



To: Executive Councillor for Planning and Sustainable Transport: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Environment Scrutiny Committee 26/06/2012
Wards affected: Castle, Arbury, West Chesterton

CONSERVATION AREA BOUNDARY REVIEW AND APPRAISAL FOR CASTLE AND VICTORIA 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 Castle and Victoria Road area of the Central Conservation Area. The consultants proposed an extension to the boundary of the Conservation Area at the same time. The Central Conservation Area was designated in 1969 and part of this area now being appraised, more specifically Castle Street, Mount Pleasant, Pound Hill, and Lady Margaret Road, was included in an extension in 1976. This draft Appraisal provides evidence to illustrate that the Castle and Victoria Road area meets current national criteria in terms of 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 between 19th March and 30th April 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 agree the summary of responses to the public consultation on the draft Appraisal of the Castle and Victoria Road area of the Central Conservation Area.

- 2.2 The Executive Councillor is recommended to approve the Appraisal of the Castle and Victoria Road area of the Central Conservation Area attached as Appendix 2 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 Castle and Victoria 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 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 public consultation period was held from 19th March to 30th April 2012. The public consultation was promoted on the City Council website with a link to the draft Appraisal and a comments form. A press release was issued to promote the consultation. Hard copies of the document were available at Cambridge City Council Customer Service Centre for reference along with comments forms. Property owners of those properties which will be added to the current Conservation Area should the draft Appraisal be agreed, were advised of the exhibition and consultation by leaflet drop.
- 3.7 Prior to the public consultation, local residents’ associations and ward councillors were contacted giving advance notice of the consultation and were asked to suggest a suitable format and venue for an exhibition. A weekday evening exhibition was provided as this proved previously successful for another exhibition.

- 3.8 A public exhibition on the Appraisal was held on the 19th April at St Luke's Church, Victoria Road. Local residents' associations, ward and county councillors were notified of the exhibition. The information regarding the exhibition was included in the text on the consultations page of the City Council website and it was also in the press release issued to publicise the consultation. In a two and a half hour period, some 30-40 residents attended the exhibition to ask questions of the Conservation Officers present.
- 3.9 In total the consultation produced 38 written responses, 22 in support of the draft Appraisal and proposed extension, with some proposed additions or alterations to the text, and 11 against. The other responses were general comments on the text or the process. 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 The recommendation is to consider approving the alterations to the boundary of Conservation Area no 1, the Central Conservation Area, as shown on the proposed Castle and Victoria Road Conservation Area map in the Appraisal. The proposed new boundary includes the following streets:
- Hertford Street, East Hertford Street, Alpha Road, Carlyle Road, Albert Street, Croft Holme Lane, Magrath Avenue, Clare Street, Hale Street, Arthur Street, St Luke's Street, Searle Street, Hilda Street, Victoria Road, Corona Road, Green's Road, Primrose Street, Victoria Park, Nos. 2 to 46 and Nos. 1 to 63 Garden Walk, Nos. 2 to 34 and Nos. 1 to 13 French's Road, Nos. 20 to 43a Bermuda Terrace, Nos. 14 to 62 Histon Road, Histon Road Cemetery, Cranwell Court Histon Road, Nos. 17 to 115 Histon Road, Histon Road Recreation Ground, Service Station Histon Road, Nos. 2 to 130 Huntingdon Road, Benson Street, Benson Place, Canterbury Street, North Street, Canterbury Close, Priory Street, Westfield Road, St Stephen's Place, St Christopher's Avenue, Halifax Road, Richmond Road, Wentworth Road, Nos. 2 to 146 and Nos. 3 to 135 Oxford Road
- 3.11 Subject to approval of the Appraisal and prior to publication, the most up to date base map will be used for all the maps in the document. This may differ slightly from that included with the Appraisal at Appendix 2 and may be done without the formal approval of the Executive Councillor for Planning and 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.

- 3.12 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 in effect remove some Permitted Development Rights for property owners in a specified area. Any such Direction would need to be considered in the context of the review of development policies 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.
- 3.13 In summary, the Castle and Victoria Road Conservation Area Appraisal detailed assessment shows that the area, together with the 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”. This is principally due to its character and the quality of the architecture and open spaces. It is therefore recommended that the draft Appraisal be approved and adopted.

4. Implications

(a) Financial Implications

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

(b) Staffing Implications

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 equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement. It should be noted that there are additional responsibilities on householders living within Conservation Areas who will need to apply for planning permission for certain works to dwellings and trees.

(d) Environmental Implications

The Appraisal provides a useful base of information from which to help protect and enhance the existing historic and natural environment of the Castle and Victoria 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/pps5>

English Heritage: Guidance on Conservation Appraisals, February 2006

<http://www.english-heritage.org.uk/publications/guidance-conservation-area-appraisals-2006/>

Consultation draft Castle and Victoria Road Conservation Area Character Appraisal, 2012

6. Appendices

Appendix 1

Summary of responses to public consultation

Appendix 2

Draft Castle and Victoria Road Conservation Area Character Appraisal, March 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
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Castle & Victoria 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 East of England Region	(i) English Heritage support and encourages the preparation of up-to-date appraisals, therefore the document is welcomed. (ii) The appraisal clearly defines the expanded boundary and Article 4 designations to protect the street elevations of unlisted buildings should be considered. (iii) Consideration should be given to preparing development briefs to encourage redevelopment of negative sites within expanded conservation area	(i) Noted (ii) Noted (iii) Noted	(i) 3 (ii) 2 (iii) 2
2	Natural England	(i) No response received		
3	Cambridgeshire County Council – Strategic Planning	(i) The proposed boundary alterations are supported (ii) It would be useful to acknowledge the importance that the areas of open space and gardens (particularly mature vegetation) provide for wildlife. In addition, reference to the River Cam should also refer to its county-wide importance for wildlife, having been designated as a County Wildlife Site	(i) Noted (ii) This point is noted and will be addressed in future conservation area reviews	(i) 3 (ii) 3
4	Cambridgeshire County Council – Highways	(i) No response received		
5	Environment Agency	(i) The Environment Agency would seek to prevent inappropriate development within the floodplain area or would impact on the wider environment including flora, fauna and potential contamination	(i) Noted	(i) 3

			of the water environment.			
6	Save Our Green Spaces	(i)	The report is comprehensive and deals with green spaces and trees in a perceptive way and calls for action in several areas.	(i)	Noted	(i) 3
		(ii)	The area does not have many sizable public open green spaces, Concern is growing that there is a real need to ensure green spaces are created where possible with substantial rather than decorative trees, Magrath Avenue is a case where the retention of the avenue is important.	(ii)	Noted	(ii) 2
		(iii)	TPOs are rescinded far too easily in favour of development. This is a damaging trend and we hope that the City and County Councils will work together to ensure more tree planting and their protection.	(iii)	Noted	(iii) 2
		(iv)	Castle Mound and its approach are important as a green landmark as well as for historical reasons. It needs attention to improve the appearance and preservation.	(iv)	Noted	(iv) 2
7	Cambridge Past, Present and Future	(i)	The updating of the appraisal covering one of the oldest designated Conservation Areas in Cambridge is welcomed.	(i)	Noted	(i) 3
		(ii)	The proposed extensions are strongly welcomed. The designation should benefit any future redevelopment proposals	(ii)	Noted	(ii) 3
		(iii)	Any lost boundary railings, for example Alexandra Gardens, should be studied to determine if any should be replaced	(iii)	This work would need to be undertaken as part of a wider assessment of the public realm	(iii) 2
		(iv)	A street lighting strategy is needed for the conservation area with descriptions to highlight where historic or special lighting should be kept. The County Council's current PFI contract should be updated and funding allocated accordingly in close liaison with the community	(iv)	The City Council is working closely with the County Council and the contractor, Balfour Beatty, as part of the maintenance contract for the PFI contract in order to ensure suitable lighting columns replace historic/special lighting	(iv) 2
		(v)	Clearer guidelines for the historic environment are required with regard to street clutter and furniture	(v)	Any guidance would have to form part of a specific project in a given	(v) 2

		design. Colour themes and finishes should be introduced and full design guidance established and shared between the City and the County Councils. Surplus signage should be reduced. The Guided Bus and other bus routes have an impact on the street design in the local area and should be more sympathetically designed to prevent erosion of the quality of streetscapes and green spaces	area, as the budget/resource to complete such guidance separate to an agreed project does not exist	
	(vi)	There is a lack of street furniture in the area which needs to be addressed. There should be more emphasis on sustainable access to the city centre ie walking and cycling. Designs should respect the historic environment and be comfortable. The departments within the City and County Councils should co-ordinate and manage the street furniture	(vi) See (v) above	(vi) 2
	(vii)	There should be more opportunities for on-street tree planting. Major trees are focal points which should be highlighted on the map. New opportunities should be taken to enhance the Conservation Area with new planting	(vii) Some additional features added to the maps. The suggestion regarding new planting is noted	(vii) 1
	(viii)	There is a lack of green and other open spaces which should be addressed with reference to the Open Space & Recreation Strategy 2011. Protected Open Spaces should be highlighted and a more detailed history and description of other open spaces such as Histon Road Park should be provided	(viii) Additional text may be added regarding the description of open spaces prior to the publication of the appraisal	(viii) 1
	(ix)	There are no comments regarding any new and old public art	(ix) No new public art was noted by the consultants	(ix) 3
	(x)	Mitcham's Corner requires a full description including the origin of the name and more reference to the design brief for the area	(x) The document does make reference to the Mitchams Corner Area Strategic Planning & Development Brief. The corner that Mtcham's Corner gets its name from is not in a Conservation Area	(x) 3

	(xi)	The National Policies need to be updated to take account of the approved NPPF	(xi)	Alterations made to text	(xi)	1
	(xii)	In 3.1, the reference to 'good provision of pubs' needs to be clarified. There are more near the river but none within housing areas on and off Huntingdon Road	(xii)	There are pubs at Mitcham's Corner, Pound Hill, Histon Road, Castle Street as well as other areas. Therefore as a comment on the general character of the area it is deemed to be appropriate	(xii)	3
	(xiii)	The landscape setting should note the total lack of formal sports pitches	(xiii)	There are many areas of Cambridge without formal sports areas. There is no necessity to mention this within the text in this type of document	(xiii)	3
	(xiv)	Some historical maps illustrating changes to the area over time would help to illustrate the development	(xiv)	Historic maps may be included in the final document	(xiv)	1
	(xv)	The reference to J C Loudon should be expanded to include his other works	(xv)	Noted but considered an unnecessary level of detail.	(xv)	3
	(xvi)	An additional map should be added to highlight the distinct character areas as per other appraisals, as well as ward area delineation within the Conservation Area	(xvi)	The map is an illustration of what is written in the text of the document. The document clearly states the three character areas. There is no advantage to be gained from an additional map. The ward areas map does show the division of the area by ward. They are shown by the use of a dotted black line	(xvi)	3
	(xvii)	The involvement of the Cambridge Preservation Society in the prevention of full slum clearance and the retention of historic buildings around Kettle's Yard should be added	(xvii)	Additional text may be added to the final document once the information has been researched	(xvii)	3
	(xviii)	It is unclear why Stretton Avenue and Harvey Goodwin Avenue are not included as presentable 20 th century developments	(xviii)	Noted, however these streets were not picked up by the consultants as being worthy of inclusion. They are of different character to the majority of the housing in the area	(xviii)	3
	(xix)	The Issues section (8) should be broadened with	(xix)	The issues highlighted in section 8 are general comments which will be	(xix)	3

		clearer recommendations for improvements to be made, including guidance, threats and opportunities	taken into consideration should there be an opportunity to make improvements when development is being undertaken	
		(xx) The inclusion of Article 4s is welcomed which we would like to see the City Council take further	(xx) The use of Article 4 directions is a matter of policy which is a matter for the Local Plan	(xx) 3
		(xxi) It is recommended that St Luke's Church should be put forward for listing (rather than as a BLI) and that some additional buildings are considered for BLI status	(xxi) These recommendations are noted and will be further considered in due course	(xxi) 3
		(xxii) Opportunities to carry out further enhancements of the historic environment: threats to historic environment	(xxii) Noted	(xxii) 2
		(xxiii) Listed Buildings descriptions in Appendix 1 is not clear whether this is the original full listings	(xxiii) These are the full listings as issued by the DCMS	(xxiii) 3
		(xxiv) Headings and annotations on the maps appear to differ from one Conservation Area Appraisal to the next these need to be consistent	(xxiv) Noted. The Council is improving the mapping annotations as the appraisals are drawn up therefore some of them will differ. Future maps will use the same colour scheme as that which has now been developed	(xxiv) 3
		(xxv) Some additional views should be added to the maps	(xxv) Alterations made to the maps	(xxv) 1
8	A C Architects Cambridge Ltd	(i) Mitcham's Corner is a significant barrier to free movement and the highway configuration in general is a negative aspect to the character of the area	(i) Alterations made to the text	(i) 1
		(ii) The reference to a former 'pub' on the corner of Albert Street is incorrect	(ii) Alterations made to text	(ii) 1
		(iii) The reference to a new house on the corner of Westfield Lane is incorrect as these are flats designed by this company	(iii) Alterations made to text	(iii) 1
		(iv) The reference to the prevalence of UPVc windows	(iv) Alterations made to text	(iv) 1

		<p>in Histon Road and Victoria road is directly linked to the traffic noise and sound reduction qualities of these windows. Traffic impact should be acknowledged in the appraisal</p> <p>(v) If the area is to be expanded as suggested, it should join up with De Freville Avenue and include George Street, Herbert Street and other Victorian/Edwardian streets which are part of this development phase of Cambridge's expansion. The management of traffic has a huge impact and this should be acknowledged and tackled head on</p>	<p>(v) The consultants did not suggest the expansion of the boundary any further than that proposed in this appraisal. To expand further would require another consultation. References have been made in the draft document to the problem of highways following previous comments as above</p>	<p>(v) 3</p>
9	2 letters in favour of designation, 1 against	<p>(i) Strongly support</p> <p>(ii) Despite some buildings which detract, it is a remarkably intact urban environment of mainly 19th and early 20th century housing with outstanding architectural and historic surviving features. The extent is a key feature with the whole being greater than the sum of its parts.</p> <p>(iii) There is a danger that many benefits of designation are underplayed and the additional restrictions on permitted development tend to be exaggerated.</p> <p>(iv) The use of Article 4 Directions would be welcomed to protect the most intact parts of the proposed area, for example Victoria Park</p> <p>(v) There are many modern buildings which are correctly marked on the maps as buildings which detract. Surprisingly the large worksheds at Hibbitt's stone masons on Victoria Road are not mapped and they should be considered as such</p> <p>(vi) The number of responses to the consultation is far too small to be used to contribute to determination of the decision on designation.</p>	<p>(i) Noted</p> <p>(ii) Noted</p> <p>(iii) Noted</p> <p>(iv) The use of Article 4 directions is a matter of policy for the Local Plan</p> <p>(v) These buildings have been added to the map</p> <p>(vi) There have been a number of responses including those from residents' associations (which represent a number of people).</p>	<p>(i) 3</p> <p>(ii) 3</p> <p>(iii) 3</p> <p>(iv) 3</p> <p>(v) 1</p> <p>(vi) 3</p>

		<p>(vii) I strongly support the designation but the number of responses is very, very few.</p> <p>(viii) Having lived in the area over the last forty-five years I feel it completely unjustified</p> <p>(ix) The relatively few Listed Buildings are spread around giving no consistency to any particular street. To lump the other variable buildings into a Conservation Area is not a good thing as the constraints would hinder all sorts of work. The Planning rules and regulations are completely adequate</p> <p>(x) The idea that even more bureaucracy is a help in future development is burdensome, very costly and completely ludicrous. The survey is useful and informative but I feel no good argument has been put forward to recommend this new proposal and it should be rejected out of hand</p>	<p>Some Conservation Area consultations do not receive a great response, however this does not detract from the suitability of an area for designation.</p> <p>(vii) See above</p> <p>(viii) Noted</p> <p>(ix) There are designated Conservation Areas in the city which have no Listed Buildings at all. Conservation Area designation can be for many reasons including the visibility of the original layout and consistency of the building style, as can be seen in the proposed extension</p> <p>(x) The appraisal gives a good account of the character of the area and indicates the reasons why the area is worthy of Conservation Area status</p>	<p>(vii) 3</p> <p>(viii) 3</p> <p>(ix) 3</p> <p>(x) 3</p>
10	10 comments forms in favour of the proposed extension	<p>(i) Richmond Road Residents' Association - broadly in agreement of the character and that there is much worth preserving here. However it has been difficult to put together a representative response reflecting the considered views as the residents are unclear as to the impact the designation would have on the issues that could potentially affect them. These include improvements to energy conservation and the longer term sustainability of the existing housing stock. It would be helpful for the Council to provide links to information on permitted development rights and planning policies as they would apply to Conservation Areas.</p>	<p>(i) There was an outline of the what additional permissions are required for development in a Conservation Area available at the exhibition. This information is also available on the internet and officers are happy to answer any questions relating to these points directly.</p>	<p>(i) 3</p>

