Opportunities Implications**

There are no direct physical equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement. There are additional responsibilities on householders living within conservation areas who will need to apply for planning permission for certain works to their dwellings and their trees.

**(d) Environmental Implications**

There is a low positive impact on climate change as the demolition of existing buildings within conservation areas, which contain a lot of embodied energy, needs additional justification and may not be supported.

**(e) Consultation**

The consultations are set out in the report above.

**(f) Community Safety**

There are no direct community safety implications.

## **5. Background papers**

These background papers were used in the preparation of this report:  
Planning Policy Statement 5

<http://www.communities.gov.uk/publications/planningandbuilding/pps5>

English Heritage: Guidance on Conservation Appraisals, February 2006

<http://www.english-heritage.org.uk/publications/guidance-conservation-area-appraisals-2006/>

Consultation draft Riverside and Stourbridge Common Conservation Area Character Appraisal, 2011

## **6. Appendices**

### **Appendix 1**

Summary of responses to initial public consultation

### **Appendix 2**

Summary of responses to public re-consultation

### **Appendix 3**

Draft Riverside and Stourbridge Common Conservation Area Character Appraisal, November 2011

## **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



## Riverside 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 | English Heritage<br>East of England Region | (i) Green Belt should be referred to in the document and shown on the maps<br>(ii) Cambridge Preservation Society is now Cambridge Past, Present and Future<br>(iii) Butts Green may derive from archery butts set up in the area<br>(iv) Cheddars Lane Pumping Station is a Scheduled Ancient Monument<br>(v) Fourth listed boat house is Corpus Christi and Sidney Sussex not Gonville and Caius and Sidney Sussex<br>(vi) More consistent to list the open spaces from the city centre outwards<br>(vii) Brunswick area - it would be useful to note where houses have small gardens or where they are back of pavement<br>(viii) A development brief should be prepared for Elizabeth Way/Newmarket Road roundabout<br>(ix) There is an arc of view to the east/south east and to the west/south west<br>(x) Overstatement that replacement windows can 'destroy' subtleties – suggest 'harmed by inappropriate alterations' | (i) Added to document and maps<br>(ii) Text changed in document<br>(iii) To research and add if correct<br>(iv) Text altered<br>(v) Text altered<br>(vi) Text altered<br>(vii) Additions made<br>(viii) Noted<br>(ix) Added to maps<br>(x) Text altered | (i) 1<br>(ii) 1<br>(iii) 1<br>(iv) 1<br>(v) 1<br>(vi) 1<br>(vii) 1<br>(viii) 2<br>(ix) 1<br>(x) 1 |
| 2 | Natural England                            | (i) Support extension of conservation area   | (i) Noted   | (i) 3   |
| 3 | Cambridge Past, Present Future             | (i) Strongly support extension of the conservation area to include commons, northern river   | (i) Noted   | (i) 3   |

|        |  |        |   |
|--------|--|--------|---|
|        | embankment and area next to Elizabeth Way roundabout   |        |   |
| (ii)   | More descriptions required of greened front gardens and low walls which contribute to streetscape  | (ii)   | Text altered (ii) 1   |
| (iii)  | Spatial analysis with regard to building heights needs to be made clearer  | (iii)  | Text altered (iii) 1  |
| (iv)   | The areas proposed to be removed from the conservation area should remain within boundary  | (iv)   | Noted and reported to committee (iv) 3  |
| (v)    | Area north of towpath should include tree belt to rear gardens to ensure setting of river  | (v)    | Noted – mainly covered by TPOs (v) 3  |
| (vi)   | Colour schemes of railings, bridges and other street furniture missing   | (vi)   | Noted (vi) 3  |
| (vii)  | Definition and descriptions of the commons and their edges needs to be clearer   | (vii)  | Text altered (vii) 1  |
| (viii) | Threats to Stourbridge Common need to be included  | (viii) | Noted however not within the remit of this document (viii) 2                              |
| (ix)   | River approaches study required  | (ix)   | Noted (ix) 2  |
| (x)    | Need to include the intensive recreational use as well as commuter use of the commons and the river. Major improvements still needed to enhance overall street furniture | (x)    | Text altered (x) 1  |
| (xi)   | Are there any pinder (herdsman) issues?  | (xi)   | Not that are known (xi) 3   |
| (xii)  | Research should also cover issues relating to boaters and moorings   | (xii)  | Additional text added regarding the house boats (xii) 1                                   |
| (xiii) | Inclusion of Penny Ferry welcomed. Should include more information about ferry crossings in this location.   | (xiii) | Noted (xiii) 3  |
| (xiv)  | Open spaces strategy and management plans findings should be reflected in the appraisal  | (xiv)  | This would be duplication of information (xiv) 3  |
| (xv)   | The Green Belt should be more clearly described in the text  | (xv)   | Text altered (xv) 1   |
| (xvi)  | Chapel Meadows is also a City Wildlife Site. Boundary treatments to commons should be clearer described and actions for neglected areas scheduled                        | (xvi)  | Addition made to map. Scheduling of actions not within the remit of this document (xvi) 1 |
| (xvii) | Add additional text to last sentence in Key  | (xvii) | Text altered (xvii) 1   |

|   |  |  |   |           |
|---|--|--|---|-----------|
|   |  | (xviii) Characteristics<br>Welcome the inclusion of Article 4 measures which needs to be clearer in the document and the City Council's overall stance | (xviii) Noted, however there are no Article 4 directions in the city  | (xviii) 3 |
|   |  | (xix) Describe protection for each common  | (xix) Additions made to map   | (xix) 1   |
|   |  | (xx) Improvements requested for Walnut Tree Avenue have been ignored   | (xx) Noted  | (xx) 3    |
|   |  | (xxi) Has street furniture been surveyed and historic features logged?   | (xxi) Not within remit of this document   | (xxi)2    |
|   |  | (xxii) CPPF have recently requested the BLI designation of the Penny Ferry due to its location and history   | (xxii) Noted  | (xxii)2   |
|   |  | (xxiii) Suggested alterations to the boundary to include a larger area   | (xxiii) Not deemed necessary at this time   | (xxiii) 3 |
|   |  | (xxiv) Suggested additions to townscape analysis map   | (xxiv) Alterations made   | (xxiv) 1  |
|   |  | (xxv) Suggested text alterations   | (xxv) Text altered  | (xxv) 1   |
| 4 | Cambridgeshire County Council – Strategic Planning | (i) No comment   | (i) Noted   | (i) 3     |
| 5 | Cambridgeshire County Council – Highways           | (i) No comment   | (i) Noted   | (i) 3     |
| 6 | Environment Agency                                 | (i) Add the fact that the majority of the area is in the floodplain  | (i) Text altered  | (i) 1     |
| 7 | Cllr Wright – Ward Councillor                      | (i) Consider inclusion other properties along Stanley Road   | (i) The area suggested has been looked at but is not considered to be of the same character as the majority of the proposed conservation area   | (i) 3     |
| 8 | Cllr Rosenstiel – Ward Councillor                  | (i) Suggested corrections to the text  | (i) Text altered  | (i) 1     |
| 9 | Cambridge Natural History Society                  | (i) The appraisal must be objective and authoritative. Bias towards architecture and little interest in the countryside                                | (i) Comments noted. The biodiversity of the city is addressed by other departments within the council. This document is mainly for the use of the Planning department when considering development. | (i) 3     |

|    |   |        |  |        |   |        |   |
|----|---|--------|--|--------|---|--------|---|
| 10 | Riverside Area Residents Association    | (i)    | In general the proposals are welcome. Would like to see more protection in place to retain and improve what remains. Urge Council to apply and enforce conservation policies robustly in future – do not understand how large modern developments that were approved are now considered for removal from the conservation area | (i)    | Noted   | (i)    | 3 |
|    |   | (ii)   | It would be useful to include the area around Elizabeth Way as a 'zone of opportunity'.  | (ii)   | Noted – already highlighted as an area for visual improvement   | (ii)   | 3 |
|    |   | (iii)  | Strongly support inclusion of Godesdone Road and parts of Newmarket Road   | (iii)  | Noted   | (iii)  | 3 |
|    |   | (iv)   | West's site next to River Lane should also be classed as a 'zone of opportunity'   | (iv)   | Reported to committee   | (iv)   | 3 |
|    |   | (v)    | Modern blocks along Riverside should be kept in the conservation area and labelled as 'zones of opportunity'   | (v)    | Reported to committee   | (v)    | 3 |
|    |   | (vi)   | The green space and landscaping around Regatta Court should be protected in some way   | (vi)   | Difficult to include without the buildings too which are of the same character as the rest of the conservation area | (vi)   | 3 |
|    |   | (vii)  | Support inclusion of north side of river, Stourbridge Common and Ditton Meadows  | (vii)  | Noted   | (vii)  | 3 |
|    |   | (viii) | Strongly support adoption of Article 4 directions  | (viii) | Noted, however there are no Article 4 directions in the city  | (viii) | 3 |
|    |   | (ix)   | Support proposals to improve entrance to Stourbridge Common and to repaint railings  | (ix)   | Noted   | (ix)   | 3 |
|    |   | (x)    | Welcome proposals to protect trees by St Andrews Church, plant trees on Walnut Tree Avenue and improve landscaping in front of Pepys Court and Water Street  | (x)    | Noted   | (x)    | 3 |
|    |   | (xi)   | Any residents affected by the boundary change should be fully informed of the implications   | (xi)   | Noted   | (xi)   | 3 |
| 11 | Petersfield Area Community Trust (PACT) | (i)    | Strong support inclusion of the suggested new areas  | (i)    | Noted   | (i)    | 3 |
|    |   | (ii)   | Issue of most immediate concern to PACT is Elizabeth Way roundabout and stretch of road  | (ii)   | Noted   | (ii)   | 3 |

|    |                               |       |   |       |              |       |   |
|----|-------------------------------|-------|---|-------|--------------|-------|---|
|    |                               |       | along Newmarket Road immediately to the east, and its hostile environment   |       |              |       |   |
| 12 | 2 email                       | (i)   | There is no reference to the visual impact of the moored boats along this stretch of the river  | (i)   | Text altered | (i)   | 1 |
|    |                               | (ii)  | Support the proposal to remove Riverside Place from the conservation area due to the over exhaustive, time wasting and costly exercise involved in getting permission to do works to trees                | (ii)  | Noted        | (ii)  | 3 |
| 13 | 2 comments forms              | (i)   | Fair analysis of area. Support inclusion Newmarket and Godesdone Roads. Elizabeth Way approaches should be classed as 'an area of opportunity' – should include West's garage and modern blocks Riverside | (i)   | Noted        | (i)   | 3 |
|    |                               | (ii)  | Would be good to have future liaison with Conservation team and Environmental Improvements re extending street improvements along Riverside – 'boulevard' aspiration                                      | (ii)  | Noted        | (ii)  | 3 |
|    |                               | (iii) | It would be good if could prevent people from vandalising front elevations of houses – e.g. by the installation of inappropriate windows  | (iii) | Noted        | (iii) | 2 |
| 14 | Save Our green Spaces         | (i)   | Supports aim to extend the conservation area and would like to encourage the Council to implement the tree planting recommendations in the document   | (i)   | Noted        | (i)   | 3 |
| 15 | Friends of Stourbridge Common | (i)   | Whole-hearted support   | (i)   | Noted        | (i)   | 3 |
|    |                               | (ii)  | Preservation of spaces, protection of grassland site, furthering biodiversity, provision of wildlife corridor and green space, important 'visual relief' in the city are all covered in the Appraisal     | (ii)  | Noted        | (ii)  | 3 |
|    |                               | (iii) | Every effort should be made to protect what has not already been ruined in Cambridge  | (iii) | Noted        | (iii) | 3 |
|    |                               | (iv)  | A few specific points relative to Stourbridge Common  | (iv)  | Noted        | (iv)  | 2 |

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## The Riverside and Stourbridge Common Conservation Area - Draft Appraisal: Summary of Responses to Re-Consultation

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 | Natural England               | (i) The comments responding to the original consultation still apply.   | (i) Noted                                     | (i) 3   |
| 2 | County Strategic Planning     | (i) Recognises importance of areas as a wildlife corridor.  | (i) Noted                                     | (i) 3   |
|   |                               | (ii) Locations of County Wildlife Sites, City Wildlife Sites and Local Nature Reserves have been omitted from the maps. These should be included to complement the text and demonstrate that the full extent of the designations has been considered  | (ii) Alterations made to maps                 | (ii) 1  |
| 3 | Conservators of the River Cam | (i) Suggested additional text relating to racing on the river   | (i) Additions made to text                    | (i) 1   |
|   |                               | (ii) Consideration of houseboats insubstantial. Can be classed as planning units. Moorings improvements should be subject to planning control. Smoke Control Area could be extended to include Riverside for benefit of local residents who currently suffer the effects of moored vessels using solid fuels and emitting smoke at street level | (ii) Noted                                    | (ii) 2  |
|   |                               | (iii) Concur with point that 'there are some opportunities for visual improvement'. This aspiration should be extended to the appearance of moored river craft too  | (iii) Additions made to text                  | (iii) 1 |
|   |                               | (iv) Agree with revised boundary pertaining to  | (iv) This would need to be discussed with the | (iv) 2  |

|   |                                       |   |   |   |
|---|---------------------------------------|---|---|---|
|   |                                       | <p>river corridor. This area subject to 1922 River Cam Conservancy Act and byelaws. Area also encompasses land belonging to Conservators from former Penny Ferry to City's north-east boundary. Will Tree Work Applications be required for routine reduction work? Would like to request a waiver</p> <p>(v) Hope that riparian landowners will be encouraged to use best practice to maintain their trees</p> <p>(vi) The Appraisal make no mention of the condition of the riverbanks</p>  | <p>Green Space Manager</p> <p>(v) Noted</p> <p>(vi) Alterations made to text</p>        | <p>(v) 2</p> <p>(vi) 1</p>                              |
| 4 | Old Chesterton Residents' Association | <p>(i) The document helps to give a greater understanding of the area and reasons for designation</p> <p>(ii) Extension gives additional protection to important areas of Cambridge, in particular Stourbridge Common. Including the whole area up to the City boundary is welcomed. Surprised at inclusion of the former Penny Ferry site, but pleased its importance as a riverside amenity was recognised</p> <p>(iii) Report could have acknowledged existence of the Friends groups that are actively supporting the Open Spaces</p> <p>(iv) Appraisal notes that recent developments have become intrusive on the Open Space. It is regretted that this has not prevented a recent application in Ditton Fields from being approved</p> | <p>(i) Noted</p> <p>(ii) Noted</p> <p>(iii) Additional text added</p> <p>(iv) Noted</p> | <p>(i) 3</p> <p>(ii) 3</p> <p>(iii) 1</p> <p>(iv) 2</p> |
| 5 | Save Our green Spaces (SOS)           | <p>(i) General comments submitted to first consultation should be included this time round too</p> <p>(ii) Would like to add concern over effective enforcing of TPOs. Would like to urge City</p>  | <p>(i) Noted</p> <p>(ii) Noted</p>  | <p>(i) 3</p> <p>(ii) 2</p>                              |



|   |                    |       |   |       |   |         |
|---|--------------------|-------|---|-------|---|---------|
|   |                    |       | Council and its officers to ensure that TPOs are not removed unless absolutely needed for safety reasons  |       |   |         |
| 6 | Cam Valley Forum   | (i)   | Strongly recommend proposal to extend boundary  | (i)   | Noted   | (i) 3   |
|   |                    | (ii)  | Despite this extension, the emphasis of the appraisal still remains dominated by considerations of townscape. There is scope for a more in depth look at characteristics of un-built areas with a view to developing constructive recommendations, with biodiversity officer, on improvements | (ii)  | The biodiversity of the Open Spaces is captured in other documents                | (ii) 2  |
| 7 | Residents by email | (i)   | Any future attempts to 'urbanise' Stourbridge Common of Haling Way – excessively widen paths, extra lighting – pressures for additional roads crossing the river from Fen Ditton would be unacceptable suggestions  | (i)   | Noted   | (i) 2   |
|   |                    | (ii)  | The use of the Penny Ferry site should be enshrined in the document as for a public house due to its historic forbears  | (ii)  | Noted   | (ii) 2  |
|   |                    | (iii) | Support inclusion of the Elizabeth Way/ Newmarket Road roundabout as 'a site of opportunity perhaps'. Are s106 funds available from CRC development site to improve the appearance of Walnut Tree Avenue?   | (iii) | Noted   | (iii) 2 |
|   |                    | (iv)  | The suggestion to protect the trees at St Andrew the Less is excellent  | (iv)  | Noted   | (iv) 3  |
|   |                    | (v)   | Stourbridge Common is a critical green space in the city  | (v)   | Noted   | (v) 3   |
|   |                    | (vi)  | Any future development of the area needs to take into account the nature of the surrounding built and green environment   | (vi)  | Noted   | (vi) 2  |
|   |                    | (vii) | Confusing that the first few terraced houses around the junction of Stanley Road and  | (vii) | There are a number of modern properties between the Riverside end of Stanley Road | (vii) 3 |

|  |   |        |  |          |
|--|---|--------|--|----------|
|  | Riverside are included, but not the bigger stretch towards Newmarket Road   |        | and where the longer stretch of houses, toward Newmarket Road are which do not warrant inclusion in the Conservation Area. We generally try to avoid 'holes' in Conservation Areas.  | (viii) 2 |
|  | (viii) Proposals for significant modern developments on the southern edge of Newmarket Road will be even more disproportionate to the northern edge than that which already exists  | (viii) | Noted  | (ix) 3   |
|  | (ix) The footbridge near to the Green Dragon and the Stanley Road/Garlic Row/Oyster Row/eastern Riverside form an especially heavily used area for non-motorised traffic. The recent development of large apartment blocks in this area have contributed to heavily increased motorised traffic which creates conflict with the industrial estate traffic | (ix)   | Noted  | (x) 3    |
|  | (x) Future development should reverse the trend of inconsiderate development in the Riverside area  | (x)    | Noted  | (xi) 2   |
|  | (xi) The comment under section 8 regarding public realm is not generally true for the road along Riverside – most of which is in an appalling condition, particularly in the area fronting Stourbridge Common   | (xi)   | Highways are maintained by the County Council  | (xii) 3  |
|  | (xii) The road fronting the modern apartments it is proposed to exclude should remain inside the Conservation Area due to the views   | (xii)  | Maps have been checked – this area is included   | (xiii) 3 |
|  | (xiii) Why is Stourbridge House included?   | (xiii) | In order to have an appropriate boundary to the Conservation Area, it is generally good practise to take the properties that front the road, and their boundaries. By including this building, any proposal for change which may come forward in the future would be subject to the more rigorous planning constraints | (xiv) 3  |

|    |                                     |   |  |  |
|----|-------------------------------------|---|--|--|
|    |                                     | (xiv) Most of the road along Riverside is disfigured by the shabby moored boats which should be removed. In addition there is no point to improving the entrance to Stourbridge Common unless the 'scruffy' vehicles are removed from this area due to their detrimental visual impact  | (xiv) than if it were not in the Conservation Area<br>Noted  |  |
| 8  | Meeting with Cllr Znajek            | (i) Suggestion of inclusion of more properties by the Penny Ferry in Water Lane<br><br>(ii) Ensure that appropriate Chesterton Residents' Associations were notified of the re-consultation<br><br>(iii) Possible to include North East Cambridge in Conservation Area title?<br><br>(iv) Should the Penny Ferry be added to the list of Buildings of Local Interest? | (i) These properties were viewed, however there was no consistent character to the buildings making them worthy of Conservation Area status<br><br>(ii) Consultation lists checked<br><br>(iii) Proposal considered but deemed to be too complicated. The Conservation Area only extends into Chesterton by a minimal amount<br><br>(iv) This was considered previously, however due to the number of extensions and alterations that have been made to the building, there is very little of the original building left and therefore it is not deemed appropriate to try to get it added | (i) 3<br><br>(ii) 1<br><br>(iii) 3<br><br>(iv) 3 |
| 9  | Meeting with Cllr Wright            | (i) Asked for clarity in any additional consultations to show what is already with the Conservation Area, where the proposed extension is and the reason for the proposed extension   | (i) Noted. Will be improved in subsequent Conservation Area reviews  | (i) 3  |
| 10 | Chair of VIE Residents' Association | (i) No additional comments  | (i)Noted   | (i)3   |
| 11 | Cambridge                           | (i) Welcome the opportunity to offer further  | (i) Noted  | (i) 3  |

|          |   |  |   |        |
|----------|---|--|---|--------|
| Page 428 | Past Present<br>Future  | comment. Do not feel that earlier comments have been fully integrated  | (ii) A management plan will be prepared for Stourbridge Common in 2012. A Masterplan is not within the remit of this document | (ii) 2 |
|          | (ii) A Masterplan is required to protect the various commons covering historic and other built features as well as wildlife aspects. Each common should develop an adequate management plan | (iii) The text of the original draft was altered to include more description of these areas during the initial consultation. There may be more opportunities for street tree planting. This should be taken up by the Streets and Open Spaces Team | (iii) 3   |        |
|          | (iii) More descriptions are needed of greened front gardens and low walls. Is there scope for more street tree planting?  | (iv) There is a note regarding the fact that the area is in the floodplain   | (iv) 3  |        |
|          | (iv) There is no reference in the document to the character of the area with regard to the issue of potential flooding  | (v) There may be an opportunity to undertake a comprehensive survey of public realm throughout the city  | (v) 2   |        |
|          | (v) More analysis is required of missing street furniture   | (vi) Some additional text has been added regarding the area to the north of the river. The large meadow by Fen Road is not part of the proposed boundary   | (vi) 1  |        |
|          | (vi) Add more descriptive notes on the Chesterton side of the river, the Penny Ferry and the large meadow area  | (vii) There is reference to the fair in the document   | (vii) 3   |        |
|          | (vii) The traditional fair on Midsummer Common should be mentioned  | (viii) Text altered  | (viii) 1  |        |
|          | (viii) The document should clearly state which of the commons are registered  | (ix) Only the entrance to Stourbridge Common from Riverside was picked up as an issue by our consultants   | (ix) 3  |        |
|          | (ix) All entrances to the commons and meadows should be assessed with regard to possible improvement  | (x) Noted  | (x) 3   |        |
|          | (x) There is a poor edge to the housing area where it meets Ditton Meadows which requires screening   | (xi) The Townscape Analysis maps indicate important long and short views in the proposed Conservation Area   | (xi) 3  |        |
|          | (xi) The reference to views from green spaces could be elaborated on  |  |   |        |

|    |            |   |   |           |
|----|------------|---|---|-----------|
|    |            | (xii) Are there any veteran trees along the river or elsewhere?   | (xii) All TPOs and other important trees were identified by the consultants have been indicated on the Townscape Analysis maps  | (xii) 3   |
|    |            | (xiii) Reference should also be made to the Strategic Open Space and Recreation Study which highlights the publicly accessible green spaces and private areas | (xiii) The maps indicate the City Wildlife Sites which are public open spaces   | (xiii) 3  |
|    |            | (xiv) Under Key Characteristics add street furniture  | (xiv) Please see note above regarding public realm  | (xiv) 3   |
|    |            | (xv) Issues – proposed additional issues which would aid the generation of income to carry out environmental improvements                                     | (xv) Noted. However this document is not the right mechanism for income generation for such projects  | (xv) 3    |
|    |            | (xvi) Suggested additional references   | (xvi) Text altered  | (xvi) 1   |
|    |            | (xvii) Is the area by the Leper Chapel may not be part of the City Wildlife designation   | (xvii) It has been confirmed that this is part of the designation   | (xvii) 1  |
|    |            | (xviii) The meadow between Fen Road and the river should be shown as a separation between Chesterton Fen and its residential and industrial area              | (xviii) This area is shown on the map as being part of the Green Belt. However, it is not within the proposed boundary, therefore not within the remit of this document | (xviii) 3 |
|    |            | (xix) Are the list descriptions a full copied entry from English Heritage?  | (xix) They are. The website address has been added to the references  | (xix) 1   |
|    |            | (xx) CPPF have requested previously that the Penny Ferry be added as a BLI  | (xx) Noted. The consultants did not pick this up as being a potential BLI   | (xx) 3    |
|    |            | (xxi) The inclusion of the northern embankment of the river is welcome. However the actual boundary is unclear  | (xxi) The areas bounded by the blue line are the proposed inclusions. There is a black line around the area that is already within the Conservation Area                | (xxi) 3   |
|    |            | (xxii) Add the frontages of new developments where the soft landscaping is planned  | (xxii) Not within the remit of this document  | (xxii) 3  |
|    |            | (xxiii) Comments regarding consultees   | (xxiii) The draft document has been widely circulated with all statutory consultees being re-consulted  | (xxiii) 3 |
|    |            | (xxiv) Request for a River Approaches Study   | (xxiv) Noted  | (xxiv) 3  |
| 12 | Friends of | (i) Comments for previous consultation should   | (i) Noted   | (i) 3     |

|  |                    |  |   |        |
|--|--------------------|--|---|--------|
|  | Stourbridge Common | (ii) be carried forward<br>Would like to add that the document should strengthen the protection of trees and include open vistas | (ii) There is already some protection of the commons included in the document from their designation as registered commons, therefore no additional comments are deemed necessary | (ii) 2 |
|--|--------------------|--|---|--------|

# **Riverside and Stourbridge Common**

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## **Conservation Area Appraisal**

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**Cambridge City Council**

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# **1. Introduction**

## **1.1 Aims and Objectives**

This Appraisal seeks to define what is special about the Riverside and Stourbridge Common area of the Central Conservation Area, and to provide information about its landscape, architectural merit and historical development. The Central Conservation Area is one of eleven designated Conservation Areas in Cambridge. It was originally designated in 1969 and extended eastwards, beyond Elizabeth Way, in 1993. This Appraisal reviews the existing Conservation Area boundary and makes suggestions for its extension. There are a number of reviews of areas of the Central Conservation Area that will be undertaken in the near future. Once these have been completed, it is proposed that the areas will be designated as separate Conservation Areas, subject to approval, which would be more relevant to local residents.

## **1.2 Method**

Beacon Planning Limited, working on behalf of the Cambridge City Council, has assessed the character of Riverside and Stourbridge Common and has set out measures to ensure the future protection and improvement of the area.

## **1.3 Location**

The area covered by this Appraisal is the stretch of the River Cam from Victoria Bridge north-eastwards to the city boundary. It comprises the river frontages and towpaths and the adjacent meadows (including Midsummer and Stourbridge Commons); the 'Brunswick area', north of Maid's Causeway and the north side of Newmarket Road towards the Leper Chapel and the former Barnwell Junction Station. It borders the Conservation Areas of 'Ferry Lane' (Chesterton) and 'De Freville' to the north, and the areas appraised in the Cambridge Historic Core Appraisal, to the west, and The Kite Conservation Area Appraisal to the south. On the northeast side, beyond the city boundary, are the Bait's Bite and Fen Ditton Conservation Areas, which lie in South Cambridgeshire District. The majority of the area is in the floodplain.

## **2. The Planning Policy Context**

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

The special character of Conservation Areas means that the control of development is stricter than in other areas. Therefore new buildings and the spaces around them must preserve or improve the character of the area. The siting, scale, height, form, details and building materials will all need to be carefully chosen.

### **2.1 National Policies**

Planning Policy Statement 1 (PPS1): 'Delivering Sustainable Development' (2005) outlines the Government's commitment to protecting and enhancing the quality of the historic environment (paragraph 17).

Planning Policy Statement 5: (PPS5) 'Planning for the Historic Environment' (2010) advocates that local plans should consider the qualities and local distinctiveness of the historic environment and how these can contribute to the development of the spatial vision in the local development framework core strategy. This PPS explains government policy toward heritage assets of which Conservation Areas form a part.

### **2.2 Local Policies**

The Cambridge Local Plan 2006 sets out policies and proposals for future development and land use to 2016. A summary of Local Plan policies and the major implications of Conservation Area designation are appended to the end of this report.

### **3. Summary of Special Interest**

#### **3.1 General Character**

The Riverside and Stourbridge Common section of the Central Conservation Area comprises the River Cam flowing east from Victoria Bridge, north-eastwards to the city boundary. The river runs parallel to the former causeway and main road to Newmarket, lying to the south, with its terraced streets mostly of two or sometimes three storey gault brick houses. Between the two are commons and open fields, except for an area north-eastwards from Elizabeth Bridge, where the terraced housing comes close to the river.