	(ii)	Fuller guidance on possible access to financial assistance for residential and environmental improvements should be more fully explained, although it is recognised that these are difficult issues to compress into a single consultation exercise. They do have a bearing on attitudes towards Conservation Area designation and we would welcome further discussion and debate about the approach that can be expected from the Council were designation to be approved.	(ii)	Conservation Area designation or extension does not have a budget for any particular works or improvements. Information available on the website will be reviewed for possible improvements. The Conservation team are happy to answer any questions or queries directly.	(ii)	2
	(iii)	Nevertheless as an association we concur with the consultants' view that the area is worth protecting from inappropriate development, but we also need to ensure that the area is able to adapt and to develop in a way that will provide sustainable living conditions for future generations	(iii)	Please see comments above	(iii)	3
	(iv)	Broadly speaking a sensible enough extension – although it is open to question whether it would stop some recently approved developments	(iv)	Noted	(iv)	3
	(v)	With the loosening of planning regulations, conservation status may be useful in controlling some developer's wider ambitions	(v)	Noted	(v)	3
	(vi)	What are the costs of implementing and regulating this process? One wonders if such funds as are available might not be better directed towards, say, evolving a local policy of energy conservation	(vi)	There are costs involved with the designation of Conservation Areas in regard to additional work within Planning Services. The review of the Local Plan is the forum for looking at energy conservation in terms of policies for Cambridge	(vi)	3
	(vii)	The area is full of interesting old streets and houses and it needs protection from being spoilt	(vii)	Noted	(vii)	3
	(viii)	The area should include the whole of Mitcham's Corner	(viii)	When the De Freville Conservation Area was appraised for Conservation Area designation in 2009, the Mtcham's Corner/Chesterton Road area was	(viii)	3

		<p>(ix) Section 8 is rather thin and slight</p> <p>(x) It is far too late to stop/alter many of the developments criticised in the report, e.g. Castle Park</p> <p>(xi) Victoria Road is blighted by a level of traffic unsuited to a narrow Victorian road. It is a prime candidate for a 20mph speed limit and traffic calming. The parking restrictions in Victoria Park should be enforced.</p> <p>(xii) If it is designated, all affected residents should be explicitly informed about what alterations require planning approval</p>	<p>assessed for inclusion. It was not considered worthy of Conservation Area designation then</p> <p>(ix) The issues highlighted in section 8 are general comments which will be taken into consideration should there be an opportunity to make improvements when development is being undertaken</p> <p>(x) Noted</p> <p>(xi) Additional comments have been made in the text to traffic issues</p> <p>(xii) Noted</p>	<p>(ix) 3</p> <p>(x) 3</p> <p>(xi) 1</p> <p>(xii) 3</p>
11	4 comments forms against the proposed extension	<p>(i) This is not a community led initiative unlike the development of the strategy for Mitcham's Corner. It is being imposed without proper consultation and the room for the event on the 19th April was too small to see or find out anything</p> <p>(ii) I do not support the proposed extension. The area should be further developed</p> <p>(iii) The Castle area is mainly standard plan Victorian</p>	<p>(i) The City Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review and designate Conservation Areas. The consultants were asked to appraise the area that is already designated and to put forward any proposed extensions to that area. Re. the exhibition, the initial influx of people was followed by a more steady flow which enabled a better view of the displays</p> <p>(ii) Noted</p> <p>(iii) It is the consistency of the</p>	<p>(i) 3</p> <p>(ii) 3</p> <p>(iii) 3</p>

		<p>housing and there is little evidence in the report of any special architectural or historic interest beyond it being 100 years old. They are not unique</p> <p>(iv) The whole area is hardly of historic importance although there are areas which need careful preservation e.g. Histon Road Recreation Ground. There are areas which have a cohesive character e.g. Victoria Park. However there are many areas within the proposed extension which are not of the same character e.g. Castle Park, Mount Pleasant House. Most spare sites have been developed. The main atmosphere is one which is not especially distinctive</p> <p>(v) The introduction of a Conservation Area would prohibit improvements and adaptation in terms of thermal efficiency – externally insulating walls, double or triple glazing</p> <p>(vi) The expansion of the Conservation Area would create many planning applications for changes which can currently be performed under existing permitted development rights. These changes are rarely detrimental to the wider area. Therefore is this a suitable use of a planning officer's time?</p> <p>(vii) I would support the extension if it makes it easier to improve Mitcham's Corner</p> <p>(viii) There is a big traffic problem in the area that should be addressed more urgently than considering an extension of the Conservation Area boundary</p>	<p>architecture which gives the area its character and makes it worthy of designation</p> <p>(iv) The majority of the proposed extension has a cohesive quality and is from a similar era. Within Conservation Areas, proposals for new development need to be of an appropriate design to preserve or enhance its character and appearance. In effect, this gives the City Council more control over development</p> <p>(v) Home owners still retain some of their permitted development rights within Conservation Areas, for example the replacement of windows and doors, and the installation of solar panels on roof slopes.</p> <p>(vi) See above reply to (i) regarding obligations under section 69</p> <p>(vii) Part of Mitcham's Corner is within the proposed Conservation Area and any proposals that came forward would be measured against the character of the area</p> <p>(viii) Highways issues are dealt with by the County Council and are not within the remit of this document</p>	<p>(iv) 3</p> <p>(v) 3</p> <p>(vi) 3</p> <p>(vii) 3</p> <p>(viii) 2</p>
12	4 emails in favour of the proposed	(i) Fitzwilliam College Sports Ground on Oxford	(i) This was not noted by the	(i) 3

	extension		Road should be included		consultants as an area worthy of inclusion		
		(ii)	The consultation process is very short with the decision being made at the end of June	(ii)	The consultation process for Conservation Area Appraisals follows a particular format and is considered sufficient time to enable a broad range of responses	(ii)	3
		(iii)	There should be more attention paid to the impact of traffic and the need for more greenery. Other suggested alterations to the text	(iii)	Alterations have been made to the text	(iii)	1
13	5 emails against the proposed extension	(i)	In Conservation Areas, people are forced to abide by rules which means they might as well live in a Listed Building which is a large burden to bear	(i)	Properties in Conservation Areas still have permitted development rights unlike Listed Buildings which do not have any	(i)	3
		(ii)	A few streets warrant protection, but not the general area as shown on the map which does not seem to satisfy the criteria as set by English Heritage. The streets are not uniform in character either in architectural style, layout or their age. Few streets have consistent ridge-lines and many have lost some of their original detail	(ii)	There is some uniformity in character through the area and it is often the differences in the details, for example roof ridge-lines, which adds interest.	(ii)	3
		(iii)	The report does not pick out any particular buildings as being of importance or of having any architectural merit other than age	(iii)	The document has a list of important buildings in its appendix. There are a number of both Listed Buildings and Buildings of Local Interest (BLIs) which are in the proposed Conservation Area. There are also a number of proposed additions to the BLI list. As mentioned above, the criteria for designation can be visibility of the original layout and some consistency of the building style which are both evident in the proposed Conservation Area	(iii)	3
		(iv)	Due to the age of a lot of the properties and their	(iv)	There are many energy saving works that can be done to unlisted	(iv)	3

		<p>construction, it is questionable whether they should be retained due to environmental concerns. Most would benefit from energy saving renovation, however many of these would affect the character of the buildings. It is undemocratic to force people to live in homes which leak heat just because they are old</p> <p>(v) What criteria in 'Understanding Place: Conservation Area Designation, Appraisal and Management' is satisfied in this area? The only possible area would be 'a particular style of architecture prevails', but that is no different to many thousands of similar houses all throughout the UK. Traditional materials prevail, but only because the majority of the buildings are built in brick. Therefore I do not believe that the area satisfies any of the criteria for Conservation Area designation</p> <p>(vi) The notion of making the area a Conservation Area is laughable. There is no difference between this area and others up and down the country</p> <p>(vii) The area has no distinct architectural quality or uniformity of design and none of the English Heritage criteria apply. Therefore I conclude that it is not worthy of designation</p> <p>(viii) The Council should assess the impact of the proposed Conservation Area on the ability of owners to modify their homes, make improvements to energy efficiency, install secure bike parking on their property, housing costs, potential future changes to road environments. Without these assessments the Councillors will not be in a good position to assess the pros and</p>	<p>buildings within Conservation Areas under permitted development rights. The designation of a Conservation Area does not stop development</p> <p>(v) These are criteria that it is thought prevail in the proposed extension to the Conservation Area. It could also be argued that the original layout is visible in the street pattern. In that regard, the area does conform to criteria as set out by English Heritage and has a character that is worthy of protection and designation</p> <p>(vi) There are many areas of Victorian and Edwardian properties in Cambridge and other towns and cities which are designated as Conservation Areas. For the reasons as set out above, it is believed that this area too is worthy of designation</p> <p>(vii) See comments above regarding the English Heritage criteria</p> <p>(viii) Points raised regarding alterations to properties in Conservation Areas are addressed above. Highways matters are dealt with by the County Council</p> <p>(ix) The effect of introducing a Conservation Area is a national</p>	<p>(v) 3</p> <p>(vi) 3</p> <p>(vii) 3</p> <p>(viii) 3</p>
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		(ix) cons Councillors should introduce policies which would reduce the impact of introducing a Conservation Area		matter for consideration by government	(ix) 2
		(x) Concerned that Conservation Area status will increase the cost of property ownership		(x) The obligation to review Conservation Areas is outlined above; the cost of property ownership is not a matter for a Conservation Area Appraisal to take into account	(x) 3
		(xi) The consultation has been poorly advertised		(xi) The methods used for consultations are constantly being reviewed to ensure those within the affected area are aware	(xi) 2
		(xii) The consultation should have been clearer about what impact a new Conservation Area would have on the lives of those in the area		(xii) Information regarding how Conservation Area designation affects the local residents was made available at the exhibition and is on the Conservation web pages	(xii) 3
		(xiii) Conservation Area designation is a substantial incursion on the freedoms of property owners so there should be a strong reason for introducing one. The Council has not justified the extension of Conservation Areas into great swathes of the city		(xiii) The obligation to review Conservation Areas is outlined above. Each appraisal document is justification for that area being designated	(xiii) 3
		(xiv) Many of the areas covered by the proposed Conservation Area would be better designated as 'areas for substantial change'. Many of the properties are small, unsuited to modern life and not particularly well built		(xiv) Noted	(xiv) 3
		(xv) Councillors should consider what has driven these proposals and if the 'historic environment' officers are trying to create work to justify their existence		(xv) Undertaking the appraisal was agreed by Councillors before it was commenced	(xv) 3
		(xvi) There needs to be greater clarity over when the Councillors will be asked to consider the matter and when it comes in force		(xvi) Due to the nature of public consultations, the date a report on a Conservation Area Appraisal will go to Committee may change. Therefore the exact date may not be known when the consultation begins	(xvi) 3
				(xvii) Works that have begun before an	

		<p>(xvii) There is potential impact on work in progress when a Conservation Area is introduced. The Council should ensure that those who may be affected by designation know the impact it may have on their project</p> <p>(xviii) Traffic problems have not been addressed</p> <p>(xix) Arbury Fast Fit is designated a building which detracts. I disagree – it is a striking, imposing building that breaks up the street scene</p> <p>(xx) Many of the modern buildings in the area have been marked as buildings which detract. These findings should be passed onto those involved in planning and efforts made to ensure future new buildings have a positive impact on the area</p>	<p>area is designated as a Conservation Area can be completed without the need for additional planning consent</p> <p>(xviii) Alterations have been made to the text</p> <p>(xix) Noted</p> <p>(xx) Noted</p>	<p>(xvii) 3</p> <p>(xviii) 1</p> <p>(xix) 3</p> <p>(xx) 3</p>
14	2 emails making other points	<p>(i) In principle I probably support the proposal, but would first like to see a balance appraisal of the pros and cons</p> <p>(ii) The key question is what criteria do the Planning and Scrutiny Committees use to take decisions concerning proposed major developments and are they consistent in applying them? It is difficult to see how the Varsity Hotel is 'preserving or enhancing' the character of the Central Conservation Area.</p> <p>(iii) The Council should take reasonable steps to inform residents of the outcome of the consultation before the Committee meeting so that they are informed of the final proposal. For example, those who made a representation by email could be informed in that manner</p>	<p>(i) The Conservation pages of the City Council website will be reviewed to verify if appropriate and sufficient information is made available regarding the pros and cons of Conservation Area designation</p> <p>(ii) Committees of the Council take account of national legislation and local policies when considering planning applications</p> <p>(iii) The report for Environment Scrutiny Committee is available on the City Council's website a week before the meeting. Where contact details are available, these people will be notified when the report is available</p>	<p>(i) 2</p> <p>(ii) 3</p> <p>(iii) 1</p>

15	Pegasus Planning Group on behalf of Pan Albion LLP – Representation received 1 st June 2012	<p>(i) Clients are freehold owner of land at Mitcham’s Corner, the ‘Staples Island’ site – including Staples and Lloyds Bank</p> <p>(ii) The draft needs to be amended to needs to be amended to refer to the National Planning Policy Framework (NPPF)</p> <p>(iii) There is no reference to the ‘Staples Island’ site a clear recognition that there is nothing there worth protecting or preserving. It is remiss of the Appraisal not to make specific reference to the existing buildings which detract</p> <p>(iv) The area of historic and architectural significance is restricted to the land and properties to the west of Croft Holm Lane and north of Victoria Road and there are sound conservation grounds for excluding the ‘Staples Island’ site from the extended conservation area</p>	<p>(i) Noted</p> <p>(ii) The draft went out to consultation prior to the adoption of the NPPF. It has subsequently been altered to include references to it</p> <p>(iii) Under 4.2, <i>Victoria Road and Victoria Homes</i> on page 18, there is mention of Staples ‘which looks derelict on the Victoria Road side’. It also refers to the ‘considerable scope for visual improvement here’. It is shown as a Building which Detracts on the Townscape Analysis Map</p> <p>(iv) The boundary includes this site as it is at the end of Victoria Road. With Lloyds Bank and the Portland Arms being part of the character of the area and worthy of inclusion, the ‘Staples Island’ site and the modern office development by the Portland Arms are also included as being part of the grouping of these buildings</p>	<p>(i) 3</p> <p>(ii) 1</p> <p>(iii) 3</p> <p>(iv) 3</p>
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Castle and Victoria Road Conservation Area Draft Appraisal

Cambridge City Council

DRAFT March 2012

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1. Introduction

This Appraisal seeks to define what is special about the Castle & Victoria Road Conservation Area, and to provide information about its landscape, architectural merit and historical development. The Castle area is one of eleven designated Conservation Areas in Cambridge. It forms part of the Central Cambridge Conservation Area (No.1) designated in 1969.

This Appraisal reviews the existing Conservation Area boundary and assesses the potential for designation of the largely residential areas east of Huntingdon Road, the southern end of Histon Road and Victoria Road south to Chesterton Lane. Suggestions are made for the extension of the existing Conservation Area to include parts of these streets.

1.1 Method

Beacon Planning Limited, working on behalf of the Cambridge City Council, have assessed the character of the Castle & Victoria Road area and have set out measures to ensure the future protection and improvement of it.

1.2 Location

The area covered by this Appraisal includes the area bounded by Northampton Street, Chesterton Lane and Chesterton Road in the south and Madingley Road, Mount Pleasant and Huntingdon Road to the west. The northern edge is Oxford Road and the streets off the north side of Victoria Road, including the southern section of Histon Road.

The area is bounded by the Historic Core Conservation Area to the south, Storey's Way Conservation Area to the northwest, and the West Cambridge Conservation Area to the west.

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

The National Planning Policy Framework, adopted in March 2012, sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system.

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.

Although not directly affected by the 'Areas of Major Change' that will see the expansion of Cambridge on its fringes, the North West Cambridge Area Action Plan will, however, see the development of a substantial area to the northwest of the Castle and Victoria Road Conservation Area. This will clearly impact on the wider setting of the Conservation Area.

3. Summary of Special Interest

3.1 General Character

The Conservation Area comprises the Roman settlement and Norman Castle with a huddle of small streets off Castle Street. It also includes the 19th century residential terraced streets south of Victoria Road to Chesterton Road, Victoria Park estate to the north, Histon Road cemetery and the streets around it, and the Edwardian development north-east of Huntingdon Road. There is an area of modern office development at the top of Castle Street to the rear of Shire Hall.

The proposed Conservation Area is an intensely urban area, heavily built-up with housing and offices, with good provision of pubs and churches but an unfortunate lack of shops and cafes. For historic reasons, it has small open green spaces of great character and historic interest (e.g. castle mound, churchyards of St Peter's, St Giles' and St Luke's, Histon Road Cemetery), but Alexandra Gardens, Histon Road Recreation Ground and Shelly Gardens are the only parks maintained for recreation (although proximity to Jesus Green and Midsummer Common make this less significant than it otherwise might be). Practically the whole area was either farmland in the Middle Ages or, being royal land, was deliberately kept clear of settlement to protect the defensive value of the castle. This pattern continued well after the Enclosure of the parish of Chesterton in 1840.

Four distinct types of settlement we see today reflect this history:

- Crown land on Castle Hill that was purchased by the County Council in the 1930s has been used for office building on a massive scale;
- Rural uses (barns, markets, cottages etc) that developed around St Peter's church in the seventeenth, eighteenth and nineteenth centuries with the demise of royal interest led to overcrowded slums that led in turn to clearance and re-development in the mid-twentieth century, whilst retaining a street pattern and many buildings that are now charmingly revived;
- Medieval open fields of Chesterton, north of Castle Hill, were, with a few exceptions (e.g. Albert Street, 1852), not used for housing until the late nineteenth century, at which point local builders acquired plots covering sections of newly-laid out streets, and houses within the Triangle (between Magrath Avenue/Clare Street, Victoria Road and Chesterton Road) were put up at considerable speed; and
- Beyond this area, much land fell into the ownership of St John's College, and development was more piecemeal and in general rather later and more suburban in character.

The character is a mix of terraced streets with subtle differences in house types, design and detail. The form of buildings around the castle is modest in scale, with cottages, almshouses and inns in a less formal arrangement of

streets reflecting their earlier origins. The buildings tend to be in pairs, groups or informal terraces in a piecemeal fashion. Buildings here are often timber framed and rendered or encased in later brick with tiled roofs, but there is local gault brick and slate too, often all in the same building. In the terraced streets, buildings are mainly of the 19th or early 20th centuries, of gault brick with slate roofs and of mostly two storeys, but rarely above three.

The area includes some larger buildings too, such as Shire Hall and Westminster College. The offices around Shire Hall have been built in the latter decades of the 20th century and more recently. A small area of tall modern buildings in its own complex (Castle Park) has been created, contrasting sharply with the modest cottages of the Castle Street area.

The area does not contain landmark buildings of citywide importance and churches are modest in scale. However, the spires of St Peter's and St Luke's and the tower of Westminster College act as local landmarks.

Exceptional archaeological sites include the whole of the walled Roman town and a medieval castle that was re-fortified by Oliver Cromwell. Visible elements are banks around Pound Hill (remains of ramparts that were part of the defences of Roman Cambridge), the motte of a Norman castle, and gun emplacements for Cromwellian defences of the Castle Hill area. Outstanding historic buildings include St Peter's church, now a diminutive and delightful church that dates back to the 12th century but was largely reconstructed in the eighteenth century, St Giles' church, an imposing 19th century church whose interior is important for an original 11th century arch and Victorian stained glass and painted chancel roof, St Luke's church, with its ornate West Door and immense steeple one of the highest landmarks in Cambridge, Kettle's Yard, where Jim Ede converted four 18th century cottages into a world-class exhibition space for 20th century art, and the Folk Museum, within the 16th century White Horse Inn. The grouping of St Giles', St Peter's, Kettle's Yard and the Folk Museum, at the east end of Castle Street, provides a miniature 'cultural complex'.

3.2 Landscape Setting

This is the highest part of Cambridge; a gravel-topped ridge of the Lower Chalk forms a natural promontory, rising to 70 feet above the River Cam and the castle is sited here. A backcloth of trees runs along the edges of the area, as along Maddingley and Huntingdon Roads, Chesterton Lane and Jesus Green. There are some street trees too, softening the urban form, e.g. along Carlyle Road, and there is an avenue along Chesterton Road.

There are no large open commons or spaces within the area, though properties on the north side of Chesterton Road have fine views over the River Cam and Jesus Green. The Cambridge General Cemetery off Histon Road, the Histon Road recreation ground and Alexandra Gardens on the site of former brickworks, are the largest open spaces.

There are no views of rolling countryside, for this is all built-up, but there are fine panoramic views across the city from the top of the Castle Mound.

3.3 Historical Development

Sited at the lowest bridging point over the slow moving River Cam, where the group of east-west tracks known as the Icknield Way found a crossing point below a dominating spur of land, Cambridge would appear to be a natural place for occupation. A defended Iron Age settlement existed on top of Castle Hill, overlooking the river crossing and it was chosen by the Romans in the first century AD at the point where they chose to take the road from Colchester across the Cam, bound for Godmanchester and beyond.

Castle Hill, a natural defensive high spot above a rare bridging point of the Cam, was defended with large ditches in the Iron Age and was intensively settled as part of reconstruction after Boudicca's revolt. Urbanisation on a modest scale came in the early 2nd century, probably due to Hadrian and part of a plan to develop the Fens to provide farm products for troops in the north. A network of gravelled streets was laid out, and new buildings included a centrally-heated mansion to accommodate official travellers. In the early 4th century some 9 hectares of settlement were surrounded by a wall of Barnack limestone, 1-3m thick and backed by a rampart and ditch, but leaving the richest areas undefended. The defended area contained few signs of urbanisation, and in fact unsuitable features such as burials, pottery kilns and quarries have been excavated here. A likely interpretation is that Cambridge was defended as a taxation centre, collecting grain to feed the army on the Rhine.

The Roman town was never a major settlement, but finds of Northamptonshire limestone and Peterborough pottery show that Fen trade occurred. Its demise seems to have been a gradual decay and it was abandoned in the 5th century. In 695 it is said that the monks of Ely came to the site to seek a coffin for the body of St Etheldreda and found it desolate '*civitacula quondam desolata*'. The Saxons had chosen the opposite bank of the Cam for their main settlement and from this time, the 'lower town' expanded within its own defensive ditch. The Roman, 'upper town' continued to be occupied during the Dark Ages and it was to this that William the Conqueror came in 1086 and erected a large motte and bailey castle at the south-east corner of the Roman town, to protect the river crossing, demolishing some twenty seven houses in the process.

The castle, and indeed the site of the Roman town, lay within the parish of Chesterton, a village lying a couple of miles to the east and the area was bound by the common fields of that parish, which was to constrain the growth of the 'upper town' in years to come.

The motte survives to this day as the Castle Mound, but the castle itself has long gone. Edward I had added to its construction in the late 13th century and the gatehouse survived into the reign of Elizabeth I, but by 1590 the castle was described as old, ruined and decayed and it became a quarry. However, in 1643, when Cambridge became the headquarters of Cromwell's Eastern Counties Association, a supply of stone, bound for the new Clare College, was halted and the castle bailey was refortified with bastions.

The castle gatehouse was finally demolished in 1842 to make way for a court house, which itself was demolished in 1954. In 1931-2 a new County Hall (the present Shire Hall) was built on Castle Yard (designed by H H Dunn) on the site of the demolished County Gaol. Bricks from the latter were re-used.

Up to the 13th century, Cambridge was an increasingly prosperous trading centre and in 1209 the University was founded, gradually changing the character of the place. College and University building took place in the lower town, the castle area being relatively unaffected. It wasn't until the end of the 19th century that College building took place in the upper town and the first in the castle area was Westminster College in 1899.

In 1628 Thomas Hobson enabled the building of the Spinning House, a joint workhouse and house of correction, on Castle Hill. This became a notorious place and only ceased to be used when a new town gaol opened in 1829. It was finally demolished in 1901 and a police station built on the site.

Throughout the 17th and 18th centuries, Cambridge seems to have changed little as the confining effect of the surrounding common fields prevented expansion, but led to gross overcrowding. It was the enclosure of these fields in the early 19th century which significantly changed the appearance of the town with the development of New Town and other expansion to the south.

The castle area was different. Enclosure of the St Giles' parish occurred in 1805, although the Enclosure map shows that there had been limited development along Huntingdon Road by this point. The castle area was, however, bounded by the common fields of Chesterton which were not enclosed until 1840, so expansion beyond the upper town did not occur until after that date.

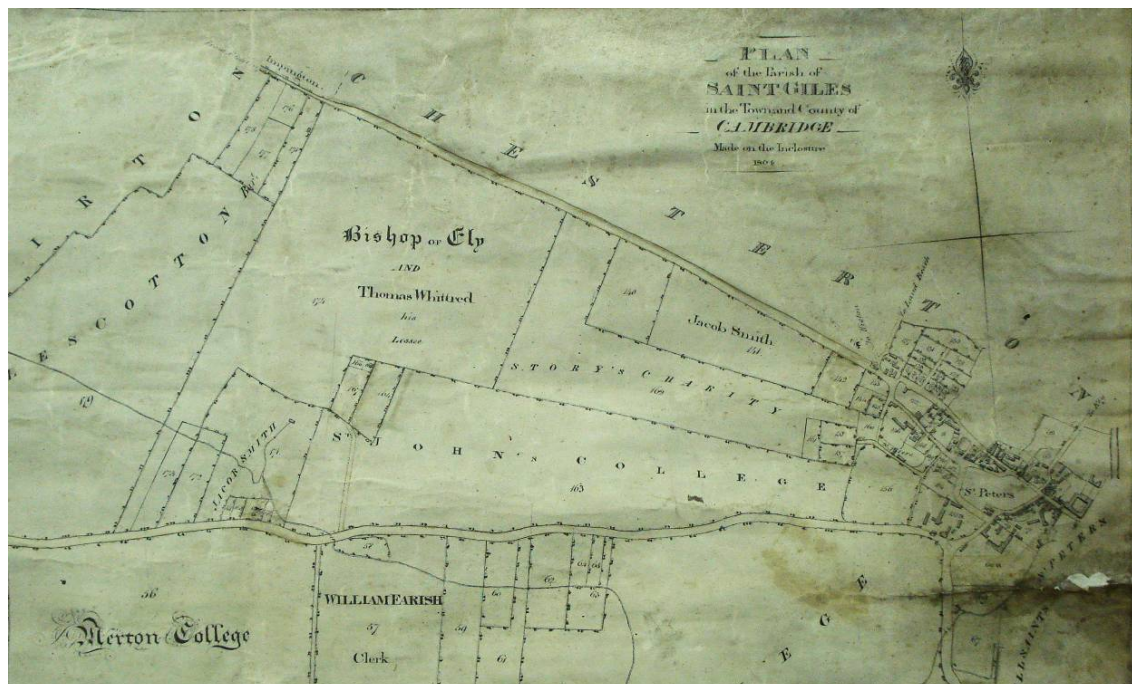


FIGURE 1: ENCLOSURE MAP ST GILES' PARISH 1805 SHOWING LIMITED EXPANSION ALONG HUNTINGDON ROAD

19th century development of agricultural land for working-class housing here reflects patterns of pre-Enclosure land ownership (two main families, Bensons and Wraggs, neither interested in development), the changing fortunes of many small builders, who often built a better-class house for themselves amongst the terraces they were constructing, and the pressing needs to house large families within walking distance of employment opportunities. One unusual feature that has given unity to streets within the Triangle was a large brick pit on the site of Alexandra Gardens, which extended across the lower parts of Alpha Road and Hertford Street. Clay from this pit must have been used for many of the houses.

An open space called Pound Green in the area of today's Pound Hill and Haymarket Road is shown on the Enclosure map. The hay market moved here in 1820, followed by the cattle market, which was later relocated in Hills Road. The Pound Green area seems to have become built up after this date. Within 40 years of the Enclosure of the Chesterton common fields, New Chesterton was built, mostly by private developers in a piecemeal fashion using the plots laid out by the Enclosure Commissioners. This is reflected in the street layout and the variety of house designs which is a result of the preference of individual developers or builders.

In 1837, the year of Queen Victoria's accession, the Cambridge Victoria Friendly Society was founded to provide almshouses for elderly members of benefit societies. In 1841 Victoria Homes built an asylum, north of Victoria Road together with a range of almshouses to the design of George Bradwell. After 1850 further accommodation was provided in groups of single storey dwellings. Residents were supplied with allotments, which are still very much in use and give a significant rural air to otherwise scruffy end of Victoria Road. Only the Miller's Almshouses of 1903 survive with 1920s houses fronting Victoria Road.

At a meeting in 1841 it was agreed that a cemetery should be established for the middle classes of the area and so in 1842 the Cambridge General Cemetery was laid out on the east side of Histon Road. The cemetery was opened in 1843 and was to remain unconsecrated for use chiefly by Nonconformists. The design and planting was by J C Loudon together with a lodge and chapel by E. B. Lamb. Loudon was so inspired by his own work in Cambridge that he used the cemetery to illustrate his ideas on landscape and the use of public space.

A church was required for the community of New Chesterton and in 1874 St Luke's was started on Victoria Road. The architect was W. Basset-Smith and the large church was given a spire. A Congregational Chapel and Sunday School were built next door. St Luke's Church School also opened in 1874, with two buildings, one for infants and the other (an Industrial School) for older children. This became the Harvey Goodwin Home for Boys and in 1896 it was affiliated to the Waifs and Strays Society. It closed in 1919 and the site is now occupied by a printing business. A third school (for girls) was built on the opposite side of Victoria Road in 1882. On the south side of Victoria Road, apart from Albert Street, little had been built by then, though the street pattern

was emerging, but with only a few terraces built. Carlyle Road was still to be named in 1886, but south of it was a large brickworks with kiln.

On the first edition (1886) of the OS map, the north side of Chesterton Road has a number of terraces built (Belle Vue, Melrose, Sentis, Carlyle and Spring Terraces). No.61, forming part of Sentis Terrace, built around 1880, was purchased by Major Norfolk who opened a hotel there with twelve bedrooms. This is now the Arundel Hotel, which has expanded into the rest of Sentis terrace and now has over 100 bedrooms.

Development to the north of Histon Road came later. By 1886, Oxford Road, Richmond Road, Halifax Road and Priory Street had all been set out, but at that time only a few short terraces had been built (eg Harold Terrace on Richmond Road and Vince Terrace on the south side of Halifax Road).

Chesterton corn mills were shown at the end of French's Road and the Victoria Soap and Candle Works at the end of Garden Walk.

In 1897, land between Oxford Road and Richmond Road was purchased by Revd Thomas J. Puckle to build a second church in the parish of Chesterton. St Augustine's was built in 1898 by Coulson & Lofts at a cost of £1,140. The building, which still stands in Richmond Road, served as a school during the week and a church on Sundays. The churchyard and playground has since been built on and the school closed in the 1960s, but the church is still in use.

By 1903 the Oxford Road to Halifax Road area was still being built, but much of the area between Victoria Road and Chesterton Road had been completed, except Magrath Avenue, and the brickworks had closed. By the time of the 1926 OS map, the brickworks had been purchased by Chesterton Rural District Council for £425 (the area was still outside the town boundary at that date) and laid out as Alexandra Gardens, which was opened in 1907, complete with 'tennis ground', bowling green and lavatory. Magrath Avenue had also been built by the time of the 1926 map, complete with its cinema on the edge of the Cromwellian fortification. The cinema, known initially as The Rendezvous, opened in 1915, but was destroyed by fire and the Rex replaced it on the same site in 1932. The Rex was itself replaced by Wessex Place, home for frail elderly, which was closed in 2010.

The 1939 OS map shows the completion of the terrace near the junction of Histon and Victoria Roads and the new County Hall in the castle bailey. North of Shire Hall, as it is now known, much has happened in the late 20th and early 21st centuries with the development, firstly of the Octagon extension to Shire Hall itself in the 1970s, and then the large office blocks of Castle Court.

3.4 Archaeology

The river crossing was a key feature in the development of Cambridge. A small area excavation at the Bridge Street crossroads in 2000 uncovered evidence starting with the Roman Road leading to the river crossing, an Anglo-Saxon cemetery, late Saxon buildings, mediaeval and post-mediaeval buildings. The total depth of archaeological remains was in excess in 4 metres.

There are two Scheduled Ancient Monuments in the area: Cambridge Castle Mound (SM CB14) and Civil War Earthworks (SM CB 48).

A defended Iron Age enclosure existed on Castle Hill prior to the Roman Town, perhaps as large as 7ha. It was banked and ditched and would have controlled the crossing point of the River Cam. Excavations on Castle Hill have revealed a large defended gateway on its northwest side and the Iron Age site (perhaps dating to the first century BC) had defensive ditches (2m wide x 1.2 m deep), which were widened (to 3m wide x 2m deep) in the final phase of occupation (first century AD), prior to the Roman Conquest. This might be symptomatic of the site's position between the Iceni, Catuvellauni and Trinovantes tribes. The significant presence of silver and gold Iron Age coinage in Cambridge might reflect the town's importance as a trade and regional centre, as early as the Iron Age.

The Castle area is the site of Roman Cambridge, called Duroliponte (Durolipons from the Antonine Itineraries) meaning Duro = fort and liponte = 'a boggy overflowing river' or just ponte = bridge. (The Antonine Itinerary is a register of the stations and distances along the various roads of the Roman Empire, containing directions how to get from one Roman settlement to another. The British section is known as the *Iter Britanniarum*; there are 15 such itineraries in the document.)

The fort was constructed perhaps after AD60/61 following the Boudican Revolt, although whether this was a legionary fort per se is still debatable. The fort and its defences were slighted in the early second century AD when further streets were built parallel to Akeman Street. The only public building known from the Roman town was also built at this time; a *Mansio* perhaps indicating that the town was part of the Hadrianic development (during the rule of Roman Emperor (117 -138 AD) Publius Aelius Hadrianus, commonly known as Hadrian and responsible for Hadrian's Wall) of the *cursus publicus* (the state-run courier and transportation service of the Roman Empire) from Ermine Street to the Fens.

Four Roman roads converge on Castle Hill. These are:

- Via Devana (A14 heading north-east along the south side of Huntingdon Road)
- Via Devana (A1307, alongside Hills Road, towards the south and Addenbrooke's Hospital)
- Akeman Street (heads north-west along the A10, via the Mere Way, to Ely etc.)
- Akeman Street (heading south-west to join the A603 towards Arrington and Wimpole)

The site is a key crossing point of the River Cam, almost the last point upstream where a sea-going ship could sail from the North Sea through the Fens.

In the 4th century AD a stone wall (constructed from Barnack limestone and clunch blocks) was built around the town to protect it. This wall was 2-3 m wide and had a bank (2.5m high) and ditch (12m wide x 4m deep). This fortification was rapid and arbitrary and crossed buildings, suggesting an Imperial decision rather than being part of local planning and was more to do with overall defence of the region rather than the importance of Roman Cambridge. It was abandoned in the 5th century and is recorded in Bede as being ruined in the late 7th century, though it is likely its Roman walls may have still been standing as late as the 11th century.

By the time of the Norman Conquest, Cambridge had developed into a thriving town based around castle hill and the river crossing. Before the castle, this area of Cambridge appears to have been settled as part of the Saxon town. Domesday Book records the destruction of 27 houses for the castle and the merging of two wards into one, showing the density of settlement. Excavation on the site uncovered late Saxon grave markers, indicating the presence of a church here (All Saints?). This was a thriving community on the hilltop overlooking the river crossing.