A slow moving river, populated by ducks, swans and rowers; a towpath with dog walkers, joggers, cyclists and strollers; riverside pubs, boathouses, moorings and fishermen, whilst beyond are grazing cattle and horses. Then further beyond are streets of 'villas' and terraced houses. This is quintessential 'Town' Cambridge as opposed to 'Gown' Cambridge, although this area of the river is heavily used for University rowing.

#### **3.2 Landscape Setting**

A backcloth of trees surrounds the open commons to the south, softening and at times hiding the built-up area beyond. Mature trees criss-cross the commons and riverside willows follow the stream. North-eastwards, the landscape becomes rural as Fen Ditton is approached through the Green Belt, yet much of it is well within the urban bounds of a city. It forms part of a green wedge, which penetrates to the heart of Cambridge – further westwards forming Jesus Green and eventually The Backs, before passing yet further west beyond the city via Coe Fen and Sheep's Green to Grantchester Meadows. Not only, then, is the Riverside and Stourbridge Common area an important landscape feature, but also a significant linear wildlife corridor, linking the City Centre with its countryside.

There are no views of rolling countryside, despite the slight rise of the land towards Fen Ditton. It provides a pleasant setting for Ditton Meadows. It is on the fen edge with buildings confined to river terraces beyond the water meadows.

#### **3.3 Historical Development**

The historical development of Riverside and Stourbridge Common has much to do with Barnwell and its common fields. Barnwell was a small settlement, separate from and lying to the east of Cambridge. There were four particular periods in Barnwell's history which were to shape the form and character of the area:

1. The foundation of a leper hospital and the associated development of Stourbridge Fair.
2. The foundation of Barnwell Priory in 1092 near to Cambridge castle and its subsequent relocation to Barnwell in 1112. The granting of a midsummer fair to the priory in 1211 and disputes over common rights.

3. The severe overcrowding of Cambridge in the late 18<sup>th</sup> century and the enclosure of the East Field in the early 19<sup>th</sup> century.
4. The subsequent industrial growth of Barnwell, the arrival of the railway and rowing on the Cam.

### ***The Hospital of St Mary Magdalene and Stourbridge Fair***

In 1169 a payment of 20 shillings yearly to the Hospital of Barnwell was recorded under the 'customary alms' of the bishop of Ely. So the hospital was established some time before then and it seems to have been founded by Cambridge burgesses for the sanitary protection of the town. As was customary, it was located well outside the town but on a main approach road. It was built to accommodate lepers and others with disfiguring diseases. Only the hospital chapel (now known as the Leper Chapel and owned by Cambridge Past, Present and Future) now survives; a small building of Barnack limestone and flint rubble, comprising a nave and chancel, but a rare, complete Romanesque building, which is listed, grade I and thought to be the oldest complete building in Cambridge.

In 1210 or 1211, King John granted the hospital a fair to be held on the eve and feast of the Exaltation of the Holy Cross (13<sup>th</sup> and 14<sup>th</sup> September). This was to develop into one of the greatest centres of trade in England. By 1516 it lasted from the 24<sup>th</sup> August until the 29<sup>th</sup> September. It spread across the fields around the chapel and to the south and west. It covered Stourbridge Common with stalls and booths and led to the development of wharfs along the Cam with river traffic reaching the port of Lynn. The fair had become the mart for all manner of goods from all over the country; rentals from the booths benefited the Corporation, and the mayor held the pie powder court. Though it was closed during the plague years of the 17<sup>th</sup> century, it survived the Civil War and only began its decline in the 18<sup>th</sup> century. By 1840 there was just one row of booths where previously there had been 'streets' and by 1897 it lasted a mere three days. It was proclaimed for the last time to an audience of three in 1933 and was officially closed the following year.

The legacy is the open common and street names such as Garlic Row, Cheddars Lane, Oyster Row and Mercers' Row, the number of public houses and former alehouses in 'bawdy Barnwell' and the remarkable survival of the hospital chapel. The lepers had left by 1279 and the building became the Free Chapel of St Mary Magdalene. It ceased to have any religious function in the 17<sup>th</sup> century and became used as a store for Stourbridge Fair. It resumed use as a chapel for workmen building the Eastern Counties Railway in the 1840s and in 1951 it passed to the Cambridge Preservation Society, now known as Cambridge Past, Present and Future.

### ***Barnwell Priory***

In 1092 William Picot, sheriff of Cambridgeshire, founded a house for six secular canons attached to St Giles Church, close to the castle on Castle Hill. After Picot's death shortly after the foundation, the priory passed into the King's hand and it declined into a 'desolate' condition. Henry I subsequently

gave it to Pain Peverel, a successful crusader, who received permission in 1112 for it to be moved to a more spacious site in Barnwell as an Augustinian Priory. The chosen site was around a holy well (probably of pre-Christian origin) where a Saxon hermit called Godesone had created a wooden oratory dedicated to St Andrew. The street names Saxon and Godesdone Roads commemorate this. The former said to be near the well and the latter a misspelt version of the hermit's name. Following Peverel's death and that of his son on crusade, his inheritance in Barnwell passed to the Peche family (after whom Beche Road could be named, although it is more commonly thought to be named after Sir Everard de Beche, an early benefactor of the priory, and a notorious anti-Semite).

By the end of the 12<sup>th</sup> century, the priory was sufficiently prosperous and comfortable for the king to stay there, the first of many royal visits, and by the end of the 13<sup>th</sup> century most of the claustral buildings had either been enlarged or replaced. A church for the parish of Barnwell was built by the priory in the early 13<sup>th</sup> century, outside its walls and away from its own church. Dedicated to St Andrew and thus perpetuating the dedication of hermit Godesone's oratory, the church became known confusingly as the Abbey Church and though partly rebuilt in the 19<sup>th</sup> century, still stands on Newmarket Road. It is listed, grade II.

King John granted the Midsummer Fair to Barnwell Priory in 1211, and in 1232 Henry III allowed the fair to be held over four days from the vigil of St Etheldreda to the third day following, the 22<sup>nd</sup> to the 25<sup>th</sup> June. The fair enabled the priory to take advantage, financially and socially, of the long-existing midsummer celebrations, now under a respectable religious veneer. In 1235 the burgesses of the town and the priory came to an agreement in compensation for an event from which the priory drew profit. This showed that the fair was held on common pastureland near the priory to the possible detriment of the common users.

Attempts were made by the priory in the late 14<sup>th</sup> century to acquire the area of common land between the priory buildings and the river and the newly erected fences became a target during the Peasant's Revolt of 1381. The suppression of the revolt by the Crown left the priory in possession of the land, thus splitting Midsummer Common from Stourbridge Common – a situation which has survived to this day.

The control of the Midsummer Fair gradually shifted from direct management by the priory to that of the town and a new agreement of 1506 defined the role of each.

In 1538 the priory was dissolved and ownership passed to private hands. By the 19<sup>th</sup> century ownership of the priory lands was held by Thomas Panton. The great priory church and the claustral buildings became a quarry by 1578. Substantial ruins survived until, between 1810 and 1812, the site was levelled and the foundations were largely destroyed. So today only fragments survive, in the walls and grounds of Abbey House and as the Cellarer's Checker building on the corner of Beche and Priory Roads (both properties are listed buildings).

### ***Enclosure of the East Field***

The growth of the University and the expansion of Stourbridge Fair and river trade contributed to the increasing prosperity of Cambridge. However, its growth was constricted and little urban space existed outside the King's Ditch, which encompassed the historic core. By the 17<sup>th</sup> century, plague outbreaks, especially in 1666 lead to the construction of 'pest houses' on Midsummer and Coldhams Commons to isolate victims, their bodies being disposed in nearby plague pits, (some earlier, 14<sup>th</sup> century pits were discovered on Midsummer Common in 1951). The problems of overcrowding and consequent outbreaks of typhoid continued through the 18<sup>th</sup> century. The town was unable to expand into the great West and East common fields. The East or Barnwell Field extended from the River Cam on the east side of Cambridge, south to Trumpington Road and the areas around modern day Newmarket Road, Coldhams Lane, Mill Road and Hills Road.

Enclosure was inevitable and it came in 1802 with the enclosure of the West Field and the Barnwell (East) Field followed with the Act of 1807 and the Award of 1811. By this time much of the land in the common field was held by the University, Colleges or Thomas Panton as lord of the manor of Barnwell. Land allocated by the Award in lieu of strips held in the common field began to be developed. Except for land near the town centre, college owned land tended to be developed slowly as leasehold property, whereas land held in private hands tended to be sold off in freehold blocks to be developed by speculative builders. This was accentuated by the death of Thomas Panton, a major landowner, just before the Award was made and his executors sold the land fairly quickly. Thus land in the New Town south of Lensfield Road, to the south of the town, was developed rapidly with poor quality housing.

In the Riverside and Stourbridge Common area, the earliest of this 'new' development was on the edge of Butt Green (possibly named after archery butts that were set up in this area) and along Maid's Causeway. The name 'Brunswick' gives a rough date of the 1820s. Caroline of Brunswick had married the Prince Regent and returned to England after he became King George IV in 1820. His failed attempt to divorce her increased her public popularity and her death in 1821 resulted in the commemoration in the street names of Brunswick Terrace, Gardens, Cottages and Walk. So the streets were laid out and building progressed during the decade. Similarly, Auckland Road commemorates the founding of the colony of New Zealand and the foundation of Auckland in 1840.

Further east, development of the former lands of the Priory came later, with street names commemorating the history of the site. Its development was to permanently sever Midsummer Common from Stourbridge Common and much of it was built between 1880 and 1910.

### ***Industry, Railway and Rowing***

The first edition OS map of 1886 shows the street layout east of Butt Green with housing from North Terrace and Brunswick Walk to Parsonage Street. Then between Parsonage Street and Auckland Road, land is occupied by the



Star Brewery and Maltings. This brewery was the last independent brewery of the 19<sup>th</sup> century to operate in Cambridge. It closed in 1972 and together with Frederick Bailey's Malthouse has been redeveloped as Bailey Mews. A school (now a clinic) had been built next to the Star Brewery. The Old Brewery House survives in Parsonage Street as does the Burleigh Arms public house on Newmarket Road. Land further east is shown largely undeveloped in 1886. The 'Abbey Church' is surrounded by gravel pits to the north and the substantial grounds of Abbey House and the Priory remains to the west. The land north of Newmarket Road is dominated by the gas works and clay pits. The site of Stourbridge Fair is shown around the Leper Chapel. By 1903, the Cheddars Lane pumping station (built in 1894 and now a Scheduled Ancient Monument) appears, together with housing in the Beche Road, Abbey Road and Priory Road areas, but still with limited development in Saxon Road and Riverside. Stanley Road had been laid out, but mainly to serve the brick works.

The railway is bridged by Newmarket Road close to the Leper Chapel. It is now the Great Eastern Railway from Cambridge to Ely. On the 2<sup>nd</sup> June 1884 a branch line was opened to Fordham and Mildenhall. A small station and platform were constructed, Barnwell Junction, with the platform serving the branch line only. Passenger services were withdrawn on the 16<sup>th</sup> July 1962 and the station buildings converted to a dwelling. The main line runs between Stourbridge Common and Ditton Fields and is crossed by a footbridge. It then crosses the River Cam by a bridge which separates these two open spaces.

Other bridges crossing the Cam include the various footbridges which replaced ferry services and the two road bridges, Victoria Bridge, built in 1890 and listed, grade II, and Elizabeth Bridge built in 1971.

The arrival of the railway in Cambridge hastened the decline in river trade, which, with the reduction in importance of Stourbridge Fair, was to become terminal. The character of the River Cam was about to change.

Boat racing was introduced to Cambridge by the University and the first boat clubs founded in 1825 were Trinity and St John's (always known here as Lady Margaret after the college's foundress). Racing seemed to be a somewhat casual affair between these colleges until 1827 when other colleges joined in and the Cambridge University Boat Club was founded. Organised racing began, but the narrow and meandering Cam prevented racing abreast and so the system of 'bump racing', which had become all the rage in Oxford, was adopted. These races are now the Lent and May bumps which are run over four days in February and June (since 1883) respectively.

The development of rowing as a sport was facilitated by the deliberate widening of the river along 'Long Reach' around 1930 by the Conservators of the River Cam. This was to allow two abreast racing along a one mile course.

Initially, the racing took place closer to the town than it does today, between the old locks at the Pike and Eel and Fort St George public houses. In 1834, when the lock was moved to Jesus Green, there resulted an unbroken stretch of river from Bait's Bite Lock to Jesus Lock and the bumps course moved

downstream. Other, small boat racing was organised; the first being the Colquhoun Sculls, founded in 1837 and organised by Lady Margaret Boat Club. It was raced initially on the Thames, but transferred to Cambridge in 1842. Apart from a gap during the First World War, rowing has continued to expand. Town rowing started probably in the 1860s and town bumps have been held since then. In 1868 the Cambridgeshire Rowing Association was founded and a number of town boat clubs were established (eg Rob Roy Boat Club in 1880). The town regatta was reconstituted as an open regatta in 1956 and the Head of the Cam race was founded in 1962.

Some of the 19<sup>th</sup> century boathouses survive on the north bank of the river and three are listed. The University Boat Club (Goldie Boathouse, named after a famous oarsman, John Goldie who rowed for St. John's and the University in the 19<sup>th</sup> Century) was built in 1882 and is the oldest survivor. Then there are Clare (1898-1900) and Pembroke (circa 1895). A fourth, Gonville & Caius and Sidney Sussex, was built in 1958. All are listed, grade II.

The character of the river has thus changed. It is recreational for racing boats and barges are now used for cruising or as houseboats. The towpaths provide informal recreation for the city, whilst traditional grazing takes place on the commons. In 2011, Cambridge Past, Present and Future celebrated the 800<sup>th</sup> anniversary of the Stourbridge Fair. This re-enactment of the fair has been going for approximately eight years and has become increasingly more popular with the local community. Midsummer Common continues to host a variety of events from fairs to firework displays.

### **3.4 Archaeology**

According to the Cambridgeshire Heritage Environment Record (HER), there are 39 recorded sites/monuments in the Riverside and Stourbridge Common area and one Scheduled Monument, the Old Cheddar's Lane Pumping Station (SAM CB65).

There is little evidence that Riverside and Stourbridge Common was ever part of any settlement core. There was a mediaeval village at Chesterton and another at Fen Ditton but little in this area. Development along the main road to Newmarket has its origins in the 19<sup>th</sup> century expansion of Cambridge along the river.

There is little prehistoric evidence for this area. Stray finds of pottery are known from Stourbridge Common, and pottery and a possible Bronze Age cremation from Midsummer Common. Major Iron Age settlements are known at Castle Hill and Greenhouse Farm, and the Conservation Area lies between them. The area also lies outside the perimeter of the Roman town and no major roads are known that would have attracted activity and cemeteries. A significant cemetery was discovered on Jesus Lane. Although outside the area, does indicate that there was activity adjacent, and it is certainly likely the riverside area was exploited given the extensive use of this waterway by the Romans.



There are indications of Middle Saxon (650-900AD) activity along Barnwell Road including burials. This would predate the use for churchyard burials and indicates a nearby settlement. The perimeter of the mediaeval town was defined as the Kings Ditch, and though the Riverside and Stourbridge Common area lies beyond this, mediaeval Cambridge did spill over the ditch and also the open space around the town has other uses.

The nunnery of St Radegund lay immediately to the west of Victoria Avenue and its precinct probably reached this 'modern' road. The nunnery was founded in the 12<sup>th</sup> century and in 1496 was closed and became Jesus College. The precinct of Barnwell Priory, which is described above, probably followed Newmarket Road, Elizabeth Way, Riverside and Butt Lane. The Priory was dissolved in 1538, and heavily robbed of stone to build, amongst other things, the 'new' chapel at Corpus Christi College. The only surviving structure is the Cellarers Chequer on Abbey Road (listed building), but it is believed that the priory possessed a full complement of monastic structures,

The Leper Chapel on Newmarket Road dates from around 1150 and is the last survivor of the Hospital of St Mary Magdalene. Its history and survival is described above. It is one of the best examples of a Norman chapel surviving in this country. This area, along the Newmarket Road was likely to have been marked in the mediaeval period with religious houses and other peripheral activity alongside, with open spaces in between.

A further indication of the peripheral nature of the Riverside and Stourbridge Common area in the mediaeval period is the report of plague pits dating from the 14<sup>th</sup> century on Midsummer Common. This was not uncommon when the pressures of mass deaths arising from plague often led town authorities to undertake large scale burials on open spaces outside the traditional churchyards.

## 4. Spatial Analysis

The Riverside and Stourbridge Common Conservation Area is dominated by the three large open spaces along the River Cam: Midsummer Common with Butt Green, Stourbridge Common and Ditton Meadows. There are two urban areas. Firstly the Brunswick 'estate' just to the east of Butt Green and its continuation along Newmarket Road, forming the southern edge to Midsummer Common and, secondly the residential area east of Elizabeth Bridge to Stourbridge Common and including the area around Barnwell Junction, the Leper Chapel and the former Globe public house and the adjacent old paper mill.

The current Conservation Area boundary encompasses Midsummer Common, the Brunswick area, Riverside and the streets between it and Beche Road and the Cheddars Lane former pumping station. It excludes the north side of the river from Elizabeth Bridge to Stourbridge Common, the Common itself and Ditton Meadows beyond and the stretch of Newmarket Road from Elizabeth Way to Godesdone Road (north side) and Abbey Street (south side). It is recommended that these areas be included in a revised Conservation Area boundary.

There is a prevalence for the majority of the properties within the revised area to have private space to the front, even when they look directly over Midsummer Common, which is bounded by a low brick wall, often with railings on top. This gives additional green areas which make a positive contribution to the streetscape.

### 4.1 The Brunswick Area

As described earlier, this is the first residential area in the Riverside and Stourbridge Common Conservation Area to result from the enclosure of the East or Barnwell Field.

#### *Maid's Causeway*

The north side of Maids Causeway is included in this Conservation Area; the south side being within the adjacent Kite Conservation Area. The north side was known as Brunswick Place when built.

All of the buildings here, apart from a modern house on the corner of Brunswick Gardens, are listed grade II. They comprise three elegant terraces with fine detailing, two storeys with basements and some have dormers to light the attics. All are in grey gault brick laid in a Flemish bond and slate roofs with hung sash windows set in four inch (100mm) reveals. The windows typically have glazing bars dividing them into six panes over six panes and panelled front doors have rectangular or semi-circular fanlights above.

The terrace forming Nos. 49-53 is particularly decorative with iron balconies to first floor windows and some ornate glazing bars to the fanlights. No.73, a former vicarage, is also listed grade II. It also has immense style and a particularly ornate porch and doorway. Maid's Causeway was once an avenue of London plane trees which probably extended up Newmarket Road. Only three planes now survive in Maids Causeway, with a fourth outside

No.43 Newmarket Road. The former vicarage, No.73, has a row of pollarded limes in front of it, but beyond are fewer trees and the view less soft.

#### ***Brunswick Walk and North Terrace***

The terraced houses here, mainly two to three storeys, frame the east edge of Butt Green and the southern edge of Midsummer Common respectively. Nos. 1-10 Brunswick Walk are listed, grade II; the rest are Buildings of Local Interest. They are of local grey brick with sashes and slate roofs. To the east of North Terrace are two staggered terraces of mid 20<sup>th</sup> century dwellings in a pinkish brick and with flat roofs. They do not provide an attractive edge to the common, unlike their neighbours.

#### ***Brunswick Cottages***

This terrace of six, two storey cottages and the adjacent house, Midsummer Limes, are set above a tall concrete retaining wall and sit on the river terrace. Probably dating from the 1930s and of grey brick and slate, they still provide an important edge to the common.

#### ***Brunswick Terrace and Brunswick Gardens***

The Terrace leaves Maid's Causeway as a very narrow street (marred by the probably unnecessary double yellow lines in the highway) which opens out to the north. The west side terrace, Nos. 1-9, is a Building of Local Interest. It dates from the 1820s and its quiet plainness is in sharp contrast to the fancier houses on Maids Causeway. Neat two storey cottages in Flemish bond gault brick with recessed windows of hung sashes (six over six panes), simple semicircular heads over the doors and slate roofs, they sit behind low brick walls, though some have now gone. The rest of the street comprises later terraces, all two storey again and mostly gault brick, but with some bands of contrasting red brick or stone lintels above windows and some with rectangular fanlights over the front doors.

Brunswick Gardens has no terracing. The boundary walls to the back gardens of Brunswick Walk form the west side and the garden walls of North Terrace form the north, whilst the east side has one building of note, Denmore Lodge and then a courtyard of modern houses. Although the tall fencing undoubtedly provides privacy for Denmore Lodge, it is not visually pleasing.

#### ***Parsonage Street and Auckland Road***

These two streets, built a little later than the previous, are separated by the site of the former Star Brewery and Bailey's Maltings. This area and the end of Auckland Road are occupied by modern 'mews' housing and apartments, which are of little 'steetscape' value and provide an unsatisfactory visual edge to Midsummer Common. The single storey pebbledashed Yasume club house in Auckland Road looks tatty and detracts from the street. This now has planning permission demolition and the erection of a community centre and synagogue. The remaining terraces are pleasing and relatively small in scale, of gault brick and slate. In Auckland Road Nos. 9-15 have Gothic brick arches with keystones over doors and windows with moulded brickwork standing proud.

The terraces on the east side of Parsonage Street are also pleasing, and are of gault brick as well with some contrasting red. The plaque at No.2 would seem to suggest that Fred Bailey built some of them in 1873. Nos. 10-16 comprise a modern terrace which fits in reasonably well. This side of the street is punctuated by The Old Brewery House, which was attached to the Star Brewery and is a building of some local interest. Only the side is seen from the street with its six over six sash windows and fanlight over the front door. On the west side, opposite The Old Brewery House is a garden wall to the 'new' vicarage, built of brick set in a rat-trap bond (ie. with the bricks set on edge, rather than flat).

### *Newmarket Road from Parsonage Street to Elizabeth Way*

Newmarket Road proper starts at Parsonage Street where an attractive terrace of two storey houses (Buildings of Local Interest), are sandwiched between a corner shop and the Burleigh Arms public house, both of which are of interest. The former, which has marginal glazing to windows on the first floor, an attractive shopfront and a curved corner door, forms an important visual stop, whilst the pub, now with painted brickwork, but still with the tall heavy chimneys of the terrace, provides a classically styled end to the row. Beyond is the decorative three storey Burleigh House, set behind tall walls and shrubs. It has two storey canted bay windows on the east and alternate triangular and semi-circular details over first floor windows to the west a canted bay and porch on the ground floor— all in Ketton limestone with similar stone quoins, the rest being in Flemish bond gault brick.

Either side of the junction with Auckland Road are substantial villas, three storeys with basements and bay windows on the ground or ground and first floors. All have names, The Laurels, Selhurst, Holdhurst, Lyndhurst on one side, then Auckland Terrace on the other, all of the mid 19<sup>th</sup> century. Following Auckland Terrace is No.43, Emmanuel College's Barnwell Hostel, a substantial, if somewhat oppressive, three storey 19<sup>th</sup> century building of local historic interest. It has a mix of features, crow stepping, Venetian windows, Dutch gable and limestone parapet copings. The mix is not altogether visually pleasing. To the rear is a modern building, incorporating a glazed tower and copper dome, which forms the main body of the hostel. To the front is one of the few remaining London plane trees.

To the rear are allotment gardens and views from the river terrace across Midsummer Common to the Cutter Ferry Footbridge. The view out is fine; the view back is not so pleasing, looking to the houses at Evening Court and the atrium of No.43. To the east, the previous site of the Cambridge Regional College buildings is being developed. Cutter Ferry Footbridge itself offers good long views along the river, with views west across Midsummer House towards Victoria Avenue and Jesus Green beyond.

The modern buildings leading up to Elizabeth Way are three storey, bulky and of little visual interest. They do not relate well to each other and create a rather uninspiring street scene. The final visual stop is the tyre depot on Elizabeth Way and the jumble of poor quality street furniture surrounding a busy roundabout and public underpass. This area is a blemish, unfriendly to pedestrians and cyclists with nothing to relieve the dull appearance. Although

much of it is outside the Conservation Area, it has a strong impact on it and should be included in the boundary - a site of opportunity perhaps.

Running parallel to Elizabeth Way is Walnut Tree Avenue which runs into the Regional College Site. There is a very stark appearance to this road as it leaves the entrance to Midsummer Common and travels south against the side of the elevated Elizabeth Way. Under this section of the road is a hostel for the homeless. Walnut Tree Avenue is another area of opportunity for visual improvement.

#### ***Victoria Avenue / Midsummer Common***

This common was originally one with what is now known as Jesus Green, and is divided from this by Victoria Avenue which forms the western boundary of the Riverside and Stourbridge Common Conservation Area. Victoria Avenue has a fine avenue of horse-chestnut trees whilst Midsummer Common has predominately white willows along the river's edge, interspersed with some London planes. Long views along the river are gained from the grade II listed Victoria Avenue bridge and across the Common from where views of surrounding landmark buildings such as the pumping station chimney (a Scheduled Ancient Monument) are gained.

## **4.2 Riverside and Beche Road Area**

Development here came later than the Brunswick area, the last quarter of the 19<sup>th</sup> and the first decade of the 20<sup>th</sup> century mostly. The area includes the former land of Barnwell Priory and reaches down to the south bank of the River Cam. To the west is Elizabeth Way; to the east Stourbridge Common.

#### ***Elizabeth Way***

This route is a modern one and as a result has no development fronting it on the south side of the river. The road is elevated, running behind Abbey Road and alongside Walnut Tree Avenue, and forming a bridge over the River Cam. Although the bridge itself is modern and utilitarian in design, being 4 lanes wide which gives dominance to the highway, its elevated position does offer good long views along the river. Vistas west offer views of Midsummer Common and boathouses, whilst vistas east offer views of the Riverside and Stourbridge Common Conservation Area's terraces and the pumping station chimney.

#### ***Riverside***

This street runs from Elizabeth Bridge to Stourbridge Common. On its north side is the river and its south side is mostly terraced housing or modern flats. It is, then the only street with housing which has a riverside view – hence the name.

Starting at Elizabeth Bridge and going eastwards, the view to the far bank of the river is of trees around old moorings and along the river bank, as far as the new foot and cycle bridge. It includes the Local Nature Reserve, Logan's Meadow. The only exception is the boathouse opposite the end of Saxon Road, which is utilitarian and without charm. It is suggested that this northern



bank of the river, so important to the character of the Conservation Area be included within its boundary.

The housing on the south side starts with pairs of villas of two storey, grey gault brick and slate roofs with ground floor bay windows with parapets, which have little circular mouldings as a motif. Panelled doors have semi-circular fanlights without glazing bars. The windows, where not replaced, are simple plate glass sashes. Low front garden walls with some retaining the tiled paths leading to the front doors. Then the design changes to red brick bay windows with rectangular fanlights over the front doors and on the corner of Priory Road a Dutch gable is provided as a termination to the row. The terraces then re-start with lean-to slate roofs over the bay windows of red brick and matching red brick bands to the front walls and above the first floor windows to contrast with the grey gault brick. The roadside walls are low brick with semi-circular copings and the front doors have patterned coloured glass to the two upper panels. A good example of this is at Nos. 32 and 33.

From Saxon Road, the terraces continue but with stone detailing and bay windows again with parapets and front doors with semi-circular fanlights. These subtleties of design are important. They show how the street has developed and the motifs could identify individual developers or builders.

From the junction with River Lane, the scene changes. Instead of two storey terraces and villas with gault brick and slate roofs, new apartments appear. Firstly 'The Mallards', which is outside the Conservation Area, three storey of yellow brick with red brick on edge sills and three storey bays with artificial slate roofs. Then comes Riverside Place, which is of a bolder modern design, rising to five storeys and clad with cream panels and recessed render sections. In terms of height, bulk and design, the change is unwelcome. It is suggested that the Conservation Area boundary be adjusted to exclude them.

Next comes the Cambridge Museum of Technology, which occupies the old pumping station, which is accessed from Cheddars Lane. Next to it on Riverside is the Engineer's House, an impressive building of the late 19<sup>th</sup> century and associated with the pumping station. It is a 'T' shape building of two storeys at the top of a row of steps. In the angle of the 'T' a first floor room is supported on columns to provide a porch. The gable to Riverside has a bay window to the ground floor of sandstone with moulding to a parapet and a decorative apron below. The roof has stone parapets with ball finials. In front and down the steps, there is a gate and boundary wrought iron railings with alternating bayonet and Y-topped rails. The pumping station itself is also decorative with tall arched windows and polychromatic bricks of grey and red. It was built in 1894 to pump sewerage to Milton, the great steam engines being fed by town waste, brought to site by barge, which was burnt to generate steam to move the beam engines. It has a remarkable tall chimney, which is the only landmark building in this Conservation Area and can be seen for some distance. It closed in 1968, but is now a working museum and a Scheduled Ancient Monument.