Cambridge Castle was a motte and bailey castle, having a central mound with a keep on top, and an outer area enclosed with a moat and wall. After the Norman Conquest, however, Cambridge Castle became neglected with less than 30 shillings a year being spent on its upkeep. In 1283, Edward 1 began to rebuild the castle in stone. The decaying earth and timber ramparts were replaced by high curtain walls and imposing towers of the latest design. Over the centuries it was continually altered and extended as follows:

- Gatehouse: built 1286/9, demolished 1841. It had double gates, a portcullis and a drawbridge, and a lead roof.
- The Barbican: completed in 1288, its plan survives in the street pattern to the west of Castle Street.
- 'Drum' Towers: built in 1286/89
- The Great Tower: built in 1288 on top of the old motte, this tower would have given panoramic views of the surrounding countryside as well as dominating the Cambridge skyline. It had been demolished by the 1550s.
- The Great Hall: built in 1286-87, a 3 storey building with stables under the great Hall and a private 'solar' above.
- The Kitchen: early fourteenth century, a wattle-and-daub building with stone foundation.
- A chapel is not mentioned in the building accounts but repairs are recorded in the 14th century. A fragment of Romanesque style stonework was found on the site in the 19th century which suggests that there may have been a chapel within the earlier Norman castle.
- The Postern Tower: built in 1288, which housed the castle prison.

In the post-medieval period an artillery fortress at Cambridge was begun in 1643 on the castle site to protect the headquarters of the Eastern Association during the English Civil War. Building stone intended for Clare College was commandeered, and fifteen houses demolished, presumably to open up firing avenues.

The artillery fortress reused the castle ditch on the side closest to Chesterton Road, and three bastions, or defended cannon emplacements, were constructed: the one to the northeast being larger and copying the castle shape, whereas the ones to the east and west were smaller. By December 1644 new ditches had been dug to the north and east, and the fortress was complete. Cambridge Castle never saw action in the Civil War and its defences were slighted, or razed, in 1647.

By the 18th century the only surviving buildings from the earlier phases of Cambridge Castle were the Civil War barrack block and the medieval gatehouse. During the late 17th and 18th centuries many of the earthwork defences around the castle were levelled, including the north-western civil war bastion, and the moat surrounding the central motte.

Castle Street, a Roman road later diverted around St Peter's Street, had been established in 1660-80 overlying the slighted Civil War earthworks, and the 18th century saw the development of housing along the Castle Street frontage. At the east end, there are two churches to either side of the Roman road. The 11th century church of St Giles' was demolished and entirely rebuilt by Healy of Bradford in 1875 of grey gault brick in English bond on an adjacent site in the churchyard. This incorporates two of the original arches. The churchyards, Bells Court and the castle area all provide green spaces. There are numerous public houses, although some have been lost or changed use (e.g. the 16th century White Horse Inn has become the Folk Museum), and also restaurants as well as Kettles Yard, a modern art gallery. Further up the castle, the old police station, the 1930s Shire Hall, and a few cottages of great charm still survive. On a clear day, views from castle mound can reach across the county, with Ely Cathedral occasionally visible. Much of the area surrounding the castle continued in use as allotments and agricultural land until the later 19th century, when it was developed for housing.

In 1803 plans were drawn up for the construction of a new County Gaol by George Byfield. The new county gaol consisted of a brick-built octagonal prison building. A governor's house and an imposing gateway were placed to the south-east of the gaol, the flat roof of the gatehouse acting as a place of public execution. Constructed between 1802 and 1807, the new county gaol was a "state of the art" facility, its design reflecting contemporary thinking on prison and social reform. Alterations were made to Byfield's design in 1863 by William Fawcett, which substantially increased the accommodation and the number of cells, particularly providing additional solitary cells.

In 1840-2 the City Courts returned to the castle site, and the medieval gatehouse was demolished to make way for a new court house, which was named Shire Hall or Shire House. This building, which fronted into Castle Street, was designed by T.H. Wyatt and D. Brandon, the original plans for

which are housed in the Cambridge Record Office. It was designed in the Italianate style, drawing heavily on influences from Renaissance Italy. However, as archaeologists working in the 1950s discovered, the construction of the Law Courts necessitated the lowering of the ground level by at least 3m, removing all traces of the medieval gatehouse.

Cambridge Prison closed in 1915, and after a brief spell as a branch of the Public Record Office, the site was acquired by Cambridgeshire County Council in 1928. The County Architect, HH Dunn designed a new County Hall that was twice the size of the existing one on Hobson Street, and construction began in 1931, being completed in 1932. The Shire Hall Courts were demolished in 1953.

During the Second World War, Cambridge was considered to be readily defensible, and a series of anti-tank ditches were constructed around the city. Cambridge's defences were a larger version of the same principles of fortification behind the original castle. The outer anti-tank ditches around the town were reinforced by trenches and road-blocks, and the strong point was the castle itself. The surviving Civil War embankments were reinforced with barbed wire, and slit trenches were inserted into the bastions. A company of the Fifth Battalion of the Cambridgeshire Home Guard manned these defences.

4. Spatial Analysis

The area divides into three distinct character areas:

1. The area of the old Roman town from Histon Road south to Northampton Street and from Mount Pleasant east to the edge of the castle fortifications.
2. The area around Victoria Road to Chesterton Road
3. The area from Huntingdon Road to Histon Road.

4.1 Castle Hill and the Old Roman Town

The area is characterised by small streets and short rows of houses, some still timber framed, others of brick, and the castle with Shire Hall in its bailey and then the large scale office blocks of Castle Park, which is a startling contrast to the modest scale of other property in the area. Much of Castle End was considered during the first half of the 20th century to be overcrowded and of poor quality and much was demolished. Since then, it has been rejuvenated and become a desirable residential area.

Madingley Road, Northampton Street, Kettles Yard and Chesterton Lane

The north sides of Madingley Road, Northampton Street and Chesterton Lane form the southern boundary of the Conservation Area. The short stretch of Madingley Road within the Conservation Area comprises the boundary wall to Westminster College with trees behind, then Northampton Street begins with the Presbyterian (now United Reformed) Westminster College and its gates and boundary wall, all grade II listed. Built by Hare in 1899 of red brick and stone in a Tudor style, Westminster College has projecting wings and a tower with a short lantern on top; the gate piers are built of Ancaster limestone.

The College's boundary wall turns into Pound Hill and across the road is a corner pub, formerly the Town & Gown, now the Punter. It is a Building of Local Interest and sits amongst a group of pub buildings all of white painted brick. Next to it is Honey Hill House, a modern building in stock bricks and then the cobbled street of Honey Hill, with cobbles of exotic igneous rock brought to the wharfs of Cambridge as ballast. The adjacent green, to the south of the modest Honey Hill bungalows, permits an attractive view up to Kettle's Yard with St Peter's Church spire behind. Named after its owner, the Yard contained a number of small houses, crowded in a court, which were condemned and demolished before 1939.

Kettle's Yard is grade II listed and was left derelict. From 1958 it became the home of Jim Ede, who renovated it and gathered a remarkable art collection, including paintings by Joan Miro and sculptures by Henri Gaudier-Brzeska, Constantin Brancusi, Henry Moore and Barbara Hepworth. At Kettle's Yard, he carefully positioned these artworks alongside furniture, glass, ceramics and natural objects, with the aim of creating a harmonic whole. This unique place and its collection was given to the University in 1966 and, in 1970, three years before the Edes retired to Edinburgh, the house was extended, and an

exhibition gallery added, both to the design of the architects Sir Leslie Martin and David Owers. This extension is a Building of Local Interest.

Northampton Street finishes with the Folk Museum on the corner of Castle Street and the museum's extension fits in well along the roadside. The view is of St Giles' Church and its churchyard wall leading into Chesterton Lane. This is a short and leafy road with substantial houses on its north side, within the Conservation Area, including the grade II listed Castle Brae in late 19th century Tudor style and of red brick. It is set well back from the road, close to the castle mound and beyond is Magdalene College's Cripps Court.

Castle Street

Castle Street runs northwards, uphill and divides the area in two. On the east is the grade II* listed St Giles' Church on a bank surrounded by its churchyard wall with a war memorial just inside the gate. It is a 12th century church entirely rebuilt by Healy of Bradford in 1875 of grey gault brick in English bond and limestone dressings with fragments inside of the Romanesque church. On the opposite (west) side is the Folk Museum, occupying the former White Horse Inn. It dates from the 16th century with an addition for each subsequent century. It is timber framed and plastered, but the roadside ground floor has been underbuilt in brick, painted white. The front wall is carried up, Cambridge style, in three gabled dormers and on the left is a cart entrance. It is grade II listed, and the Cambridge and County Folk Museum was founded in 1936. It was extended in 2005 along the edge of Northampton Street with an elegant building of brick and windows at high level. In the 1970s the Cambridge Preservation Society (now Cambridge Past, Present and Future) were instrumental in the retention of many of the historic buildings at the top end of Castle Street, between no. 53 and Mount Pleasant, which were under threat of development as they were seen as being beyond repair.

Next to the museum are tall gault brick buildings of three storeys, rising above the museum, with slate roofs behind parapets, sash windows in four inch (100mm) reveals and shopfronts to the ground floor. These are Buildings of Local Interest. Then amongst trees, the tiny church of St Peter is set back on a grassy mound. It contrasts markedly with St Giles' Church across the road, although it too was rebuilt in 1781, when the chancel and nave were demolished, but the tower and spire were kept. It is also a listed building and after being declared redundant in 1971, was vested into the care of the Churches Conservation Trust. The composition, with the buildings of Kettles Yard and Honey Hill as a backdrop, is charming.

Just beyond St Peter's Street is a two storey property with a mansard roof and attic and gault brick to the front with red brick in the gable. This is followed by the Sunday School building of the Methodist Church, and the church itself, both of red brick with stone coloured faience dressings, and both gable to the road and listed. They were built in 1914 by A. F. Scott and Son of Norwich and have been carefully designed to be seen from both Castle Street and St Peter's Street.

From this point, there are glimpses of the castle mound across the road between some sadly indifferent modern commercial buildings. Then comes the Castle Inn on the east side and Bell's Court on the west – all listed. Bell's Court is set behind a little green with trees, enclosed with cast iron post and rail fence. This was the site of the Three Tuns public house (or Whyman's Inn after the landlord whose name survives in the little path beside Bell's Court) a timber framed small building, demolished in 1926. The space created by this demolition echoes the green setting of St Peter's Church further down the hill. Nos. 4 and 5 Bell's Court are of two storeys with six over six pane hung sashes and are of gault brick with a mansard tiled roof; the buildings of Bell's Court are timber framed and rendered with a brick ground floor and a mansard roof with dormers. The end cottage, which is actually No.39 Castle Street has a little shopfront. The County Arms PH, further up the hill, with its mock framing in a neo Tudor style was built in 1937.

The grade II listed Castle Inn across the road dates from the 17th century and is of three storeys, dropping a storey to its white painted cottage downhill. It has six over six pane windows to the first floor and the ground floor has a pub front. There is a first floor projecting bay window on the gable.

From this point, the east side of the street is dominated by the Shire Hall complex and 'castle'. The castle is a grassy mound which affords fine views across the city; it is all that remains of William the Conqueror's castle. Remains of Civil War fortifications adjoin the castle site. Both castle and fortifications are scheduled monuments. Shire Hall sits in the castle bailey and is a building of great civic dignity; it is a fine fifteen bay wide building of three storeys with an extra one added behind the parapet. Built in 1931 to a classical style by H. H. Dunn on the site of the gaol, it is of grey brick with rows of twelve over twelve pane windows either side of a central door with a balcony above.

Across the road from Shire Hall are rows of modest buildings, usually two storeys high, some timber framed and plastered with the corner properties usually former public houses to the small streets running west – St John's Place, Castle Row and Whyman's Lane. Nos. 55-59 are grade II listed buildings.

The development north of Shire Hall has created a complex, Castle Park, with a character all of its own created by the variety of contemporary architectural styles present in the complex. It started with the ugly octagon extension to Shire Hall and then proceeded across Gloucester Street and Gloucester Court, destroying both in the process and replacing them with buildings of up to four storeys and basements. The form, scale, design and sheer bulk of these buildings are at variance with the character of the area and each block competes with its neighbour so there is little unity. Even the landscaping is dwarfed.

The contrast in scale becomes particularly noticeable where the old and new meet, perhaps best illustrated by No.102 Castle Street, a fine two storey gault brick house with a hipped slate roof and end chimney stacks, sandwiched between Babbage House and Titan House. These two modern office blocks

are in a yellow-brown brick with random windows of blue coated metal, three tall storeys high with higher towers either side of the older house. The towers rise another floor and have rounded tops of lead. They were perhaps intended to resemble drum towers to a castle gate, echoing the history of the area, but unfortunately this design reference does not work and appears to have unfortunately encouraged more of the same. It means that the remaining terraces either side of Castle Hill look decidedly vulnerable. They are attractive rows of small buildings and corner pubs, some of which are looking rather neglected and are rather blighted by the surrounding office developments. This traditional group of buildings runs from the Sir Isaac Newton pub and its Dutch gable to a row of boarded-up shops, finally rising to an elegant three storey building.

Mount Pleasant, Mount Pleasant Walk and Lady Margaret Road

The corner of Mount Pleasant seems rather tame in contrast to the offices around it. The modern flats, for the Granta Housing Society, Shelly Gardens have a striking elevation to the junction of Mount Pleasant and Castle Street and a rather bland stretcher bond, brick wall to Castle Street itself. This is a pity as this group of buildings is well designed and the view from Shelly Row is better. It was built on the site of the Phoenix Nurseries, which in turn were on the site of the former All Saints Church, probably demolished in medieval times.

Mount Pleasant rises uphill from Lady Margaret Road northwards to Castle Street, linking The Backs and Madingley Road to Huntingdon and Histon Roads. It is therefore busy with traffic. Only its eastern side is within the study area, apart from Bene't House which is on the west side opposite the junction with Mount Pleasant Walk. Mature trees (mostly Italian Alders) and shrubs create a leafy atmosphere and the almshouse groups which form its southern end are on a raised bank, part of the defences of the Roman settlement.

Edward House and Storey's House, built on Coopers Yard, are modern additions to the holdings of Storey's Charity, which was established in 1693 to provide almshouses for widows of the parish of St Giles' with Holy Trinity. Initial accommodation for the widows of church ministers was provided on the south side of Northampton Street. The land in Mount Pleasant was opposite Storey's Farm in Castle End and in 1844 two rows of new almshouses were built, one in Mount Pleasant, high on a grassy bank and the other in Shelly Row, backing onto Mount Pleasant Walk. Both rows are virtually identical: single storey, built of gault brick in a Tudor style with projecting porches and arched entrances, slate roofs with grouped chimney stacks. Sadly the gardens in front of the almshouses are overgrown and in Shelly Row they are cluttered with wheelie bins.

Opposite Mount Pleasant Walk is No.18, Bene't House, a late 18th or early 19th century house in white painted brick with a slate roof and a mix of windows, some being six over six pane sashes without horns. It is two storeys high and was probably originally a pair of cottages.

Lady Margaret Road links Mount Pleasant to Madingley Road at the bottom of the hill. It was known as Bandy Leg Walk and appears thus on the 1886 map. By 1903 though its name had changed and as it is on St John's College land, the name was changed to that of the College's foundress.

Shelly Row, Albion Row (Albion Yard) and St Peter's Street (Castle Row)

Shelly Row was known as Shallow Row in 1830, and its present name is said to refer to oyster shells unearthed in residents' gardens within the Roman town. The row of two storey houses on the north-east side of the street is on a raised pavement, behind iron post and rail fencing. They have six over six paned windows and a date stone says 'RL 1849'. William Palmer considered this bank to be possibly the edge of the initial Roman fort.

Across the road is a small recreation ground which is lined with trees with a particularly strong line along the rear boundary. Its north-western boundary is overlooked by Storey's House with the small scale 2-storey and grey brick Albion Yard flats flanking the south-eastern boundary. Storey's House strikes a slightly discordant note in the streetscene here, but only because it is of red brick in contrast to the more muted tones and greenery of the road. However, it is in scale with the traditional buildings. The corner of Albion Row has a modern group of housing, three storeys with a flat roof, but to a smart design with a red brick base and render above. It is assertively modern, but to an appropriate scale.

Castle Row leads back to Castle Street and is a small courtyard of two storey houses. Across Shelly Row from here is the Castle End Mission and Working Men's Institute on the corner of Pound Hill. It was built in 1884 with a memorial stone laid on March 6th of that year by Professor James Stewart of Trinity College. It is of two storeys, red brick with limestone banding and a concrete pantile roof.

On the opposite corner running into St Peter's Street is the former Cow & Calf, a pub of some repute, now a picture framing business. St Peter's Street then continues with a terrace on its south side, of two storeys with a bay window on the end, gault brick with red brick detailing and built after 1903. On the north side is the listed Methodist Church and views down the road to the spire of St Peter's. Just before the church is reached is the grade II listed Nos. 18 & 18A with workshop and wall and then a narrow passage into Honey Hill with a row of bungalows followed by two storey housing – all rather hidden.

Honey Hill, Pound Hill and Haymarket Road

Honey Hill leaves Northampton Street and travels a short stretch uphill to Pound Hill. It is a narrow lane paved with cobbles of igneous rocks, basalt, pink granite, granodiorite, quartzite and others, which may have been brought to Cambridge as ballast and then reused as paving here. The south-west side is formed by the flank wall of a brewery building and the Pound Hill school hall. The opposite side leads to the modern housing off St Peter's Street and then Honey Hill Mews, another small, modern group, discreet but not special.

Pound Hill leaves Northampton Street with the Punter PH (formerly the Town & Gown) on the east side, a Building of Local Interest. It is of white painted brick, two storeys with small bay windows to the ground floor and past its yard entrance is a stable/ outhouse block, before the listed School house and St Giles' Hall are reached. The opposite side of the road is enclosed by the boundary walls to Westminster College and there is a view back down Pound Hill to the College's tower. Pound Hill then turns a corner and carries on up the hill, past a tall gault brick house with dormers in its mansard roof to meet St Peter's Street with modern housing and then the Castle End Mission.