Further east of the pumping station are more flats, again of great bulk, some four storeys high and of pale buff brick, all in stretcher bond, with red brick

detailing at the base, metal balconies and a central gabled section. The revised Conservation Area boundary excludes St Bartholomew's Court and the equally assertive Water View Apartments and Riverside House.

The new white foot and cycle bridge has long ramps for cyclists and the disabled, which gives it a rather heavy appearance and it contrasts with the simplicity of other footbridges over the river. However, it again allows long views along the river with a seat on the bridge to rest on. All the way along the river front in Waterside are galvanised railings which have been painted white. The white paint has not adhered to the galvanised surface and it peels, giving it a shabby appearance, which is unfortunate.

The terraced housing resumes to Stanley Road, beyond are modern flats (Stourbridge House) with balconies clad in white plastic, looking across the river to the rather stark and high blocks of flats (six storeys), which desperately need a planting scheme in front to soften the impact. Further along Riverside a group of three terrace houses, very modest in scale, two storey of gault brick with red brick detailing. The 1886 OS map shows a terrace of four here. These terraces and the flats between are included in the revised boundary of the Conservation Area as is Stourbridge Common, which comes next. Alas, the entrance to the Common, with white painted, but peeling, fencing and barrier is not welcoming and needs improvement. The iron railings to the play area beyond show how it should be done.

### ***Stanley Road***

The edge of the proposed Conservation Area is drawn to include the short terraces (Nos. 143 to 155) and the modern house beyond at the north end of Stanley Road. This ensures the inclusion of the remaining area of terraced housing up to the entrance to Stourbridge Common.

### ***River Lane***

Three terraced rows on the west side at the north end of River Lane are within the Conservation Area. The terrace, which runs to the corner of Beche Road and, indeed turns the corner with a blocked, former pub entrance with the remains of its sign above, is the earliest with a date of 1887. This is two storeys of gault brick with a string course running between the two floors and, where they survive, six over six pane sash windows. This terrace was extended southwards at a later date and surviving original windows are two over two panes.

### ***Beche Road***

This road runs parallel to Riverside from River Lane in the east to Abbey Road in the west. It comprises long terraces of pleasing appearance interspersed with more substantial groups of villas. Its appearance is only marred by overhead wires.

The street is typical of the terraced streets of this area, with certain subtleties in the design of rows of houses which could give clues to the identities of their builders. The houses are all of two storeys and of local gault brick, laid in a Flemish bond often with tall chimney stacks. The original sash windows,

where they survive are set in four inch (100mm) reveals and roofs are of natural slate. Subtleties include the addition and treatment of bay windows; the majority of these are at the west end and particularly on the south side. Some have stone columns dividing window lights and some bays are two storeys high. Some bays have parapets and others simple flat roofs. The villa style houses of the late 19<sup>th</sup> century often have names (Alexandra House, Merton House, Britannia and Barunga are all on the south side).

The plain terraces without bay windows also have subtleties with a mixture of stone or brick lintels, some with flower or cross decoration – and names too. Springfield Cottages has a date plaque stating 1891 and the eighties and nineties seems to be the period when most were built.

The house on the corner of Priory Road has a canopy over its door and across the road is the remaining building of Barnwell Priory, the Cellarer's Chequer, of Barnack limestone and gault brick repairs. Immediately opposite on the south side of Beche Road, is Abbey Lodge, a striking building, double fronted of red brick with ground floor bay windows, limestone dressings and a Gothic arch to the front door. It dates from 1887. Further along is the listed boundary wall to Abbey House containing limestone rubble from the Priory. Trees grow around the edge of the grounds of the property and form an important backdrop to the street scene.

Two streets run off Beche Road on the south side; Godesdone Road, which has a corner shop (now a hairdresser) and opposite a Gothic arched door with a rusticated surround of stone, and Beche Court, a modern development, which has a rather bland entrance of brickweave paving between high blank, flank walls. On the south side, Saxon Road and Priory Road run down to the river.

### ***Saxon Road and Priory Road***

These two streets run south - north and comprise rows of terraced houses. Priory Road has small groups of villas on its west side with ground floor bay windows, some of stone, some red brick; some with parapets, some with lean-to roofs. On the east side the houses are mostly terraced without bay windows. Clevedon House (no. 38) has a date of 1892. The Riverside end of the street has an attractive view of trees across the river.

Saxon Road has a slight curve at its north end, but the view is less pleasing, with a rather dull boathouse on the north bank of the Cam. It comprises short terraces, all two storey but with fewer bay windows. The terrace, Nos. 17-23, is terminated on its south end with a two storey bay. Saxon Terrace, built in 1896, stands out. It has a centrepiece with a Dutch gable, limestone drip moulding above its ground floor windows, which have central limestone columns and the upper floor is separated with a brick string course – all for show, but very pleasing. This is a Building of Local Interest.

### ***Abbey Road***

Abbey Road runs from Newmarket Road in the south to the River Cam in the north as a straight road. Back gardens on its west side run up to the elevated



Elizabeth Way. The street comprises long terraces and villas dating from the 1880s and 1890s. On the east side, at its southern end, is Abbey House, a 17<sup>th</sup> century house with probably earlier parts, carrying the date of 1678 in its gable. It is built partly of red brick and some of it is timber framed and plastered. It has a plain tile roof. Its boundary to Abbey Road is a high wall with limestone fragments from the old Priory and behind is a row of visually important trees.

Continuing on the east side, beyond Beche Road is a series of villas, some with bay windows and some without. They run from Rose Villa with a date on it of 1894 to Gladstone House, 1887 – all two storeys and all of gault brick with slate roofs – then the villas continue to the north end of the road.

The west side of the street starts at its southern end with a beauty salon in a 1930s building, now included in the Conservation Area, then the usual mix of villas with or without bay windows. No.19 has a grand two storey bay of Ketton limestone and then Nos. 21-61 is a very long terrace of villas with bay windows and tulip motifs in the lintels; Nos. 63-65 has castellated ground floor bay windows and 75 is the only one of red brick with a cross motif in the lintels. The road terminates with a small riverside car park.

***Newmarket Road from Abbey Road to Godesdone Road (north side) and from Occupation Road to Abbey Street (south side)***

The Conservation Area boundary has been extended to include this short stretch of the main Newmarket Road which retains some of its original traditional character. It also includes the modern housing of Beche Court, accessed off Beche Road. Further west of this area, substantial modern developments intrude significantly and dominate the character of the area to the detriment of the surviving fragments of earlier development.

Going from west to east, the north side of the road begins with a terrace of late 19<sup>th</sup> century three storey houses which have had ground floor windows replaced with shop fronts. Not all have been achieved with success and some are just ugly. The notable exception is the café at 123 which has a pair of recessed canted bay shop windows with rounded pilasters framing them and separated by a central shop door. The whole is framed by pilasters and a fascia which is in scale, between two brackets. The lower parts of the shop windows have been painted, which is a pity but probably done in the interests of the privacy of the diners.

The mix of poor quality frontages, canopy blinds and signs on the ground floor often contrasts with unaltered upper floors. This continues to Godesdone Road which has a furniture showroom on its eastern corner. The row of small two storey cottages 171-173 are probably earlier in date, but have been greatly altered. No. 141, a 20<sup>th</sup> century building has a memorial to Donn Casey, an inventor 1931-2009.

Almost in the centre of the row of buildings along Newmarket Road is the church of St Andrew the Less, known confusingly as the Abbey Church. This is a grade II listed building of reused limestone and clunch rubble with Barnack limestone dressings. It was built by Barnwell Priory (which had its

own church) for parishioners, a *capella ante portas*, a chapel built outside the priory gates. It was built in the early 13<sup>th</sup> century. Having been closed since 1846, it was restored 1854-6 under the supervision of the Cambridge Architectural Society.

Although still in use, by the Polish community some of St Andrew's church windows have been boarded-up and gravestones and tombs have been damaged, sadly including some fine 18<sup>th</sup> century memorials at the east end of the churchyard, which are certainly of local historic interest. The church is screened from the main road by a row of trees, which should be put forward for protection, as they are considered to be of great townscape importance in this stretch of road which is otherwise largely devoid of greenery.

On the south side of the road, the small group of buildings proposed for inclusion within the Conservation Area, begins and ends with a public house. The first one, from the west, is the former Rose and Crown which is an attractive building which turns the corner well. This is followed by two pairs of much altered 19<sup>th</sup> century buildings, Nos. 114-116 are BLIs and of 2-storeys, whilst Nos. 118-120 are of 3 storeys. These properties are followed by Cambridge Autoparts and the group ends with the Five Bells PH, a boarded up public house which has been disused for some time. Although much altered, this group of buildings retain the essence of the 'Riverside' character.

#### ***Houseboats***

Along the stretch of the river being appraised are dotted many moored houseboats. Of various shapes, sizes and colour, they add to the riverscape, both positively and negatively. Where they are moored adjacent to the white railings along Riverside, paint is peeling due to the occupants of the houseboats climbing over to access them. Where they are alongside the commons, they contribute to the tranquil river scene. There are issues regarding the requirement for better mooring stations and the impact on the area that these may bring.

### **4.3 Barnwell Junction**

The Conservation Area boundary has been extended to the south-east of Stourbridge Common to include a small group of buildings around the former Barnwell Junction Station on Newmarket Road. The area includes a number of meadows and surrounding trees.

Barnwell Junction is approached down a private drive, once the Railway Station approach road. Just past a new house on the west is the station building, now a dwelling. It comprises a station house of two storeys and a single storey ticket office and booking hall, which has a mock timber frame, giving it a rustic look. The buildings are of brick and painted. The platform, which only served the branch line to Mildenhall, survives, together with a small, gault brick platform building with a chimney stack. These buildings are of local historic interest.

Just beyond the railway and sited in a hollow, emphasised by the railway bridge and elevated main road, is the Chapel of St Mary Magdalen, the Leper Chapel described previously. It is listed, grade I. The surrounding grassland, Chapel Meadows, was part of the site of the great Stourbridge Fair. To the east, and immediately on the roadside is a former toll house, The Round House, which has windows set to provide views up and down the turnpike and is listed grade II. A single storey building facing the Newmarket Turnpike with a two storey rear extension, it is built of gault brick with a slate roof and dates from around 1830. The slate roof is low pitched and hipped with its eaves supported on slender cast iron columns.

To the east is the Old Paper Mill which is attached to the former Globe public house, which turns the corner into Ditton Walk. Both are listed grade II. The Old Paper Mill is hidden behind a roadside wall, but its attractive brick gable is clearly seen, with its steeply pitched roof behind a parapet, chimney stack perched on top and a triangular bay window projecting at high level. Behind the wall is an attractive early 18<sup>th</sup> century house with a weatherboarded mill attached. This has been extended to form flats and the boarding has been painted grey.

The Globe is of painted brick with a Cambridgeshire plain tile roof. It has seen better days and is now subdivided to provide a bookmaker's shop and restaurant with a confusion of signs, colours and inappropriate canopies over windows. It turns the corner to Ditton Walk with a 19<sup>th</sup> century extension, also painted with a slate roof. The view back, across the car park is an unattractive mix of delivery doors and ramps, balcony, signs, aerials and extractor flue. It contrasts sharply with the adjacent paper mill.

#### **4.4 Boathouses on the North side of the River Cam**

The stretch of the northern bank of the Cam, between Victoria and Elizabeth Bridges, is where the majority of the boathouses are situated. Victoria Bridge is an elegant, single span cast iron structure by Webster and Waters. There are the arms of the town and university in the spandrels. It was opened in 1890 and is grade II listed. Beyond Elizabeth Bridge the frontage of the river is well treed with open green spaces forming a gentle view towards Chesterton. Much of this area is gardens which come down to the river's edge.

Beyond, to the east and on the south bank, is the Fort St George public house, a popular venue overlooking Midsummer Common. It is listed, grade II and dates from the 16<sup>th</sup> century. It is timber framed and rendered with some brick re-facing and rebuilding. On either side of it are Ferry House and Midsummer House, forming a pleasing 'island' surrounded by common land and river.

On the opposite bank, the boathouses start. From Victoria Bridge, the first is Lady Margaret (St John's College) built in 1905 and with a first floor balcony and a striking weather vane above its hipped roof. Next is Queens' built in the 1980s of a pinkish brick with three gables – it is striking rather than beautiful. Before Caius is reached, there is a small group of modern dwellings, Boathouse Court, which are of cream brick and glass, but of a proportion and massing appropriate for the site. They sit well amongst the boathouses.

Caius boathouse was designed by W M Fawcett and built around 1880. It is of red brick and large glazed windows and doors on the upper floor leading onto a balcony. Peterhouse next, a Building of Local Interest, built in 1928, with an adjoining and matching single storey boathouse of 1998. Beyond the footbridge is another group of dwellings, Banhams Close, of brownish brick and a modern design, then Fitzwilliam boathouse, 2005 by David Sayer, with a striking curved roof; a Building of Local Interest.

Adjacent is the Cambridge Rowing Association boathouse. It is a single storey breeze block building of the 1980s with a flat roof and no charm. Adjoining it, the Cambridge '99 has more style with a clock tower and weather vane, built in the 1980s following a fire in 1983. The small City of Cambridge Rowing Club is next and then Trinity First and Third (1935) and St Catherine's (1930), both of local interest. Beyond is Goldie Boathouse of 1882, the oldest and listed, grade II.

Jesus College next, of 1932, a Building of Local Interest with its clock tower and then Trinity Hall (1905) with its two end gabled wings. The next three are all grade II listed buildings, Corpus Christi and Sidney Sussex (1958-9, extended 1980s), Clare (1898-1900) with its ornate balcony and Pembroke (c1895) with its double gable and mock timber framing painted white.

The footbridge to Cutter Ferry Lane interrupts the sequence, before Emmanuel (circa 1895), again with ornate balcony and central gable and then Downing (2001 by Nick Ray), strikingly modern and asymmetric. Next comes the Eights Marina, a block of flats, which are rather bulky in form and too high, before Elizabeth Bridge is reached.

#### **4.5 Stourbridge Common and the north side of the River Cam**

The proposed Conservation Area boundary follows the north edge of the tow path to Ditton Meadows where it continues to the city boundary and across to the Bait's Bite Lock Conservation Area (within South Cambridgeshire District). Included within the Conservation Area are the former Penny Ferry public house and the slipway off Water Street. This area is of historic and social interest being the site of an important link between the two banks of the river. Currently boarded up and disused, the Penny Ferry is visually prominent on both sides of the Cam and is a significant site on the river bank. The car park adjacent to the site, which has been part of an environmental improvement scheme, leads onto the Haling Way which runs alongside the river and out of the city.

Stourbridge Common has a famous past, although little of this is evident from the area's present appearance and use – surrounding road names provide the link instead. The Common today forms part of the green river corridor that extends into the heart of the city and at its eastern end provides views across Ditton Meadows to Fen Ditton. It has biodiversity value in its guise as a flood plain for the River Cam and is grazed by cattle in addition to providing a recreational facility. The Green Dragon footbridge links the Common to Chesterton on the other side of the river and is a key cycle/pedestrian route as well as allowing good long views along the river.

## 5. Architectural Overview

The two main built-up areas of the Riverside and Stourbridge Common Conservation Area, Brunswick and Abbey Road/ Beche Road are characterised by rows of terraced houses and 'villas'. Rarely more than two storeys, they are usually built of grey gault brick from local clays, laid in a Flemish bond and with windows (usually sash, where they survive) within four inch (100mm) reveals. The importance of terraced housing is the repetition and uniformity of design though it is the variation in detailing of these buildings which gives visual interest and charm. Some include red bricks over windows and doors or as string courses. These are usually buildings of the last two decades of the 19<sup>th</sup> century. Others have limestone dressings.

The Brunswick area has the earliest buildings, dating from around 1825. There are terraces of fine quality late Georgian houses, with decorative fanlights and some balconies. Some of the terraces have basements and windows tend to be six over six hung sashes without horns.

Elsewhere, much was developed from the 1870s and the Priory area later during the 1880s and 1890s. Architectural detail is subtle; bay windows usually on the ground floor but exceptionally rising to two storey are of gault brick or red brick or limestone. Windows, here with horns, are often two over two sashes or plate glass, but always recessed. There are design motifs which could help identify builders: parapets with round or quatrefoil details on bay windows, tulip and cross motifs above lintels for example.

Roofs are always of natural slate and rarely hipped. Many of the terraces are palisaded with small front gardens and low brick walls to the road and paths of red tile leading to front doors. In this area, fanlights are plain, rectangular or semi-circular, but without glazing bars.

In this area, older buildings are of stone. The Leper Chapel, St Andrew's Church, the Cellarer's Chequer and walls to Abbey House all have limestone rubble and the buildings have Barnack limestone dressings. Early brickwork tends to be red and some roofs (Fort St George, Old Paper Mill, The Globe, Abbey House) are of the Cambridgeshire mix of plain (peg) tile. There is little timber framing, the Fort St George and Abbey House being the exceptions.

A number of modern buildings of the late 20<sup>th</sup> and early 21<sup>st</sup> centuries have made an impact. Some are high in relation to their surroundings without achieving the distinction of landmark. Some reach in excess of five storeys and together with their bulk are often discordant and a number detract. Where brick is used, it is invariably in the dull stretcher bond which adds to monotony and architectural detail, 'features', tend to be contrived. Not all is bad. Housing near Victoria Bridge, for example sits well in its location in terms of form, massing, height and design, without pastiche. Some of the boathouses too have refreshing modern designs which are still in scale with their surroundings.

Finally, the one landmark in the Conservation Area is the former Pumping Station, now the Museum of Technology. Its tall gault brick chimney can be seen over a wide area and makes a positive contribution to the city's skyline.



## **6. Trees, Landscape and Open Spaces**

The landscape of the Conservation Area is relatively flat with land rising modestly southwards on river terraces. There are three major open spaces, Midsummer Common with Butt Green, Stourbridge Common and Ditton Meadows. In that order, going west to east, they become progressively rural.

Midsummer Common is bounded on the south by housing and on the north by boathouses. It has few buildings on it, the Fort St George group and the new public toilet of striking design (the 'armadillo' as it has become known locally) on Victoria Avenue. It is characterised by informal recreation along tow path and river. Less of a park than Jesus Green to its west, it has grazing cattle, yet hosts occasional public events. It is a more urbanised common with taller buildings adjacent and close to its boundary.

Stourbridge Common is separated from Midsummer Common by the Riverside houses. Along with Ditton Meadows, it is more rural in character than Midsummer Common, with well screened, low buildings on its edge. In some areas, the edges have been neglected and are fragmented, needing strong enhancement. It is still busy with cyclists and walkers along the tow path, but it becomes quieter beyond the Green Dragon footbridge and though bounded on its north side by the buildings of Chesterton, grazing cattle seem less quaint. Housing to the south seems more distant. It no longer hosts a fair and no public events are held here. Stourbridge Common is a County Wildlife Site. The local 'Friends' groups are very active in supporting these open spaces. For example the Friends of Stourbridge Common provide a community-based focus for its protection and future management.

Beyond the railway bridge, Ditton Meadows is countryside, but still accessible to the town and paths well used by cyclists and walkers. The river is close to the start of the bump races which run upstream, yet it is quieter and buildings on the north side more sparse. Beyond are views to St Mary's church in the village of Fen Ditton and further still is open countryside and arable fields. This is Green Belt land and a City Wildlife Site.

Chapel Meadows is different in character again having the former Barnwell Junction on its western edge and trees screening it from adjacent developments. It is historically linked to the fairs on Stourbridge Common and is a City Wildlife Site.

As well as being well used by commuters, these commons are important for recreational purposes as residents and visitors alike meander along the river towpaths. Improvements are still needed to the street furniture along the river to accommodate these activities.

Midsummer Common is a City Wildlife Site, the River Cam a County Wildlife Site and an important wildlife corridor. Stourbridge Common and Ditton Meadows are important wet grassland sites and potential Local Nature Reserves. Logan's Meadow on the north side of the river, east of Elizabeth Bridge is managed by the City Council as a local nature reserve. Stourbridge Common, Ditton Meadows and Chapel Meadows are all within the Green Belt

which gives additional protection against inappropriate development. Midsummer Common and Stourbridge Common are both Registered Commons.

The City Council publications, Nature Conservation Strategy: Enhancing Biodiversity (2006), the Midsummer Common Conservation Plan (2001) and the Midsummer Common Management Plan 2009-2014 (2009) give details of the wildlife importance of these open spaces and measures required to maintain and improve them. This includes enhancing species poor grassland, maintaining old pollarded willows and the network of riverside willows. The continuation of grazing is important as is selective mowing and ditch management.

Not only are they important for wildlife, but trees are important visually. They provide a backdrop to the Conservation Area, which is well-treed. Individual trees and groups are protected by Tree Preservation Orders. Trees also act as 'foils' for buildings, softening their impact and visually improving the aspect.



## 7. Key Characteristics of the Conservation Area

1. The River Cam and its bridges – visually important, important for formal sport and informal recreation, important for wildlife.
2. The Conservation Area is dominated by three large open spaces, Midsummer Common with Butt Green, Stourbridge Common and Ditton Meadows.
3. A backcloth of trees surrounds the commons, softening and at times hiding the built-up area beyond.
4. The commons form part of a green wedge which penetrates the city east to west.
5. The Commons are important open spaces visually, for informal recreation and for wildlife. They bring countryside into the heart of a busy city, but there are opportunities for visual improvements to boundaries and other areas to preserve and enhance the setting of the commons.
6. The area was peripheral to medieval Cambridge.
7. The area owes its development to the importance of Stourbridge Fair, the rise and demise of Barnwell Priory and the early 19<sup>th</sup> century enclosure of the East (Barnwell) Field.
8. The area developed in the Brunswick area around 1825 and then further eastwards, reaching the Abbey area in the 1880s and 1890s.
9. Two storey grey, gault brick houses predominate.
10. The area is characterised by streets of terraced housing and ‘villas’ of the 19<sup>th</sup> century:
  - The terraces are characterised by consistent materials; gault brick with occasional red brick or limestone detailing and natural slate roofs.
  - The terraces usually have small front gardens behind low brick walls.
  - Terrace detailing includes bay windows with parapets or with flat roofs or with lean-to slate roofs.
  - Terraces and villas have subtle detailing with, for example, tulip or cross motifs in stone lintels or quatrefoils or circles in bay parapets.
  - Brickwork is always in Flemish bond.
  - Windows are set in four inch (100mm) reveals. They are usually sash types of timber, six over six panes or later two over two or one over one.
  - There are no derelict buildings but there are some areas of opportunity for visual improvement, including the moored river craft

## 8. Issues

Riverside and Stourbridge Common is an attractive area of Cambridge. It comprises quiet residential streets of well-kept houses. These streets have a visual unity and the buildings subtle differences. Many of the subtleties can be harmed by inappropriate alterations – replacement windows being an obvious example. A number of terraces have been spoilt in such a way. Terraces require neighbours to respect the unity of the whole and to exercise restraint in changing windows or doors. A change to a single property can adversely affect the appearance of the whole terrace. The use of Article 4 Directions to control alterations to principal elevations should be considered.

The public realm is generally in good order. Streets are usually well paved and street furniture is not generally obtrusive. There are areas where visual improvement is needed. These are:

- Elizabeth Way/ Newmarket Road roundabout and adjacent spaces. Traffic is the problem here, but it has been so catered for that the environment for pedestrians and cyclists is poor and it has resulted in a highly unattractive environment. The underpass is not pleasant, street furniture is utilitarian, in poor condition and excessive. Buildings on the edge are tatty and improvement is needed. This is particularly true of the shops and premises along Newmarket Road. The City Council's Eastern Gate Development Framework Supplementary Planning Document was approved in October 2011.
- Walnut Tree Avenue. This road follows the elevated Elizabeth Way and the latter's concrete retaining wall along the east side of the street gives a bleak appearance. This is especially unfortunate at its junction with Midsummer Common. Tree planting here on a large scale could help soften the impact.
- Entrance to Stourbridge Common from Riverside and river fencing. Here a mix of barrier and painted metal fencing is not attractive, yet just beyond is cast iron post and rail of attractive design. Something similar is needed here. The galvanised fencing all the way along Riverside needs painting, but with proper priming of the galvanised surface first.
- In places the pilings for the riverbanks is very poor. They are reaching the end of their lifespan particularly along Stourbridge Common and the north bank abutting the tow-path between the former Penny Ferry and the City boundary.

The boundary of the existing Conservation Area excludes the north side of the river from Elizabeth Bridge to Stourbridge Common, the Common itself and Ditton Meadows beyond and the stretch of Newmarket Road from Elizabeth Way to Godesdone Road. It is recommended that these areas be included in a revised Conservation Area boundary. It is also recommended that the boundary be adjusted to exclude modern apartments on Riverside either side of the Museum of Technology and that it be adjusted to the north of Elizabeth Bridge to follow more logical boundaries.

The following buildings are suggested for inclusion as Buildings of Local Interest, they are described in more detail in Appendix 2:

- 20 Beche Road, Abbey Lodge
- Barnwell Junction Station buildings
- 1 and Burleigh Arms PH, Newmarket Road
- 13-15 Newmarket Road, Burleigh House
- C18 tombs and gravestones at church of St Andrew the Less
- 18 Parsonage Street, The Old Brewery house
- 1-15 Saxon Road, Saxon Terrace

## 9. References

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- Cambridge City Council Newmarket Road Suburbs & Approaches Study 2011
- Cambridge City Council Open Spaces and Recreation Strategy 2011
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## Appendix 1: Listed Buildings

| Street                          | Building                 | Grade | Description  |
|---------------------------------|--------------------------|-------|--|
| <b>Abbey Road</b>               | Abbey House              | II    | C17, perhaps containing parts of earlier date; 2 storeys with attics; part brick; part timber-framed and plastered; irregularly planned house said to contain a fragment of the old Priory; tiled roof. On front of house, one brick shaped gable dated 1678, with bands between storeys and two brick chimney stacks with grouped rectangular shafts. Several panelled rooms and bolection-moulded fireplace surrounds. |
|                                 | Roadside walls           | II    | Probably C18. Stone wall with some brick inset; brick coping. Two pairs of stone gate piers with ball finials.   |
|                                 | Arch at Abbey House      | II    | Detached Romanesque archway standing immediately to the west of the house.   |
|                                 | Rear wall at Abbey House |       | Medieval stone wall circa forty yards in length running east-north-east from the house. Repaired in brick. Probably part of the precinct wall of Barnwell Priory. Medieval stone wall circa forty yards in length running east-north-east from the house. Repaired in brick. Probably part of the precinct wall of Barnwell Priory.  |
| <b>Brunswick Walk</b>           | 1-10                     | II    | Early C19. Grey gault brick. 2 storeys, 2 windows, except Nos 9 to 10 which have 3 windows; sashes, mostly with glazing bars. Panelled doors with rectangular lights over. Nos 9 and 10 have pilastered door surrounds and painted wooden rustic lattice porches. Slate roofs.   |
| <b>Maid's Causeway (N side)</b> | 27-33 (odd)              | II    | Circa 1825. Grey gault brick. 2 storeys and basement, 2 windows, sashes mostly with glazing bars. Panelled doors with rectangular lights over. Slate roofs.  |
|                                 | 39-53 (odd)              | II    | Circa 1825. Grey gault brick. 2 storeys and basement, Nos 51 and 53 have attics. 2 windows, No 53 has 3 windows, sashes, mostly with glazing bars. Panelled doors with rectangular lights over, Nos 51 and 53 have grander doors than the rest. Slate roofs.   |
|                                 | 55-71 (odd)              | II    | Circa 1825. Grey gault brick. 2 storeys and basement, 2 windows, No 57 has 3 windows. Sashes, mostly with glazing bars, No 67 has mid-C19 sashes. Panelled doors with rectangular lights over. Nos 63 and 65 have arched doorways with fanlights, No 55 has panelled reveals and a fanlight. Slate roofs.  |
|                                 | 73                       | II    | Early C19. Grey gault brick. Probably converted from 2 houses. Stucco bands at 1st floor and eaves levels. 2 storeys and attic, 4 windows, sashes with glazing bars, 4 dormers behind a broken parapet. The windows on the east side of the street front are set closer together. Tuscan porch probably added later, door  |