Pound Hill widens at the junction with Haymarket Road as it turns northwards. This was formerly known as Haymarket Road and led to the hay market which was held here from 1820 alongside the cattle market for a time, but by 1886 it was described on the first edition OS map as disused. The wide area of Pound Hill was possibly the site of the pound for stray animals, but by 1903 a fine terrace on the south side of Haymarket Road had been built after the street was laid out. The properties are of two storeys in gault brick and slate with red brick arches over paired front doors and ground floor windows, which are of unusual design. The doors are at the top of short flights of steps, with low walls to the front gardens. The middle house has a gable projection in the roof and at the end is a small barbers shop.

4.2 Victoria Road Area

This area is outside the current Conservation Area and it is recommended that the streets described below be included within the boundary.

Victoria Road and Victoria Homes

Visually Victoria Road starts unpromisingly at both ends. At the west (Histon Road) end are brutal apartment and office blocks, out of scale and contrary to the grain of their surroundings. At the east (Mitcham's Corner) end, the Portland Arms is stranded amongst commercial buildings which would be better suited to an out of town 'retail park' and on the opposite side the small bank is overwhelmed by the building occupied by 'Staples', which looks derelict on the Victoria Road side. There is considerable scope for visual improvement here and at the west end of the road. (The Mitcham's Corner Area Strategic Planning and Development Brief was adopted as SPG in 2002.) However, between the two ends are terraces and villas of some quality, although often disfigured by replacement windows and the removal of front garden walls to permit car parking. The latter seems to occur wherever there are shops.

Starting at the east end, the road rises uphill. The Portland Arms is a Building of Local Interest, designed for its site and built in the 1930s of red brick. It is however marred by the advertisements which are emblazoned across its elevations and which should be reduced in number. Across the road is a pleasant bank building, then the rear buildings to 'Staples' which appear semi-derelict and detract from the streetscene. Beyond the Portland Arms are the flat roofed commercial buildings of Alexander House, which also detract, by virtue of their design, scale and materials. An unfortunate break in the street frontage here does not help. But beyond on the north side of the road are

pleasant villas, two with carriageways leading to yards, paved in Staffordshire blue brick pavements, with diamond patterning. Between Corona Road and Victoria Homes is a group of polychromatic brick houses.

Victoria Homes (established 1837) creates a gap on the north side of the road, with two blocks of red brick buildings either side of a low gate which gives entrance to the lawn and yard beyond. The buildings either side of the gate were built in 1927 and the house on the left was used by a nurse. The view from the gate was intended to be terminated by the Victoria Asylum, an imposing building with a central carriageway between Doric columns. Sadly this has long since been demolished and the current view is to undistinguished low modern buildings with an equally undistinguished tall modern building beyond. This unfortunate view is made yet tawdrier by crumbling tarmac, poorly maintained lawns and paths and white lamp posts. The only building of note is on the right, Miller's Almshouses of 1906, but now with plastic windows and doors. The rest are low buildings in grey or yellow brick of little architectural quality.

Opposite Victoria Homes on the south side of Victoria Road, are relatively modest buildings of two storeys and a taller three storey terrace. Most of them are on the pavement edge and have two over two pane windows with horns, where they survive. On the corner of Albert Street is an architect's office which was built by a laundress, Mrs Sandfield, in 1850 (despite the date stone) and the extension on the front was built in 1911 when her son sold the property. The extension housed two shops for many years. The buildings around are more humble in scale as they turn into Albert Yard and Albert Street. Further west, Nos. 45 and 47 are two storey houses in gault brick of around 1850 and are Buildings of Local Interest.

Beyond the former off licence on the corner of Primrose Street (which has lost its front garden wall) the building scale on both sides of the road increases to the corners of Victoria Park with distinguished villas. Across the road, Beaconsfield Terrace terminates the view out of Victoria Park, whilst the flats on the edge of Grasmere Gardens (1977) terminate the view from Primrose Street.

Beyond Fisher Street is the long St Luke's Terrace (1878), which is a fine row of two storey houses of gault brick, some with ground floor bay windows. It is marred by occasional painted brick, replacement windows and the loss of some front garden walls. On the corner of Garden Walk, the red brick, three-storey Peter Maitland Court detracts, its scale emphasised by the colour of the brick. It was built in 1989, replacing the former Congregational (later United Reformed) Church and Sunday School of 1877.

St Luke's Church and the remains of its Infant and Boys School are Buildings of Local Interest and described in Appendix 2. The former Boys School is now occupied and extended by the Kindersley Workshop. The site of the Girls School, across the road, on the corner of St Luke's Street, is now occupied by modern housing. The spire of St Luke's is a local landmark, which can be seen from as far away as Histon Road and its railings and churchyard trees make a positive contribution to the streetscene.

The site of the former Industrial School on the corner of Harvey Goodwin Avenue is now a printing company and beyond is a row of 20th century housing running up to the Carpenter's Arms on the corner of French's Road and then the entrance to Histon Road Cemetery. Beyond here to Histon Road are pairs of houses on the north side, dating from the mid 19th century and Buildings of Local Interest. There are also terraces on both sides which appear on the 1886 map – James's Terrace and Victoria Terrace – both of two storey and gault brick, but many with replacement windows.

This north side of this eastern end of the road begins with Prince William Court, fortunately set back from the road, and the rather bland hostel building with a poor view towards the high railings of the car park to Prince Henry Court forming a poor visual stop. On the south side is a small row of pebble dashed houses of the 20th century, pleasant but marred by concrete roof tiles and plastic windows and doors.

French's Road, Bermuda Road and Bemuda Terrace

French's Road starts, at its southern end, as a narrow street, with the Carpenters' Arms on the corner with Victoria Road (so named on the 1886 OS map); the opposite side of the road is enclosed by the eastern boundary of Histon Road Cemetery. Bermuda Terrace is a row of cottages fronting the cemetery along a narrow path and, running parallel to the north, is the similar Bermuda Road which, for a time, was known as Foundry Road. Both have modern blocks of flats at the western end and Bermuda Terrace is shown as Bermuda Row on the 1886 map. The mid 20th century Chelsea Mews now occupies the eastern end of Bermuda Road.

French's Road widens abruptly with local authority housing on the left and modern housing on the right all the way up to Mill House at the end and French's Mill. This northern end of the road is excluded from the Conservation Area. The southern end comprises modest two storey cottages of gault brick and slate, which appear on the 1886 OS map.

Henry Goodwin Avenue and Stretten Avenue

The 1903 OS map shows allotments and fields north of St Luke's church and its schools. The 'Industrial School' shown on the 1886 map was extended and renamed Harvey Goodwin House and run as a home for waifs and strays. The site is now occupied by a printing business. The Rt Revd Harvey Goodwin was a fellow of Gonville and Caius College who became vicar of St Edward's and was a popular local preacher. He became principal of the Working Men's College in 1855 and supported other charities. He later became Dean of Ely and later Bishop of Carlisle. He died in 1891 and was commemorated in the name of the Home and the Avenue which was developed in the 20th century.

Harvey Goodwin Avenue, together with Stretten Avenue and Hale Avenue, forms a circuit of largely early 20th century semi-detached houses. It differs from the rest of the Conservation Area and relates to other streets of similar age. Stretten Avenue derives its name from a former Chief Constable of the

county, Charles James Derrickson Stretten, who was born in 1830. These streets have been excluded from the Conservation Area.

Garden Walk and Victoria Park

Garden Walk started to be developed at the end of the 19th century and by 1903 there were around a dozen villas at its southern end. Peter Maitland Court is on the corner of Victoria Road and then Garden Walk starts with pairs of houses of two storeys, gault brick with some red brick details. Where original windows survive, they tend to be two over two pane sashes in timber. There is no proper pavement on the west side of the street, which is fairly narrow, but houses have small front gardens.

Northwards, beyond No. 46 (Heyford House) on the east side and No.61 on the west, the character of the street changes with 20th century semi-detached housing and this is excluded from the Conservation Area. Set back from the road is No.63, a more substantial property, which appears on the 1886 OS map as Carriescot, but today sits in a reduced plot.

Victoria Park was developed in the form of a circus with a central green at the end of an exclusive road of houses. It was built at the end of the 19th century and appears on the 1903 OS map much as it is today. It comprises pairs of villas with intervening detached houses, all of two storey and gault brick with slate roofs and a dentilled cornice. Each house has a stone canted bay ground-floor window with a parapet. Red brick detailing is provided above windows and doors, the latter having semi-circular arches with stone keystones above semi circular fanlights to panelled doors, which are paired in the villas. The windows are plate glass timber sashes, though some have been replaced. There are front gardens with low brick walls. The whole street is a unified ensemble, marred only by parked cars, overhead wires and unnecessarily intrusive signs at the south end of the green.

Primrose Street, Green's Road and Corona Road

Primrose Street is a narrow street leading to Primrose Croft Nursing Home which occupies a large house with a two storey bay window on the front and modern extensions to side and rear. The street name has connections with Pembroke College (having probably acquired the land it is built on in the 19th century Inclosures). It comprises, on the east side, the entrance and disused buildings to Kidman's builders yard and modern buildings associated with the Hilltop Day & Carers Centre. On the opposite side is a single terrace of well kept two storey cottages of gault brick with slate roofs and semi-circular fanlights over doors.

Green's Road has a tatty appearance when viewed from Victoria Road. A gravel car park on the east with a view to derelict pantiled workshop buildings is not inviting nor is the building occupied by Art Space, but around the corner is pleasant terraces such as Salmon Terrace (1896) on the west. At the end of the street are two storey modern flats.

Corona Road has new housing being built (August 2010) on the corner, then there are facing terraces. On the left they are two storey with slate lean-to

porches covering front doors and continuing over ground floor bay windows, supported by curved brackets with little ball pendants hanging from them. On the right (east side) is a three storey gault brick row with red brick banding and bay windows (red brick where not painted) to the ground floor and basement and iron railings to the front and unfortunately many replacement windows which diminish their unified appearance.

Carlyle Road, Alexandra Gardens and Grasmere Gardens

Carlyle Road leaves Chesterton Road by the side of the Government Offices, with its three storey extension, Carlyle House, and forms a gentle curve around Alexandra Gardens. On the south-west side, opposite the Government Offices is a well designed modern house (2000) of three storeys, white rendered with timber upper floor and large windows and then a short terrace of two storey, gault brick houses with basements, railings to the front gardens, dormer windows and ground floor bay windows with parapets. As the road curves, on the north side between villas is the entrance to the former Cambridge Scientific Instrument Company premises, now occupied by Grasmere Gardens. This housing scheme redeveloped the former works and was begun in 1977 by Eric Lyons. It now presents a curved tall block of apartments to the street; well designed with more recent additions (1981) by Cambridge Design.

Beyond Alexandra Gardens there are rows of villas either side of the road of two storeys again with ground floor bay windows and of gault brick with some red brick detailing. Hope Terrace was built in 1887, Victoria House 1889 and across the road is Jubilee House also of 1887, commemorating Queen Victoria's Golden Jubilee. There is a ceramic tile street nameplate where Carlyle Road meets Alpha Road.

Alexandra of Denmark became Queen when her husband, Edward VII, succeeded to the British throne in 1901. She was a very popular figure and her manner of dress set the trend. The gardens here were laid out in her honour in 1907 on the site of a former brickyard.



FIGURE 2. QUEEN ALEXANDRA

The garden is surrounded by mature trees on three sides. Mature London Planes dominate on the north-east and south-west boundaries and there are mature limes on the north-west boundary. The south-east side has been recently planted with ash. The limes and the London Planes are part of the original planting scheme and landscaping on the steeply sloping ground. Much of the original layout survives. It was laid out as a public park and recreation ground with a bowling green, 'tennis ground' and lavatory. The bowling green survives and a play area is within the former tennis ground. The lavatory is gone. Along Carlyle Road it is edged with oak post and rail fencing. Although this does not detract, it is a pity that the 'Cambridge style' black cast iron fencing has not been used.

Searle Street, Hilda Street, Fisher Street and Holland Street,

Much of Searle Street had been laid out by 1886. It is a long street, running downhill from west to east. Housing is mostly hard on the pavement edge, of two storeys and in gault brick with slate roofs and sash windows set in four inch (100mm) reveals. House names, where they survive, tend to be 'terrace' or 'cottage' here rather than 'villa'. At the west end is Norwich Terrace (1881), followed by Toronto House which turns the corner into St Luke's Street and is dated 1878. Anchor Terrace is dated 1881. There is considerable visual unity and intimacy and differences between houses are subtle. At its east end is a street nameplate in individual ceramic tiles.

Hilda Street runs parallel to and between Searle Street (to the south) and Victoria Road (to the north). It is narrow and is entirely comprised of the backs of gardens to properties on Victoria Road and Searle Street with a mix of fences, sheds and garages and lots of wheelie bins. There are no houses

along it and at its west end, the junction with St Luke's Street has pink granite setts and slabs at the crossover between the two streets.

Fisher Street has just short stretches of terracing on or close to the pavement edge. It also has the rear elevation of the Institute which faces Holland Street. It has a ceramic street nameplate at its junction with Victoria Road.

Holland Street has two storey terraces with little front gardens. The street name indicates a connection with Emmanuel College (who probably acquired the land it is built on in the 19th century Inclosures). Wellington Terrace (1883) has ground floor bay windows which have parapets with circle motifs and some lintels have cross motifs. Camden Cottages have a date of 1886. Midway along the street is the New Chesterton Institute of gault brick in a Flemish bond with red brick detailing around the door and above windows, and a moulded red brick frieze below the first floor window sills. Opposite are Holland Cottages, hard on the pavement edge with door steps. This attractive row of four cottages is of two storeys with first floor timber bay windows in an oriel fashion. They are built of gault brick with red brick triangular arches over the front doors and red brick bands. There are little moulded brick squares with leaf motifs between the bay windows. The cottages appear on the 1886 map and are Buildings of Local Interest. This street also has a ceramic nameplate where it joins Carlyle Road.

St Luke's Street, Clare Street, Hale Street and Arthur Street

St Luke's Street was laid out originally as Catherine Street, a name that persisted until the early 20th century. It had, on its east side, St Luke's Girls School on the corner with Victoria Road and Ashlands House and grounds on the corner of Searle Street. Both are now occupied by late 20th century housing, the latter along with St Luke's Mews, of two storeys with a flat roof.

Clare Street is built-up on its southwest side with rows of two storey gault brick houses with red brick string courses and cornices, and ground floor bay windows of stone, all with castellated parapets. Each has a small front garden and the doors all have semi-circular fanlights. The windows are plate glass sashes and the upper floors have two light windows separated by a stone mullion. The rows are punctuated by The Red House, opposite the junction with Hale Street, which is of red brick and presents a half-timbered gable to the road.

Hale Street was laid out originally as Queen Street and in 1886 had only two pairs of villas on its east side. The name of the street seems to have changed sometime between 1903 and 1926, possibly after 1921 when Chesterton became part of Cambridge. It comprises terraces without front gardens (eg Dudley Terrace 1888), some of which have stone lintels above two over two pane sash windows (where they have not been replaced), whilst others have red brick contrasting with the grey gault brickwork. Some of the cottages retain their cast iron bootscrapers on the pavement edge. There is a modern development, Glendower Court, at the corner of Searle Street.

Arthur Street is short and has housing on its east side on the pavement edge. They are modest in size, two storey with twinned front doors with rectangular fanlights, but no bay windows.

Alpha Road, Hertford Street, East Hertford Street and Magrath Avenue

Alpha Road rises from Chesterton Road in gentle bends. It comprises two, and sometimes three storey pairs of villas and terraces of gault brick and slate behind small front garden walls. Much was built in the last two decades of the 19th century (eg Exton Villa 1890, Acacia Villas 1899, North Cottage 1881).

East Hertford Street is a short road linking Alpha Road to Hertford Street. The north side comprises boundaries to properties in these two streets, but the south side has modern housing where an attempt has been made to blend in, with cream brick, two storey houses which turn the corner into Hertford Street., where more are being built (August 2010).

Hertford Street runs uphill parallel to Alpha Road with similar housing types.. There are two storey pairs of villas with canted bay windows to the ground floors at the south end and then terraces on either side of the road further north up the hill and all have front gardens. Some have basements with bay windows and all is of gault brick, though some are painted white and there is just a row of four which are of red brick with two storey end bay windows and single storey bays between. The motifs above bays and lintels, as in other streets, show different builds, with tulips, crosses etc. A short link road with lime trees links into Magrath Avenue.

Magrath Avenue also has two storey buildings in pairs or short terraces mainly on the west side, but although again of gault brick (Cambridge whites) and slate with some red brick detailing, these are of a later date, the road not being laid out until after 1903. It was lined with lime trees but the avenue has lost some trees, which is a shame. If possible, attempts should be made to reinstate it. The southern end of the avenue leads into Magdalene College's modern Cripps Court and at the north end on the site of the former cinema is the vacant and boarded-up (August 2010) Wessex House. The former is pleasant, the latter is an eyesore.

Chesterton Road, Croft Holme Lane and Albert Street

Croft Holme Lane is now reduced to part of the Mitcham's Corner 'roundabout', but it still retains three houses on its west side and a row of visually important trees. These Italian Alders help to soften this highway-dominated area.

Albert Street is narrow, with housing on the edge of the road and it winds gently to the left as it climbs the hill. It has a ceramic street nameplate. The houses in terraces are small and all appear on the 1886 map. Indeed they probably date from just after the Chesterton Enclosure of 1840. They are two storey of gault brick with slate roofs. Windows are set in four inch reveals, six over six pane or two over two sashes without horns. There are semi circular fanlights or blank arches over doors and a number of bootscrapers survive.