|                                |  |     |  |
|--------------------------------|--|-----|--|
|                                |  |     | surround with 4 Ionic pilasters and semi-elliptical fanlight. Slate roof.  |
| <b>Midsummer Common</b>        | Fort St George PH                          | II  | C16, with alterations and additions in the C19 and later. Timber-framed, rendered and painted; in part refaced or rebuilt in brick, especially the east and west gables and the ground floor south front. 2 storeys, modern casement windows, 3 below, 5 above; 1 small-paned sash window. Originally a T-shaped plan, but with C19 additions. 1st floor overhang on carved timber brackets. Some chamfered ceiling beams. Great central brick stack, old tile roof.   |
| <b>Newmarket Road (N side)</b> | Church of St Andrew the Less               | II  | Small church of early C13 date consisting of chancel and nave. Rubble with some dressed stone. Built by Barnwell Priory. The church was restored 1854-6, the vestry and Organ-chamber added in the late C19.   |
|                                | Chapel of St Mary Magdalene (Leper Chapel) | I   | Complete and little altered chapel of mid C12 date, consisting of chancel and nave only. Roof of 1400. West wall altered 1867. Ashlar, flint and brick with tiled roof. Unusual architectural and carved decoration of tile period.  |
|                                | The Round House                            | II  | Circa 1830. Formerly a toll-house on the Newmarket Turnpike. Grey gault brick. Single storey rectangular block with semi-octagonal bay projecting on the road front. Modern 2 storey addition on the north-east. Sash windows, some with glazing bars. Low-pitched hipped slate roofs, with bracketed boxed eaves supported on slender free-standing cast-iron columns. Central brick chimney.   |
|                                | Paper Mills                                | II  | Early C18. Buff brick. 2 storeys and attic; 6 windows sashes with glazing bars, 2 attic dormers with C19 bargeboards. Early C19 trellis-work porch with slated roof, external shutters. Continuous band at 1st floor level, brick dentil eaves cornice, old tile roof. Good chimney at south gable end. Some chamfered beams. The mill on the north is dated 1871; a rebuilding of an older mill. 2 storeys and loft weatherboarded and gault brick. Timber vent on roof and sack hoist at rear. Slate roof. |
|                                | Former Globe PH                            | II  | Early C19. Brick, rendered. C20 public house treatment below, 3 C19 sash windows above. Canted bay rising through both floors. Modern tiled roof.  |
| <b>Priory Road</b>             | Barnwell Priory (Cellarer's Chequer)       | II* | Remains of C13 stone building, part of claustral buildings of Barnwell Priory. Built of clunch. Barnack stone with a tiled roof. Remaining C13 features include a doorway, several windows and a fireplace.  |

| Street                 | Building        | Grade | Description   |
|------------------------|-----------------|-------|---|
| <b>Victoria Avenue</b> | Victoria Bridge | II    | Foundation stone laid in 1889, opened in 1890, both events commemorated by plaque on the south abutments at road level. Engineers Webster and Waters. Single span cast-iron bridge on stone abutments and approaches. Elliptical arch and open iron balustrade. Decorated on either side of the pierced spandrels with arms of the city and the University. |

|                      |                 |                                   |  |
|----------------------|-----------------|-----------------------------------|--|
| <b>Cheddars Lane</b> | Pumping Station | <b>Scheduled Ancient Monument</b> | Brick built engine and boiler house with very fine chimney. Station engineer's cottage. At south east end of station a large shed for coal. Site on three circles. Contains some original machinery but some parts rusty as no protection was given when the station was closed down. Pumping station was completed in 1895 to pump Cambridge's sewage through to new sewage farm at Milton. |
|----------------------|-----------------|-----------------------------------|--|

### Riverside Boathouses

| Boathouse                             | Grade | Description   |
|---------------------------------------|-------|---|
| University Boatclub, Goldie Boathouse | II    | <p>The Goldie Boathouse, built in 1882, is the oldest surviving intact boathouse on the river, and is a grade II Listed Building. It was the site of the first meeting of the Cambridge University Boat Club (CUBC) in March 1883, and is named after a famous oarsman, John Goldie who rowed for St. John's and the University in the 19<sup>th</sup> Century. He competed in four Boat Races against Oxford from 1869 to 1872</p> <p>The building is red brick, with a red machine tile roof. The gabled roof has three dormers and a central transverse ridge stack. The outer two dormers are pedimented, and each have two single-light centre-hung casements with glazing bars. The wide pedimented central dormer also has two groups of two single-light casements, separated by a plaster inscription plaque that reads: CUBC Goldie Boathouse. Above this are the coat of arms of the University, and raised plaster decoration in the pediment.</p> <p>The first floor has four sets of French windows, opening onto a timber balcony with a turned balustrade and square-section supporting posts rising to a flat section of roof.</p> <p>The ground floor has one pair of timber double doors to the right, and two two-light casement windows with glazing bars and segmental heads to the left.</p> |
| Clare College Boathouse               | II    | Boathouse. 1898-1900. Red brick; pantiled roof 2 storeys in 4-window range. Ground floor with 2 pairs of timber boathouse doors, set under basket arches. First floor with full width timber balcony supported on square-section timber posts and reached by ladder staircase at east end. Balustrade in form of repeated open squares within cross bracing. First floor fenestration of 2 central 2-light casements, that to left developed into French window. One outer 3-light casement right and left. Hipped roof with deep overhang, the soffit to front (i.e. facing river) with five   |



|  |  |  |
|--|--|--|
|  |  | registers of triple drop pendants, the outer ones doubled in depth. Stacks on east and west roof slopes. On the left (west) side a single-storey extension of late C20 with double doors and a gable facing. |
|--|--|--|

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|--|----|---|
| Pembroke College Boathouse                       | II | Boathouse. c.1895. Brick with timber upper floor and tiled roof. 2 storeys and attic. 4-window range. Ground floor with 2 double timber boathouse doors. First floor with close-studded applied timber frame. 4 groups of 3-light cross casements, the central upper element arched. Multiple glazing bars. 2 encircled quatrefoils in centre and one at each end. 2 gables, each with timber framing and a 2-light casement with glazing bars. Gabled roofs. C20 outshut to west return with a double timber boathouse door.   |
| Corpus Christi & Sidney Sussex College Boathouse | II | Boathouse with changing facilities. 1958 by David Roberts, extended to sides in 1980s. Light-weight steel frame on piled concrete foundations infilled with brick and some weatherboarding to first floor front; shallow first floor houses changing facilities and has flat felt roof, deeper three bay boat store below has lean-to extensions and pitched roof. Symmetrical composition of three main bays to front, and the set-back lean-tos either side, all with folding doors under clerestory glazing' now blocked. Above, changing rooms with near-continuous broad band of glazing, with square panes and doors at either end, are set behind steel and timber balcony and reached via spiral concrete stairs to either side, with powerful newel posts and slender steel balustrade. Shields of the colleges sharing the boathouse to front, and four flagpoles complete the delicate grid of the composition. Interior of the ground floor a simple store; the upper floor noted to be 'spartan', as it does not overlook racing and elaborate facilities were not required.<br><br>Rowing started at Cambridge in the 1820s (before it was introduced at Oxford); Corpus Christi College founded its first club in 1827-30; Sidney Sussex followed in the early 1830s. They were the first colleges to build a combined boathouse. This was the first modern style boathouse built at Cambridge, and was widely imitated here and elsewhere. It is a graceful little building, making the most of a small budget ("13,000). The thin, angular lines are appropriate to its river setting, and contrast with the more flamboyant styles of the earlier boathouses alongside. |

## Appendix 2: Buildings of Local Interest

| Street                   | Building          | Description   |
|--------------------------|-------------------|---|
| <b>Auckland Road</b>     | 9-15<br>conseq    | This is a terrace of six houses, two storeys with the central two houses (numbers 12 & 13) having an additional Dutch gable end onto the road. The roof is slate and the gutters are all cast iron. The walls are Gault brick. There are a total of six chimney stacks. Each house has one 1/2 vertical sash window on the first floor and one on the ground floor. The gable has an additional two, smaller 1/1 vertical sash windows. The windows are all timber-framed. The doors are all timber, and each has a curved fanlight. The tops of the all the windows are also curved, and above each window and fanlight is a curved panel of decorative brickwork with a keystone. There is a rubbed brick drip over the brick arch. |
| <b>Barnwell Junction</b> | Platform building | Small gault brick platform building with chimney stack  |
| <b>Brunswick Gardens</b> | Denmore Lodge     | A large two storey house with projecting wing to the road and a two storey castellated porch in the angle with arched first floor window. Gault brick with red brick string and a red brick band on the stack. Projecting wing has two storey canted bay window of stucco with a parapet. 1/1 windows with stone lintels.   |
| <b>Brunswick Terrace</b> | 1-9 (odd)         | A terrace of five two storey houses. They are built of Gault brick and have slate roofs and one chimney stack each. The guttering is a mixture of plastic and iron. Each house has one 6/6 vertical sash window on the first floor and another one on the ground floor. All the windows are timber framed, and all the doors are timber under brick arches with a timber infill.  |
| <b>Brunswick Walk</b>    | 11-14<br>conseq   | This is a terrace of four houses, with four storeys including a basement. The walls are Gault brick, and those of number 14 are painted. There is a gable at each end of terrace. The second floor has two 2/2 vertical sash windows per house. The ground and first floors each have bays of three 1/1 vertical sash. Each basement has a bay with one 2/2 and two 1/1 vertical sash windows. All windows are timber framed. The door is timber panelled with a large fanlight.  |
| <b>Newmarket Road</b>    | 3,5 & 7           | Early C19. Grey gault brick. Two storeys, one window below (number 3 has two), two windows above. Arched, recessed doors with fanlights over, number 7 has modern door. Slate roofs.  |
| <b>Newmarket Road</b>    | 43                | Late 19 <sup>th</sup> century gault brick of 3 storeys with string courses between floors gable to the road. Roadside gable has stone parapets and scroll detail against the stack. Dutch gable to north and stack with stone detail. W front has gables over third storey windows. The northern most has 2x 6/6 and the other a single 6/6 window. To N is a crow-stepped wing of 2 storeys. E front has 2 Venetian windows above main doorcase.   |
| <b>Riverside</b>         | Engineer's House  | Engineer's house to adjacent pumping station built 1894. It is a 't' shape building of two storeys at the top of a row of steps. 2storey of gault brick with double red brick platband, sandstone dressings and details and a slate roof with decorative ridge tiles and central stack. The roof has stone parapets with red brick copings and sandstone ball finials.  |

|  |  |   |
|--|--|---|
|  |  | In the angle of the 'T' a first floor room with a lean-to roof of slate is supported on columns to provide a porch. The gable to Riverside has a bay window to the ground floor of sandstone with moulding to a parapet and a decorative apron below. The upper window has a sandstone console and ball finial on a keystone with a moulded brick arch. In front and down the steps, there is a gate between moulded cast iron piers and boundary wrought iron railings on a sandstone capped brick wall with alternating bayonet and Y-topped rails which match those of the Scheduled Ancient Monument. |
|--|--|---|

### Suggested additional Buildings of Local Interest

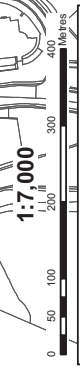
| Street                   | Building                             | Description   |
|--------------------------|--------------------------------------|---|
| <b>Beche Road</b>        | 18-20 Abbey Lodge                    | 1887 (date stone). Double fronted red brick 2-storey house with ground floor bay windows, limestone dressings and a Gothic arch to the front door.  |
| <b>Barnwell Junction</b> | Station House and ticket office      | Station House – 2-storeys, painted brick<br>Ticket Office (and Booking Hall) – single storey, mock timber-frame   |
| <b>Newmarket Road</b>    | 1 and Burleigh Arms                  | These form the ends to the row of BLI 3,5 & 7. No 1 is a corner shop and the Burleigh Arms a public house, both of which are of interest though later than the terrace between.. The former, which has marginal glazing to windows on the first floor, has a C19 shopfront and a curved corner door, whilst the pub, now with painted brickwork, but still with the tall heavy chimneys of the terrace, provides a classical style end to the row   |
|                          | 13-15 Burleigh House                 | Set behind tall walls and shrubs. A double pile house of 2 storey with basement of gault brick with limestone detailing, now an office. 2 storey canted bay windows on E with limestone quoins and window surrounds. Dentilled detail to gable and tall stack. W section has alternate triangular and semi-circular details over first floor windows a canted bay and porch on the ground floor– all in Ketton limestone with similar stone quoins, the rest being in Flemish bond gault brick. To the rear is a modern extension of full height.   |
|                          | Churtyard of St Andrew the Less      | C18 memorials (tombs and gravestones) at east end of the churtyard  |
|                          | Former Gas Works Memorial and Paving | Open paved square in front of metal gates with a stone war memorial for the former gas works employers and employees. The base of the memorial is a square plinth with a lettering on three sides. One side is for those that died in the First World War, the second side is for those that perished in the Second World War and the third side is a commemoration of the employers and employed who erected the monument in 1921. On top of these square sides is a band of carved flowers and ribbons with angled edges to soften the appearance of the memorial. These are highly decorative and a contrast to the plain base. On top of this sits an octagonal section which has eight niches with carved heads, This is then topped with a domed section and a short column with a 'gold' cross.<br><br>The memorial is in front of a large pair of metal gates |

|                         |                          |   |
|-------------------------|--------------------------|---|
|                         |                          | which are in Art Deco style with square decorative detailing, painted black. The paving for the square is modern but sets the gates and memorial off well.  |
| <b>Parsonage Street</b> | 18 The Old Brewery House | C19 substantial house which was attached to the Star Brewery which close in 1972. Only the side is seen from the street with 3 x 6/6 sash windows and fanlight over the front door which has 4 panels.  |
| <b>Saxon Road</b>       | 1-15 odd Saxon Terrace   | 1896 terrace with a centrepiece with a Dutch gable and datestone in the apex under a triangular drip mould. Limestone drip moulding above ground floor windows (1/1), which have central limestone columns and stone chamfered lintels The upper floor is separated with a brick string course. First floor windows 1/1 sashes. Rectangular fanlights over front doors and low brick front garden walls with bull nose Staffordshire blue brick copings |