Chesterton Road has a row of fine large villas of individualistic design in a tree lined main road with views to Jesus Lock. The villas tend to be two or three storeys high of gault brick, many with basements and they have front garden walls, some with railings, and steps going up to the front doors. The Government Offices (Henry Giles House) on the corner of Carlyle Road is a visual intrusion, with no respect whatsoever to its location. It is four storeys high, steel framed with a flat roof and sits behind a low roadside wall in a tarmac yard with white railings to access ramps. Beyond are the grand terraces leading towards Chesterton Lane. The terrace which now forms Arundel House Hotel is of three storeys with a basement, of red brick with stone dressed, tall paired bay windows which have gables above them. At each end of the terrace is a belvedere, with conical slate roofs, making an elegant composition. The terrace just beyond Carlyle Road is less grand, but still of three storeys and basements, but lower in height and without belvederes.

4.3 From Huntingdon Road to Histon Road

This area is outside the current Conservation Area and it is recommended that the streets described below be included within its boundary.

Huntingdon Road

This is a wide, straight main road, the Roman route to Godmanchester and the north east side is within the study area.

Travelling from Castle Hill northwards, Huntingdon Road has a poor start. Bulky modern offices are followed by the vacant former petrol filling station at the end of Histon Road and there is little visual unity. Beyond, the east side of the road comprises a series of terraces and villas, broken only by the developments within the larger plots, as at St Christopher's Avenue on the site of 'St Alban', by the junction of Westfield Road or at Westfield House, built in 1883 and since 1962 a theological college, or at Australia Court, a development of apartments built in the 1970s on the plots of two large, detached houses on the corner of Oxford Road.

From Histon Road, the terraces start with small front gardens and these become larger as Oxford Road is approached. The terraces begin with a three storey block with basements and then the height drops to two storey with basements. The materials are gault brick and slate, but some brickwork has been painted. Canted bay windows of one or two storeys and flights of steps to front doors and then comes Westfield House, which is a fine detached house in a large plot with a number of trees, including a fine cedar. From here onwards, the terraces are of two storeys, many with ground floor bay windows and some with dormers. The bulk of St Stephen's Avenue is softened by trees and then more terraces, often with gables and double height bay windows, until the 19th century development along the road terminates with Devana Terrace. The corner of Oxford Road is occupied by a two storey, two-bay house of brick and render with a tiled roof in the Arts and Crafts style. Beyond is Australia Court, a 1970s group of apartments, and the road becomes more suburban in character.

Oxford Road, Richmond Road, Wentworth Road and Halifax Road

These are wide, straight roads. Wentworth Road links Oxford Road to Richmond Road and Halifax Road turns a right angle to meet Richmond Road. Apart from Wentworth Road, which comprises the flank walls of properties and only contains one house in its short length, these are streets of late 19th century terraces and villas with small front gardens behind low roadside walls. Several have names, which may be of the developer or builder (Herbert, Leonard, Ebenezer, Harold, Vince etc).

Oxford Road has villas and a few 1930s houses at the Huntingdon Road end and terraces at the other. All are usually two storey and many have bay windows often of limestone. Virtually all are of gault brick, with some red brick detailing and some have dates (1890s). The exception is the terrace formed by nos.67-73, which are built of red brick and date from 1889 to 1905. The street has been traffic calmed with bumps in the road and there are swan neck street lamps, painted grey.

Richmond Road is similar, without traffic calming. Some houses and terraces have names and dates (eg Bay Cottage 1886, Herbert Terrace 1892). At the eastern end is St Augustine's church and former school. It is single storeyed with high ceilings inside and low eaves to its red tile roof. Like the terraces nearby, it is of gault brick. Next to it, built on its churchyard is the new rectory of 1991, which fits in well with its tall bay window.

A track leads off on the south side of the street to Histon Road recreation ground, which was laid out around the mid 20th century. It is an attractive tree lined space with a central path leading to Histon Road and a side path going into Canterbury Street.

Halifax Road continues the theme of terraces and villas, though it has some with basements and dormers. The Huntingdon Road end has a backdrop of mature trees on Huntingdon Road and the street nameplate on the side of the house on the corner is composed of ceramic tiles – a theme which occurs elsewhere. At the other end of the street, the Recreation Ground provides the backcloth of trees and the terraces are more polychromatic, with red brick bay windows and detailing amongst the grey gault brick. The doors all have rectangular fanlights and the end of the street has a narrow cast iron street nameplate on the side of Ebenezer Terrace (1895).

Canterbury Street

Canterbury Street is somewhat disjointed as it wends its way from Halifax Road to Histon Road. It changes character too and shows the piecemeal nature of its development. The earlier parts are at its eastern end and the terraces leading back to Priory Street. The 1886 map shows the street laid out to this point, though only built on at its east end. It is at this junction with Priory Street that the narrow street with terraced housing hard on the pavement edge suddenly widens and housing of a later date becomes more widely spaced. Priory Terrace dates from the end of the 19th century, whereas Canterbury Close, for example, is wholly of the 1930s and later 20th

century. The fragmentary nature of the western parts of Canterbury Street is less pleasing visually, but it is all softened by garden shrubs and trees.

Priory Street, Benson Street, Benson Place, North Street and Westfield Lane

Priory Street and Benson Street both run from Canterbury Street to Huntingdon Road. Much of the housing on the north side of Priory Street had been built by 1886, the south side came later, but Benson Street was built first.

Again, despite variations in design, there is a unity to these streets owing largely to the use of matching materials, with gault brick and slate and some red brick decoration also used in this area. (There are narrow cast iron street nameplates too.) As a result, Chamberlain Court, of three storeys in a stock brick with front gabled projections, forms an unfortunate contrast. The new flats on the corner of Westfield Lane fit in much better. They are assertively modern and use a cream brick, but have a zinc roof and their scale is modest – one and a half storey to the road – and fit in well. These were designed by local architects AC Architects Cambridge Ltd.

Indeed, Westfield Lane demonstrates how some modern buildings complement the surroundings and others disregard the grain. The sheer scale of St Christopher's Place and St Stephen's Place at the north end of the lane makes them intrusive, whereas the newly completed (August 2010) houses on the south side of the lane, despite being of modern design, echo rather than parody, the surrounding terraces. They are in cream brick with semi circular fanlights over the doors and upstairs windows of two over two panes in timber, set in reveals and a slate roof.

At the south end are the Lutheran Church buildings, both very modern. The 20th century chapel to Westfield House is striking rather than lovely, of painted breeze block but in an appropriate scale, whereas the new building opposite of yellow brick with red brick detailing attempts to emulate surrounding terraces but lacks finesse and attention to detail.

Benson Place, which follows on, has a pleasant 20th century terrace and the attractive Hive Cottages – all of two storeys. Unfortunately the rear view of the Tyre Depot on Histon Road is unattractive. North Street is very narrow and lined with boundaries, garages and sheds, leading to a builder's yard at the end.

Histon Road

This forms the B1049 main road to Histon, Cottenham and Wilburton and it is busy. Its junction with Huntingdon Road at the west end is of poor townscape quality. A long since closed petrol filling station announces the start of the road and adjacent are apartment blocks of little charm. Prince Henry Court occupies a visually important site but turns the corner poorly and unattractively. Its style bulk and detailing is simply out of keeping and an opportunity has been lost. The view of it from any angle is unappealing, but from Victoria Road it is simply shabby. The eventual redevelopment of the garage site should address the street with a well designed building of quality.

Past The Grapes PH and the tyre workshop (a former bus depot perhaps), the road improves with terraced rows of two storey houses, many with alterations to former timber sash windows. The east side of the road is dominated by the cemetery behind its railings.

Histon Road Cemetery occupies about 1.25 hectares. It was opened in 1843 by the General Cemetery Company. The buildings of the cemetery, now mostly demolished, were attributed to Edward Buckton Lamb, but sadly only the gate lodge and railings survive (both are grade II listed); the chapel was demolished in 1957. The main entrance to the cemetery is on its western boundary. In the centre of the boundary stands a two-storey Elizabethan Tudor-style lodge of 1843 (grade II listed) built of grey gault brick with red diapering and stone dressings under a roof of octagonal slates. It is flanked by two pairs of cast-iron gates hung on brick and stone piers (all grade II listed), each of the northern pair having a slate face inscribed with the cemetery regulations.

Railings and piers continue along the whole of the Histon Road frontage. From the gates, the cemetery drives circle either side of the lodge and rejoin on the other side to run west along a wide central drive to the site of the former chapel which stood in the centre of the cemetery. From the corner of French's Road and Victoria Road there is a secondary entrance onto a drive which runs north along the eastern boundary before turning west along the central axial drive to the site of the former chapel. This layout relates closely to that proposed by Loudon. The cemetery itself is a grade II* Registered Historic Park & Garden and there are some fine monuments in the cemetery which could warrant closer inspection.

Beyond the cemetery, the character of the east side of the street changes; there is a series of blocks of flats forming first of all Bermuda Terrace, then Burgess House and then the Tandoori Palace (a former pub) and Cooper House flats. It is not proposed to include these properties within the Conservation Area. Similarly, on the west side of Histon Road, the character changes beyond the path leading to the Recreation Ground and again it is not proposed to include the terrace beyond.

5. Architectural Overview

The Castle Hill area is a charming mix of buildings in rows, yards or small streets. Many are timber framed although brick is also common, with roofs of tile and slate. There are some modern buildings too, some of striking design, but generally in an appropriate scale. It is the area behind and to the north of Shire Hall, which fails to follow the 'grain' leaving modest houses and shops marooned in a sea of aggressively designed, tall office blocks.

North and west of Castle Hill, the two main built-up areas are characterised by rows of terraced houses and 'villas'. Generally two storey, some rise to three storeys, but 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. It is the variation in detailing of these buildings which provide visual interest and charm. Some include red bricks over windows and doors or as string courses and others have limestone dressings.

Northwest of Huntingdon Road, much was developed during the last two decades of the 19th century and the first decade of the 20th. Architectural detailing is subtle with bay windows, sometimes just on the ground floor but also rising to two storey and including basements, and are of gault brick or limestone. Windows, usually sashes with horns, are often two over two or plate glass, but always recessed. There are design motifs which could help identify builders – for example a mix of star and cross motifs on lintels in Canterbury Street and tulip or fleur de lys elsewhere, and the detailing of bay windows and their parapets.

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. In the main, original doors, windows and decorative details have survived remarkably well and the level of replacement windows in PVCu (often used to cut out the traffic noise) is relatively low, given the lack of controls. The exceptions to this are the terraces along Histon Road and Victoria Road, where many windows and doors have been replaced.

A number of modern buildings of the late 20th and early 21st centuries have made an impact. Some are high in relation to their surroundings, with some reaching in excess of four storeys. The Castle Court complex around Shire Hall is creating a new urban area. It is important to ensure that height, bulk and design respects the older buildings and the 'grain' of the small buildings and intimate street pattern of the Castle Hill area.

Unfortunately, where brick is used, it is invariably in the dull stretcher bond which adds to monotony and architectural details or 'features', tend to be contrived. Not all is bad, however, and there are examples of good modern building throughout the area varying from the modest houses in Westfield Lane to the extensions to Kettles Yard and the Folk Museum. Some assertive designs fit in well in terms of scale, height and form, as in Carlyle Road.

6. Trees, Landscape and Open Spaces

The Conservation Area is considerably built up with comparatively little open space which is focussed in a few key areas – the Histon Road Cemetery, the Histon/ Canterbury Road recreation Ground and Alexandra Gardens. Smaller recreational spaces are found at Victoria Park and Shelly Row, with pockets of greenery at St Peter's and St Gile's churchyards. The open lawned area in front of Shire Hall together with the castle mound is a rather manicured space, whilst the trees within the grounds of Westminster College provide a green backcloth to the buildings in the site.

Alexandra Gardens are important as a relatively unspoilt example of Edwardian landscape design with large mature London plane trees on the perimeter and specimen planting in the interior of the area, planted to define space, including an excellent Tibetan cherry tree. Later planting is starting to erode the historic planting scheme with trees planted within space, rather than defining it.

The Canterbury Road recreation ground has clumps of ash and Italian alder trees which are typical of their planting period c1980s. Shelly Row recreation ground is much smaller, but is similar in character with more recent maple planting. Both spaces make a substantial contribution to the area and have characters that reflect the time of their creation.

Histon Road Cemetery is included on the Register of Parks and Gardens of Special Historic Interest at Grade II* for the following principal reasons:

- An early (1843) garden cemetery, designed for a provincial city.
- The cemetery was laid out by the author and designer who was most influential on mid-late C19 cemetery design, J.C. Loudon (d.1843).
- The cemetery embodies Loudon's most important ideas on cemetery design and is an early example of the grid pattern layout adopted for many later cemeteries.
- It is the only example of a cemetery by Loudon which was executed without modification to his design.
- The layout survives intact with elements including boundary wall, lodge and gateway, path system, and monuments although its chapel has been demolished.

The Cemetery has an overwhelmingly evergreen and coniferous planting palette which includes several superb specimen conifers from mid-C19 introductions. Given the national importance of this space, it is therefore crucial that any replacement planting reflects this historic significance. Unfortunately, recent planting in the cemetery reflects current tastes with deciduous trees, including a maple, planted at the French's Road end.

Victoria Park is reminiscent of a London Square with artisan villas surrounding an open space almost overwhelmed with parked cars. The original planting scheme has been lost and the central space is today planted with a number of

large white beams and birches which are reflective of a 1970s/80s planting scheme and have been supplemented by younger ash trees. The flowering cherry at No.43 may perhaps indicate the original planting scheme of the area and would be typical of such Victorian/Edwardian terrace/villa areas which are characterised by having very few street trees except in public open spaces.

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. Chesterton Lane and Chesterton Road have avenue trees which have been supplemented by later planting, ensuring the survival of the avenue. Magrath Avenue has remnants of its roadside lime trees and needs similar supplementary planting.

Huntingdon Road appears to have a strategy of ash planting along the highway, but this is largely confined to the southwest side which is within the proposed extended West Cambridge Conservation Area. The northeast side, by contrast, has no street trees, with greenery provided by a number of substantial trees within the front gardens of the properties that line the street. The pleached limes on the corner of Richmond Road and the holly, sycamore and ash further along Richmond Road are particularly good examples and should be considered for protection with a TPO.

7. Key Characteristics of the Conservation Area

1. The area has a rich archaeological history with the key features being: the top of Castle Hill (with activity from prehistory to the present day); the main Huntingdon Road access into Cambridge; and, the river crossing.
2. There is a marked contrast between the castle area and the remainder of the Conservation Area. The castle area is characterised by small streets and rows with a mix of buildings developed a piecemeal fashion, whereas the rest of the Conservation Area comprises largely terraced streets with a strong unity despite variations in the design of properties. Chesterton Lane and Road and Huntingdon Road are well treed and contain a number of larger terraces and villas.
3. The area beyond Castle Hill owes its development to the early 19th century enclosures – initially, of the St Gile’s parish in 1805 and later, the Chesterton common fields in 1840.
4. The area developed in New Chesterton rapidly from 1840 and then further north and westwards, reaching the Victoria Road area in the 1870s and 1880s with Huntingdon Road developing more slowly and into the 20th century.
5. These areas are characterised by streets of terraced housing and ‘villas’ of the 19th 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.
6. Grey, gault brick houses with slate roofs predominate outside the Castle area which is characterised by timber framed and rendered buildings (some brick faced).
7. Brickwork is usually in Flemish bond
8. Windows are set in four inch (100mm) reveals. They are usually timber sashes.
9. There are a number of new and visually assertive buildings, particularly around Shire Hall and in Histon and Victoria Roads.
10. There are a number of historically important public open spaces, including the grade II* registered Histon Road Cemetery, which make a significant contribution to the townscape of the area which is otherwise generally laid out to a tight grain with little street greenery or trees other than a few specimens in private gardens.

8. Issues

Much of the area described in this Appraisal is outside the current Conservation Area, which is largely confined to the castle area and the site of the Roman town with parts of Chesterton Lane and Chesterton Road. It excludes the development of the 'suburb' of New Chesterton. It is recommended that these areas be included in a revised Conservation Area boundary.

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 fortunately rare, some of the worst cases being along Histon Road and Victoria Road. In Victoria Road a number of front garden walls have also been removed to create car parking spaces. The use of Article 4 Directions to control alterations to principal elevations should be considered.

Despite the quietness of some streets, there are others that are blighted by the heavy levels of traffic that use Victoria Road and Mitcham's Corner. The configuration of the highway at Mitcham's Corner does nothing to alleviate this.

The public realm is generally in good order. Streets are usually well paved and street furniture is not generally obtrusive. Overhead wires detract in some streets and a reduction in the number of signs would be of benefit.

There are areas where visual improvement is needed, including the area around the junction of Histon and Victoria Roads and at the junction of Victoria Road and Milton Road. There are some derelict sites and visually poor parts in the area, notably at the south end of Green's Road and Wessex House in Magrath Avenue.

Tree planting is required to ensure the survival of the avenue in Magrath Avenue.

The height and bulk of buildings in the Shire Hall area has had an adverse effect on the character of the area.

The following buildings are suggested for inclusion as Buildings of Local Interest, they are described in more detail in Appendix 2:

- Shire Hall
- Holland Cottages, Holland Street
- St Luke's Church and school buildings (possible cases for statutory listing).
- Castle End Mission, Pound Hill

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Appendix 1: Listed Buildings

Street	Building	Grade	Description
Castle Street (east side)	Church of St Giles'	II*	<p>Church. Rebuilt in 1875 from the design of Messrs. Healey of Bradford incorporating elements from the church previously on the site. Reset between the South Chapel and South aisle is the early C12 chancel arch from the former church and a late C12 doorway has been reset between the North aisle and the Vestry. In the South Chapel is reset a good mural monument to Nicholas Carre (MD. 1568). There is also a monument to William Wilkins the elder, 1815, the Communion Rails are early C18 and come from the English Church in Rotterdam.</p> <p>Of outstanding quality by virtue of its collection of medieval and C18 survivals, together with C19 fittings by many of England's leading church decorators.</p>
	36 (The Castle Inn)	II	The Castle Inn Early C19. Gault brick, painted. 3 storeys, C19 public house frontage with 2 windows; 3 windows above, sashes with glazing bars. Slate roof. No 36. 2 storeys, 2 windows, sashes with glazing bars. 2 doors. Tiled roof, central brick stack.
	42 (Caretaker's House in grounds Shire Hall)	II	Early C19 gault brick. 2 storeys, 2 windows, sashes with glazing bars. Central round-headed doorway, panelled door with fanlight over. String course at first floor level. Hipped slate roof.
	Social Service Department (former police station)	II	Late C19. Grey gault brick. 2 storeys, 6 windows, 2:1:3, the single one set forward over the main doors. The windows on the ground floor are recessed in arches. All are sash windows, those on the ground floor with cast-iron traceried heads. The set forward bay is rusticated; the doorway has an open pediment and panelled double doors. String course at 1st floor level. Parapet, roof not visible.
Castle Street (west side)	2 County Folk Museum	II	Formerly the White Horse Inn. The street range is C16, West addition in the C17 and further West wing circa 1700. 2 storeys with attics; timber-framed and plastered; tiled roof; ground floor underbuilt with modern brick; front wall carried up in 3 gabled dormers; taller back range. The front has all modern casement windows and has been modernized generally. Various C18 internal features including 2 staircases. Very large and fine original chimney stack.

	<p>Methodist Church & Sunday school with front gates & railings</p>	<p>II</p>	<p>Church and Sunday School. 1914. By A.F.Scott and Son of Norwich. Red brick with stone-coloured faience dressings and coped slate roofs. Tudor Perpendicular style with Tudor-arched windows with hood moulds and foliage stops and some with tracery. Angle buttresses to front. Nave with gable facing with tower to right and 'east end' organ chamber. Narrow yard to left side then Sunday School which also has gable facing, is two storeys to rear and which is joined to the church at rear by a linking range, also two storeys. EXTERIOR. Church has slightly projecting frontespiece porch and double-leafed door. Single-light window to either side and a 5-light window over. Low projecting element to left and tower to right. This is 2-stage with single-light window to front and right side and larger windows over. Parapet with pierced balustrade. Nave sides have 3-light windows. Organ chamber has 2-light window to side. Rear facade facing St.Peter's St. has 2 windows to organ chamber ground floor, 2 single-light windows to link range on both floors and 3 windows on both floors to the rear of the Sunday School. All these are similar to main windows and have hood moulds and foliage stops and some have tracery. Sunday School front to Castle St. has double-leafed part-glazed door, 3-light window over and a 2-light to either side, all with tracery. Each side has three gabled dormers with 3-light windows. In the narrow yard between church and school a further arched entrance in single-storey flat-roofed corridor which backs onto the two-storey linking range. There are cast-iron gates and railings across the front of both buildings. INTERIOR of church. Hammer-beam roof boarded to sides and above at collar level. Very complete fittings include west gallery with front decorated with cusped arcading and a set of pews with cusping to carved ends. Wide east end arch has moulded and carved reading desk and communion rail beneath, with organ chamber behind. Across the arch is a choir gallery which has an arcaded front decorated with cusping and which is backed by the front of the organ.</p> <p>This Methodist Church and Sunday School is a finely and richly detailed ensemble which has been carefully designed to be seen from all views and which also takes advantage of the sloping site on the Castle St. front. It forms a group with other nearby listed buildings.</p>
	<p>39 and 1-5 Bells Court</p>	<p>II</p>	<p>With Nos 1 to 5 (consec), Bell's Court C18. Timber framed and rendered. Nos 4 and 5 are a pair. 2 storeys and attics, sliding sashes;</p>

			attic dormers. No 39 has a modern shop front. Nos 4 and 5 have sashes with glazing bars and panelled doors. Modern tiled mansard roofs
	55-69 (odd)	II	C18 or earlier. Timber-framed. 2 storeys and attic, 9 windows to row, sliding sashes and casements. Nos 57, 59, 63, 67 and 69 have C19 shop fronts. Nos 57, 59, 63 and 67 have panelled doors. Nos 65, 67 and 69 have pedimented attic dormers. 3 different roof lines, Nos 59, 61 and 63 have modern tiled roofs, the rest are old tiles.
	83	II	C17 or earlier. Timber-framed, re-faced completely in grey gault brick in the early C19 2 storeys and attic, 1 window to street, modern casement on ground floor, sash window above, pedimented dormer. Panelled C19 door. Tiled roof.
Chesterton Lane	5 Castle Brae	II	Mid/Late C19. In the Tudor style. Red brick with stone dressings and blue brick decorations. 2 storeys and attic. 3 and 5-light mullion and transom windows. Projecting porch. Tiled roof.
Histon Road	Lodge of Cambridge General Cemetery	II	1843. By E B Lamb. In the Elizabethan Tudor style. Grey gault brick with red brick drapering and stone dressings. 2 storeys. 2-light casement windows with stone mullions; leaded diamond lattices and triangular bay windows. Acutely pointed gables, roof of octagonal slates, 2 paired stacks.
	Gates & railings of Cambridge General Cemetery	II	1843. Pairs of cast iron gates on either side of the lodge. Brick and stone piers, each of the north ones with a slate face incised with the Cemetery regulations. Cast-iron railings and piers along the whole frontage of the Cemetery.
Kettle's Yard	8-11 consec	II	Now in one ownership. Late C18/Early C19. Yellow brick. 2 storeys and attics. Three windows, sashes with glazing bars, facing St Peters Churchyard. Two modern bays on ground floor facing south. Archway over lane leading to South-east wing (No 8), single storey and attic. Tiled mansard roof, central brick chimney. All modernized and altered.
Madingley Road	Westminster & Cheshunt College	II	1899. By H T Hare. Red brick with stone dressings. Projecting wings. Tower with prettily fanciful short lantern. The general style is Tudor but there are plenty of C17 style bits of cartouches, squat Doric columns and Art-nouveau fittings. The Chapel also by Hare was added in 1921, with windows by Strachan of Edinburgh. The whole re-roofed 1972

	Westminster Coll. NW range	II	1899 by H T Hare. Similar style to main building with some timber framing.
	Westminster College main & secondary gates and boundary wall	II	Main gates with railings and 4 stone piers topped by balls. Smaller gates with piers of brick and stone, again topped by balls. Boundary wall of red brick with stone coping: corner pier.
Pound Hill	School House	II	Formerly teacher's house of Pound Hill School. 1810. Grey gault brick. 2 storeys and basement, 3 windows, sashes with glazing bars. 3 brick pilaster along front. Doorway with fluted surround, roundels and shallow hood. Original staircase. Low pitched slate roof.
St Peter's Street	Church of St peter	B	The Church was, with the exception of the early C14 West tower and spire, pulled down and reconstructed on the west part of the former nave in 1781. A C12 doorway was reset in the North wall and an early C13 doorway was reset in the South wall. The font is of interest, with C12 decoration.
	18&18A with attached workshop range & front railings	II	Pair of houses with attached workshop range and railings. Early C19 with mid C19 workshops. Gault brick with slate roof, coped gables and brick end stacks. Workshops of whitewashed gault brick with weatherboarded first floor. Houses on unusual plan appearing to be single villa with central front door leading to pair of inner doors. 2 storeys and cellars. Unhorned sash windows. 3-window range at first floor with a 3/6 sash either side of a central double 1/2:1/2 sash. Ground floor has a 6/6 sash either side a panelled double door with overlight up stone steps with boot scrapers. 3/6 and 6/6 sashes to rear with a central paired 4/4:4/4 sash over a single-storey extension. Extension on left end and 2-storey lean-to on right end behind the workshop range. This range projects forward to the street and has 5 small-paned windows to first floor over a projecting lean-to. Doors on street with taking-in door over. A low wall with railings and gate along the street front. INTERIOR of houses. The central front door leads to a lobby from which respective front doors lead to each house. Information on 18A only. This retains stick baluster staircase with turned newels and ramped handrail. Original fireplaces in most rooms. An unusual pair of little altered houses of the period complete with workshop range and front railings.
Shelly Row	***1-9 consec Storey's Almshouses	II	1844. In the Tudor style. Yellow brick with freestone dressings. 2 storeys, with a plinth, a moulded stringcourse at first floor level, parapet- wall with moulded coping. 3-light

			<p>mullioned and transomed windows on ground floor, 2 and 3-light windows above. Projecting pointed arched porches with paired entrances. Modern doors. Slate roofs with good brick stacks with grouped shafts.</p>
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*** This row of almshouses is one of a pair of virtually identical groups. One (a group of six) is situated in Mount Pleasant, the other (a group of eight) in Shelly Row, backing onto Mount Pleasant Walk. They were all built to the same design in 1844 and are described in RCHM(E) Inventory for Cambridge on page 316. Only one row appears to be 'listed'. It is recommended that both should be and the list description amended accordingly.

Appendix 2: Buildings of Local Interest

Street	Building	Description
Castle Street	4/5 & 6-8	Early C19 2 x 3 bay houses, 3 storeys separated by ground floor arched cart entrance. Gault brick in Flemish bond with parapets and low pitch slate roofs. Ground floors have modern shopfronts either side of cart entrance. 4/5 has 1/1 timber sashes without horns set in reveals to 1 st & 2 nd floors. 6/8 has similar sashes to 1 st floor and over cart entrance with window box railings, but 2 nd floor windows are 6/6 without horns. Groups of end stacks.
	68&70	Early C19. Grey gault brick. No 68 is pebble dashed, 3 storeys and basement, three windows, sashes. No 70 has glazing bars. Six panelled doors with rectangular lights over pilaster surrounds and flat hood slate roof.
Chesterton Road	129 The Portland Arms	<p>The Portland Arms was designed by a renowned pub architect, Basil Oliver the author of the book 'The Renaissance of the English Public House'. It was built in the early 1930s for Barclay Perkins & Co Ltd, and is now owned by Greene King. The mainly two storey building is constructed from red bricks with a darker red brick plinth and five brick chimney stacks on a red clay tile roof. It is a detached building on an E plan with the centre wing to the rear being of single storey with a roof terrace above. The windows on the front elevations are timber side or top hung casements, with leaded lights and obscured glass in the panes top of those on the ground floor. The arches above the windows and doors are red tiles with central keystones for those on the ground floor of the main facades. The ground floor windows on the main facades are rounded at the top. The windows on the rear are mainly metal side hung casements. The original five entrance doors on the front façade have been reduced to two with those no longer in use blocked so that their original position and shape is retained. There is a metal balcony to the central window on the first floor of the main façade.</p> <p>The design is a pleasing one with few alterations since it was built. There is a parapet capped with stone at eaves level denoting the main elevation. This may have been for a prominent location of the company name shown in a photograph taken shortly after it opened but which is no longer displayed. The same photograph also shows two stone urns at either end of the parapet which are no longer in place. At ground level there is a brick</p>

		<p>column hard against the building on the south elevation which is capped with a stone ball.</p> <p>There is a large 1 ½ storey gault brick and slate roofed outbuilding which may date back to before the erection of the pub. (Previously on this site was Scales' Hotel.) There is very little land to the rear. The site is partially bounded by the outbuilding and the rest by a brick wall.</p> <p>The Portland Arms is in a very prominent location, built to fit a plot, hence the unusual footprint, and important to the streetscene being visible from many viewpoints in the locality. It has an architectural as well as historic interest.</p>
Haymarket Road	1-8 consec	<p>Built between 1886 & 1903, 2 storey gault brick terrace with short flight of steps to front doors and front gardens behind low wall. Slate roof. Paired front doors with rubbed red brick arches above and similar arches to ground floor windows. Central cart entrance with gable dormer projecting slightly with modern casement in gable. Ground floor windows are of 3 lights, upper sections of 6 panes in each light, plain single panes below with central light an opening casement, then small two panes at base of the side lights. 1st floor windows are 2 light with central stone mullion, 1/1 sashes with horns. Doors have rectangular fanlights. At west end a single storey section now a shop.</p>
Huntingdon Road	130	<p>Two-bay house of brick and render with tiled roof in Arts and Crafts style. Two stories, two chimney stacks, one to the left and one at the rear. Modern brick extension at the rear of the house.</p> <p>Main façade has a brick plinth to the projecting bay, with brick detailing on the corners. Otherwise this bay is rendered and painted white. Bay windows at the ground and first floors have timber frames and metal multi-paned casements. Point of the gable has a small slit opening with brick detail. Right hand bay is set back and has brick and timber porch to the first floor with timber supports to the roof and nice green-painted and glazed joinery. First floor has multi-paned metal casement dormer window in timber frame, in steeply sloping roof.</p> <p>North façade has brick plinth and brick detail on the corner with the front, plus brick central panel, pointed at the top. Ground floor has central bay window with timber frame and metal multi-paned casements. Small metal casement to the right and metal French windows to the left with stone step up. First floor has small metal casement windows to either side.</p> <p>Rear – two storey modern brick extension. Otherwise rear and south side not visible. Mature garden.</p>

Kettles Yard	Extension to Gallery	Kettle's Yard is grade II listed. The extension by Sir Leslie Martin and David Owers 1969-70 to increase gallery display space on 2 floors including a sunken courtyard.
Mount Pleasant	18 Bene't House	C18 former pair now one house converted to office. 2 storey white painted brick and slate roof. Front of 4 bays with door in 2 nd bay and arched window replacing door in 3 rd bay. 6/6 timber sashes without horns flush with wall to 1 st floor & either side arched ground floor windows. Door has slate pitched roof porch with open trellis sides and 2 casements to left side. Left gable has modern bay window to ground floor and modern casement above. 2 storey flat roof extension to rear.
	***Almshouses	1844. In the Tudor style. Yellow brick with freestone dressings. 2 storeys, with a plinth, a moulded stringcourse at first floor level, parapet-string and parapet-wall with moulded coping. 3-light mullioned and transomed windows on ground floor, 2 and 3-light windows above. Projecting pointed arched porches with paired entrances. Modern doors. Slate roofs with good brick stacks with grouped shafts.
Northampton Street	The Punter PH (formerly Town & Gown)	Noted as the Rose & Crown on the 1886 OS map. It comprises a pub and brewhouse group. Two storey white painted brick public house with a slate roof. Three bays wide with central door leading to bar. 3 x 2/2 timber sashes to 1 st floor and small canted bay windows either side of the door. To the left is the yard entrance with iron gates and a single storey row of outbuildings (stabling), painted brick and slate, L shaped with high level top hung (or fixed) windows 4/4 chimney stack to yard gable. Within the yard a modern extension, linking into the stables and behind a tall storage or brewery building with blank white painted brick walls and a louvre in the slate roof.
Shelly Row	***Almshouses 18-25	1844. In the Tudor style. Yellow brick with freestone dressings. 2 storeys, with a plinth, a moulded stringcourse at first floor level, parapet-string and parapet-wall with moulded coping. 3-light mullioned and transomed windows on ground floor, 2 and 3-light windows above. Projecting pointed arched porches with paired entrances. Modern doors. Slate roofs with good brick stacks with grouped shafts.
Victoria Road	45&47	Early to mid C19. Grey gault brick. Two storeys, two windows to pair facing onto the road, sashes with glazing bars. Round headed doors in return walls. Hipped slate roof.

	148	Early to mid C19. Grey gault brick. Two storeys, three windows, sashes with glazing bars. Six panelled door with fanlight over. Slate roof. Plain, but quite unaltered externally.
	188-194 even	Early to mid C19. Grey gault brick. Two storeys, two windows to each pair facing onto the road, all sashes with glazing bars. Panelled doors. Nos 188 and 194 have rectangular lights over and flat heads. Nos 190 and 192 have round head doorways and fanlights. Hipped slate roof.
	239&241	Early C19. Grey gault brick. Two storeys, four windows to pair. Panelled doors, round-headed doorways, pedimented porch. Slate roof with central brick stack.