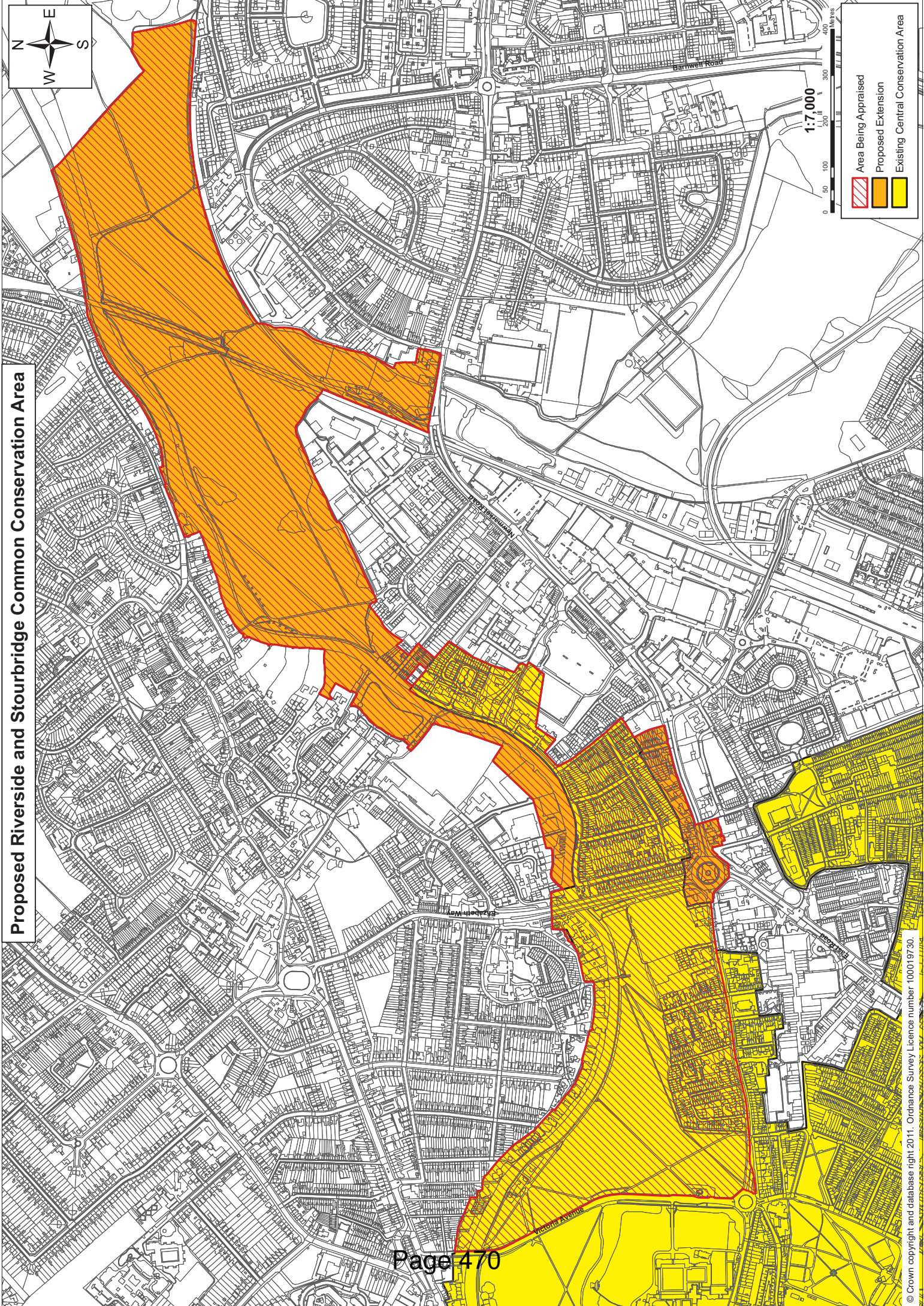
## Appendix 3: Maps



Proposed Riverside and Stourbridge Common Conservation Area

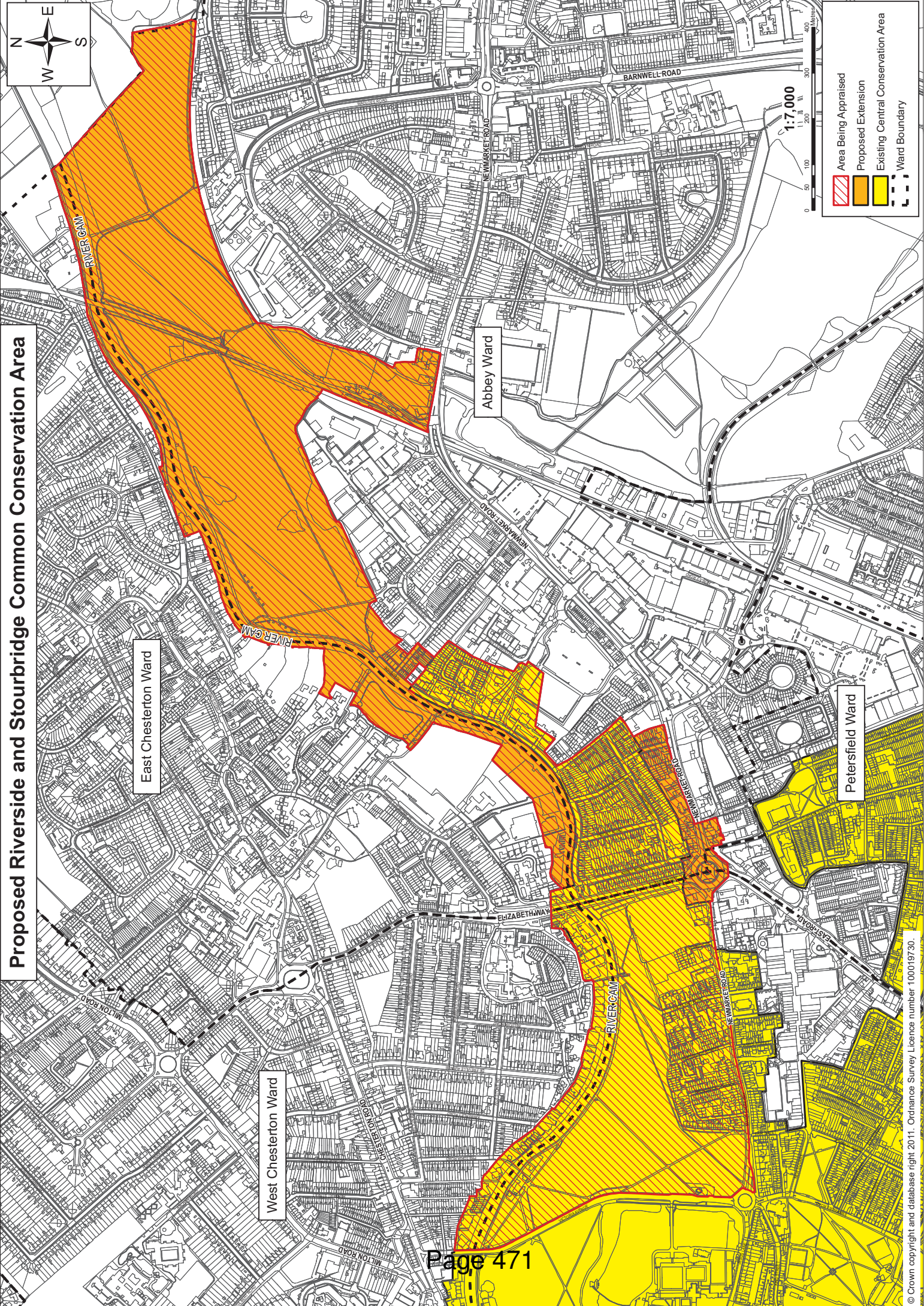


|  |                                    |
|--|------------------------------------|
|  | Area Being Appraised               |
|  | Proposed Extension                 |
|  | Existing Central Conservation Area |





Proposed Riverside and Stourbridge Common Conservation Area



East Chesterton Ward

Abbey Ward

Petersfield Ward

West Chesterton Ward

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Riverside and Stourbridge Common Conservation Area Townscape Analysis

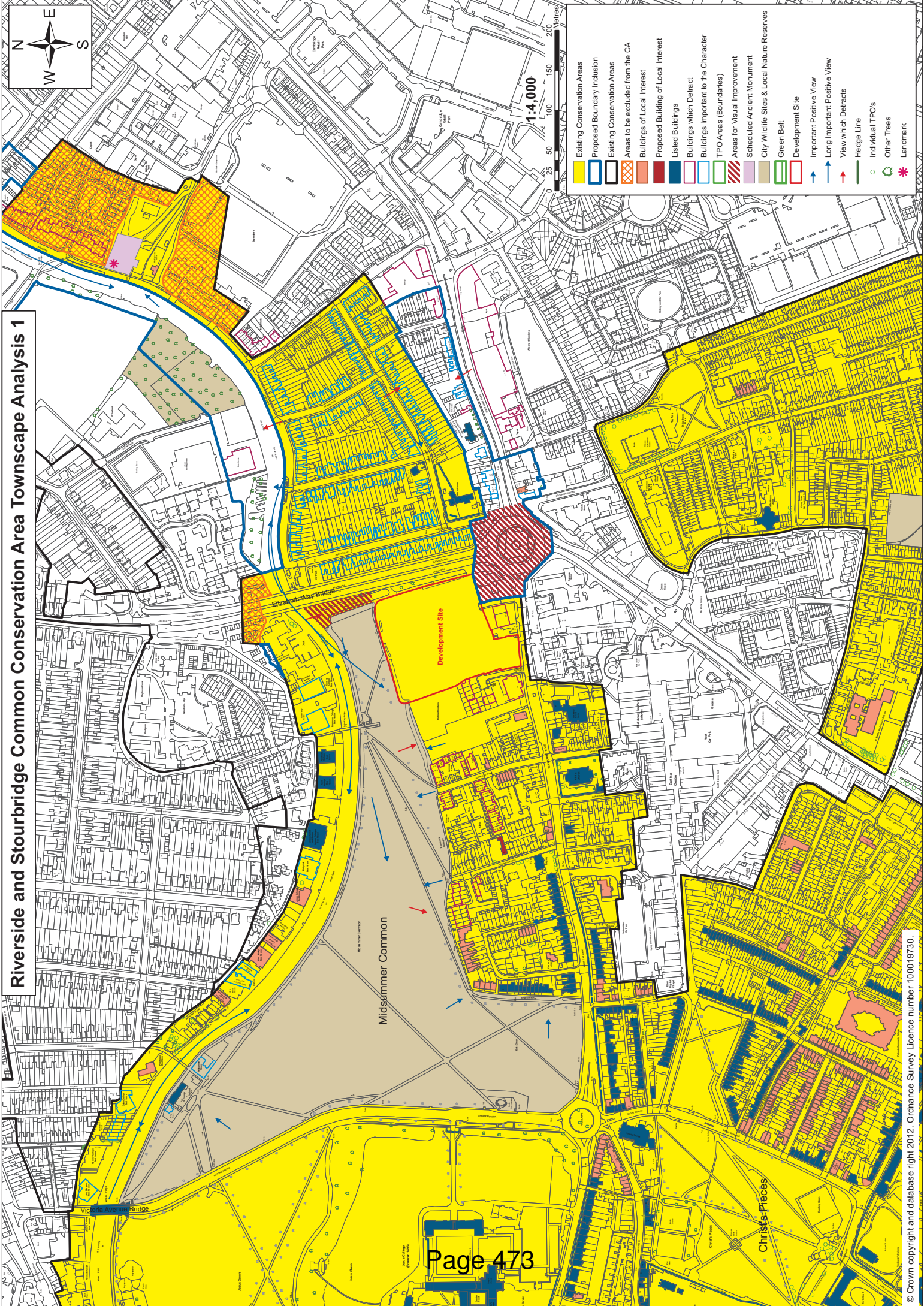


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|                                      |                                 |
|--------------------------------------|---------------------------------|
| Existing Central Conservation Area   | Yellow                          |
| Proposed Boundary Inclusion          | Orange                          |
| Existing Conservation Areas          | Black outline                   |
| Areas to be excluded from the CA     | Orange cross-hatch              |
| Buildings of Local Interest          | Red outline                     |
| Proposed Building of Local Interest  | Red outline with diagonal lines |
| Listed Buildings                     | Blue outline                    |
| Buildings which detract              | Pink outline                    |
| Buildings important to the Character | Light blue outline              |
| TPO Areas (Boundaries)               | Green outline                   |
| Development Site                     | Red outline with diagonal lines |
| Areas for Visual Improvement         | Red outline with diagonal lines |
| Hedge Line                           | Green line                      |
| Important Positive View              | Blue arrow                      |
| Long Important Positive View         | Blue arrow                      |
| View which detracts                  | Red arrow                       |
| Individual TPO's                     | Green circle                    |
| Other Trees                          | Green circle                    |
| Landmark                             | Pink asterisk                   |



# Riverside and Stourbridge Common Conservation Area Townscape Analysis 1



|  |   |
|--|---|
|  | Existing Conservation Areas                 |
|  | Proposed Boundary Inclusion                 |
|  | Existing Conservation Areas                 |
|  | Areas to be excluded from the CA            |
|  | Buildings of Local Interest                 |
|  | Proposed Building of Local Interest         |
|  | Listed Buildings                            |
|  | Buildings which detract                     |
|  | Buildings Important to the Character        |
|  | TPO Areas (Boundaries)                      |
|  | Areas for Visual Improvement                |
|  | Scheduled Ancient Monument                  |
|  | City Wildlife Sites & Local Nature Reserves |
|  | Green Belt                                  |
|  | Development Site                            |
|  | Important Positive View                     |
|  | Long Important Positive View                |
|  | View which detracts                         |
|  | Hedge Line                                  |
|  | Individual TPO's                            |
|  | Other Trees                                 |
|  | Landmark                                    |



# Riverside and Stourbridge Common Conservation Area Townscape Analysis 2



|  |   |
|--|---|
|  | Existing Central Conservation Area          |
|  | Proposed Boundary Inclusion                 |
|  | Existing Conservation Areas                 |
|  | Areas to be excluded from the CA            |
|  | City Boundary                               |
|  | Buildings of Local Interest                 |
|  | Listed Buildings                            |
|  | Buildings which detract                     |
|  | Areas for Visual Improvement                |
|  | Scheduled Ancient Monument                  |
|  | City Wildlife Sites & Local Nature Reserves |
|  | Green Belt                                  |
|  | Important Positive View                     |
|  | Long Important Positive View                |
|  | View which detracts                         |
|  | Individual TPO's                            |
|  | Other Trees                                 |
|  | Landmark                                    |

Ditton Meadows

Stourbridge Common