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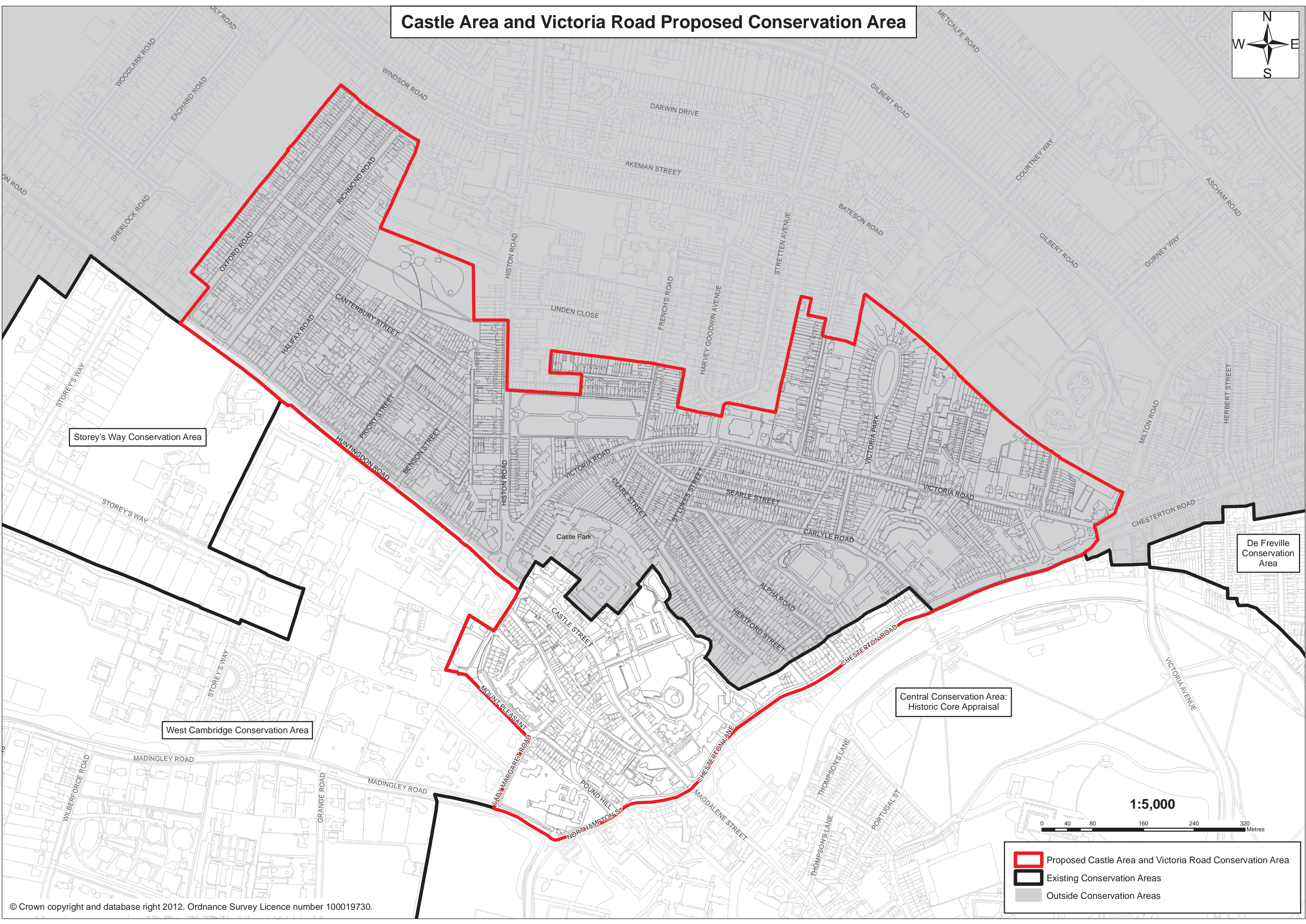
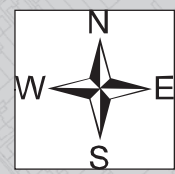
Suggested Additional Buildings of Local Interest

Street	Building	Description
Castle Street	Shire Hall	Built in 1931 to a classical style of great civic dignity by H. H. Dunn on the site of the gaol. A rectangular pile, 15 bay wide building of 3 storeys with basement and an extra floor added above the parapet and lit by rows of dormers. Grey brick with stone dressings around the central door and windows at each end. Rows of twelve over twelve pane windows either side of a central door above stone steps and with globe lamps either side. A stone door surround and above is a balcony with balustrade and french doors with semi-circular fanlight above. Rows of globe lamps on posts in front
Holland Street	1-4 consec (Holland Cottages)	A row of 4 cottages 2 storeys of gault brick with red brick bands at sill and lintel level to ground floor & at base of 1 st floor bays, red brick triangular arches over the front doors. Front doors of 4 panels with upper panels glazed and arched topped, middle 2 doors are paired. Ground floor windows 2 lights with central stone mullion 1/1with horns. 1st floor projecting bay windows as oriels, timber with plain upper lights and below pairs of 4 panes then below plain timber panels. There are little moulded brick squares with leaf motifs between the bay windows and central stone name plate. 2 end and 1 central group of stacks in slate roof. The cottages appear on the 1886 OS map

Pound Hill	Castle End Mission	Castle End Mission and Working Men's Institute date stone to Pound Hill entrance laid March 6 th 1884 by Prof. James Stewart of Trinity College. St Peter's St front is red brick with tall single storey hall on left with tall 4 light mullion windows with limestone dressings continuing as bands from lintel and sills. On right slightly lower in height rooms 2 storey with smaller 4 light mullion windows with glazing bars, slightly shorter to 1 st floor and 3 lights wide above ground floor arched doorway, again with limestone bands. Gable is gault brick with 1st floor 2 light casement window with red brick surround and apron and red brick bands almost matching limestone bands on front. Roofs of concrete pantiles with stacks at right end of hall, with no pots and midway to ridge of lower section with one chimney pot. Main entrance to Pound Hill has apsidal roof now in concrete pantiles over arched door at top of flight of steps. Door has limestone dressing with name of Institute and date and limestone band above with name of Castle Hill Mission. Mullion window to right with date stone below and limestone detail and band at sill level.
Victoria Road	Church of St Luke	1874-85 by W Basset- Smith. A large church of gault brick with limestone dressings. Nave aisles on both sides, chancel with polygonal apse. West end tower with broached spire. Wrought iron railings to churchyard with gate to Victoria Road. The church has a modern extension to the northwest in brown brick, with tall triangular projecting window.
	St Luke's Infant School	Remains of Infant School to north of St Luke's Church. Built in 1874 2 storey of gault brick with slate roof, tall chimney stack and dormer window and gable projection to east. Reduced in size from former building.
	St Luke's Boys School	Boys School of 1874 which became the Infant school to St Luke's Now occupied by Kindersley Workshop. Single storey of gault brick now with a pantile roof and rooflights. Much altered and now extended to accommodate the workshop.

Appendix 3: Maps

Castle Area and Victoria Road Proposed Conservation Area






Storey's Way Conservation Area

De Freville Conservation Area

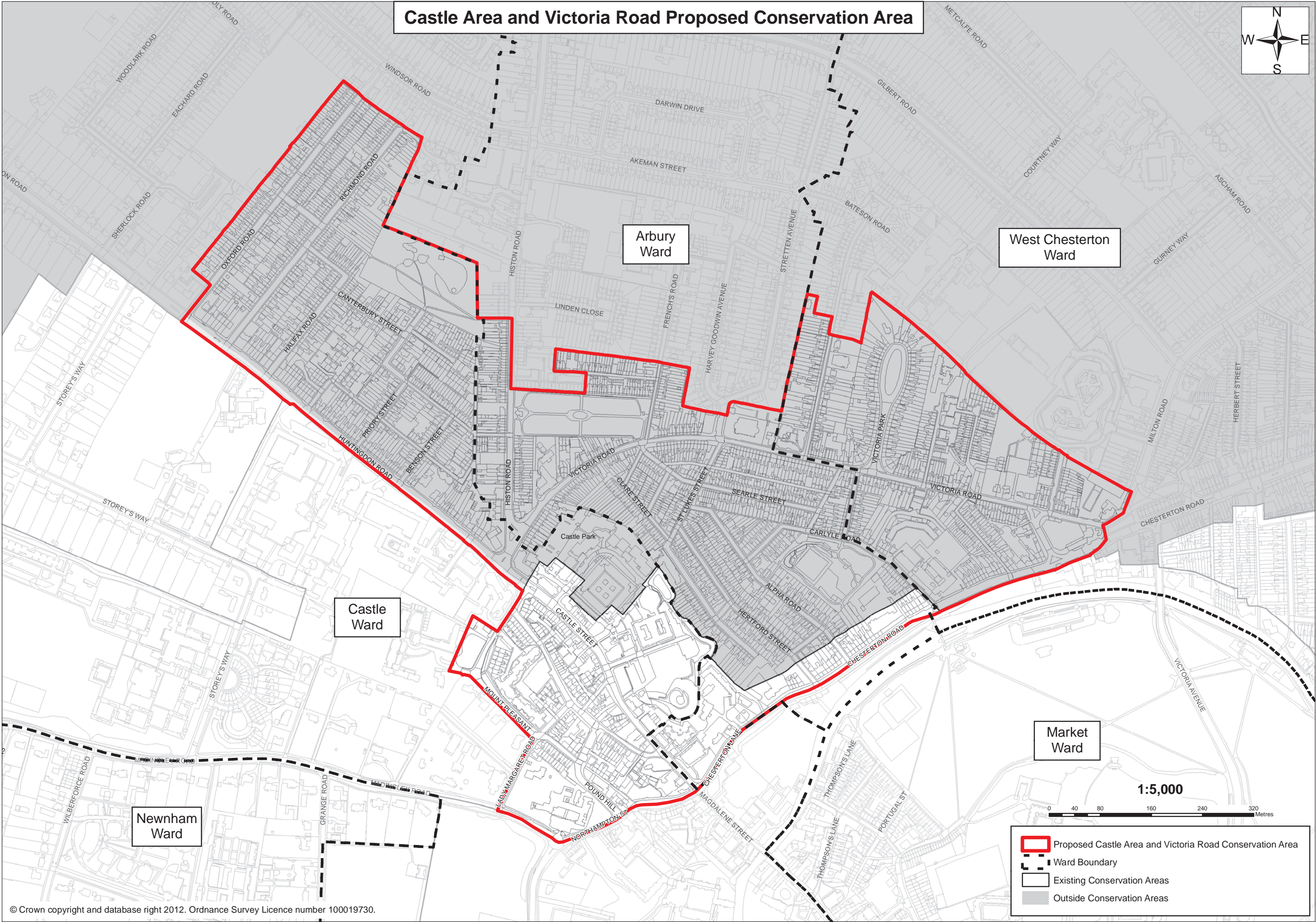
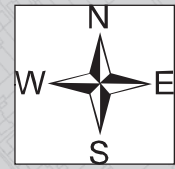
Central Conservation Area:
Historic Core Appraisal

West Cambrige Conservation Area



-  Proposed Castle Area and Victoria Road Conservation Area
-  Existing Conservation Areas
-  Outside Conservation Areas

Castle Area and Victoria Road Proposed Conservation Area



Arbury
Ward

West Chesterton
Ward

Castle
Ward

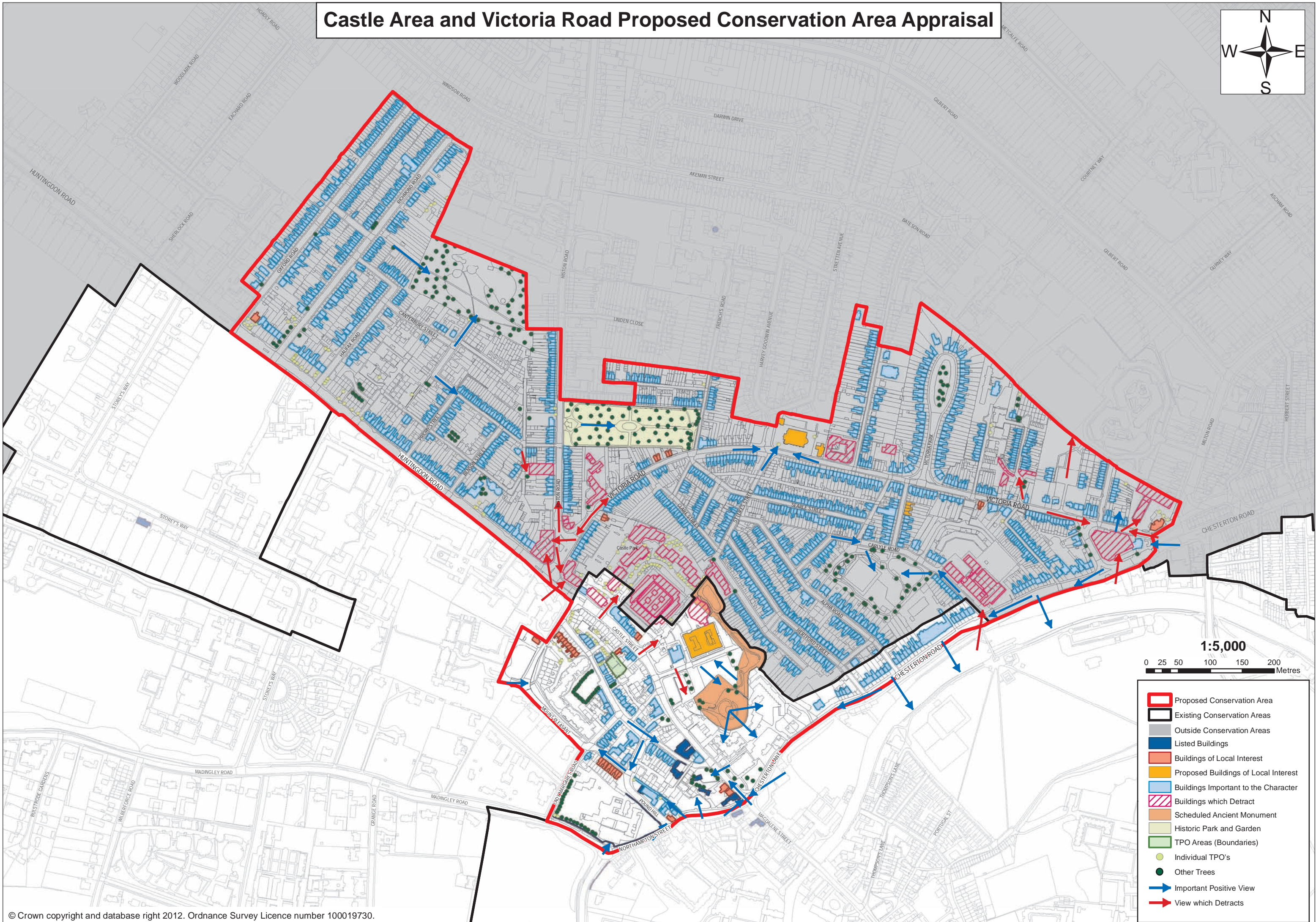
Market
Ward

Newnham
Ward

- Proposed Castle Area and Victoria Road Conservation Area
- Ward Boundary
- Existing Conservation Areas
- Outside Conservation Areas

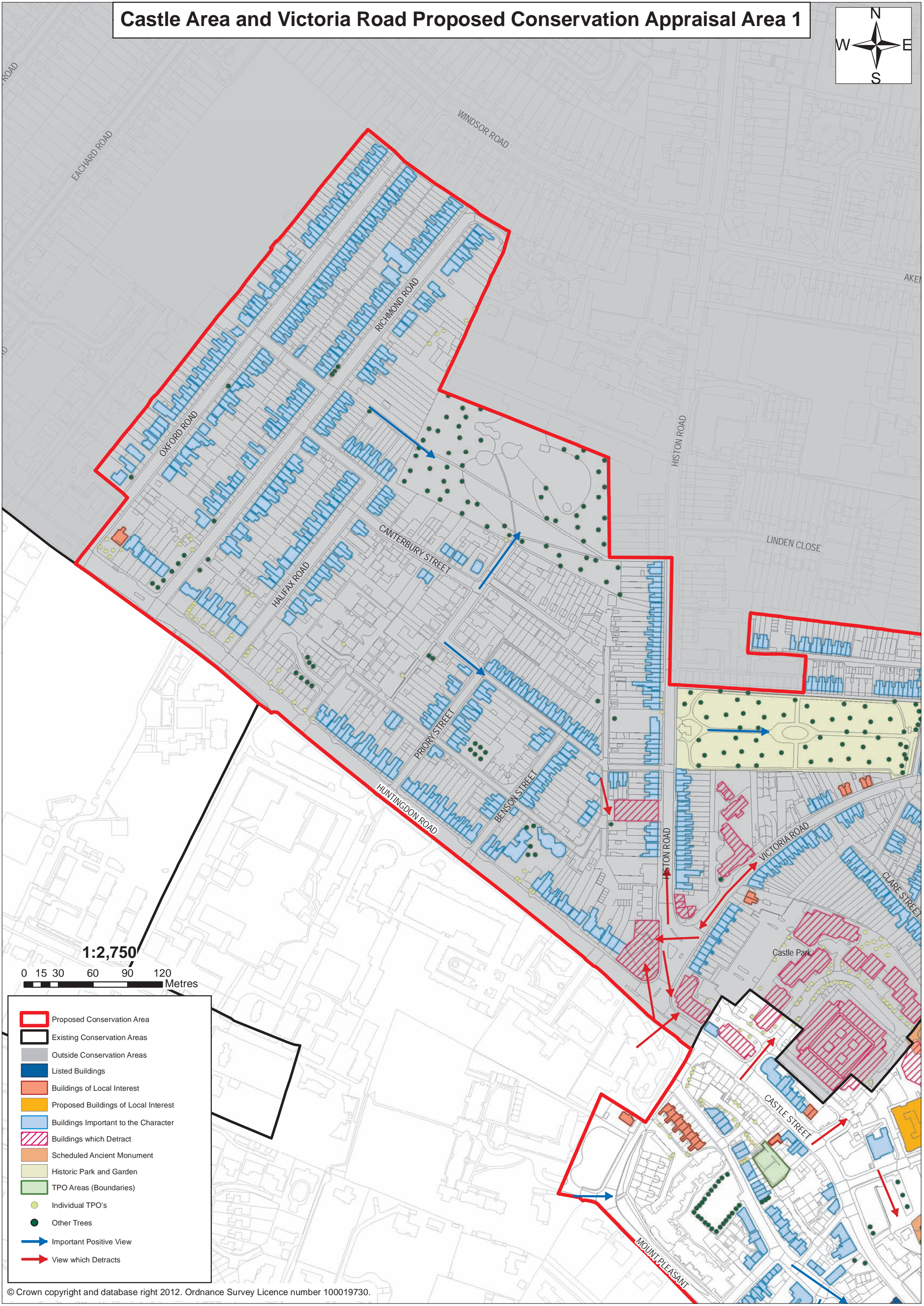
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Castle Area and Victoria Road Proposed Conservation Area Appraisal



- Proposed Conservation Area
- Existing Conservation Areas
- Outside Conservation Areas
- Listed Buildings
- Buildings of Local Interest
- Proposed Buildings of Local Interest
- Buildings Important to the Character
- Buildings which Detract
- Scheduled Ancient Monument
- Historic Park and Garden
- TPO Areas (Boundaries)
- Individual TPO's
- Other Trees
- ➔ Important Positive View
- ➔ View which Dettracts

Castle Area and Victoria Road Proposed Conservation Appraisal Area 1

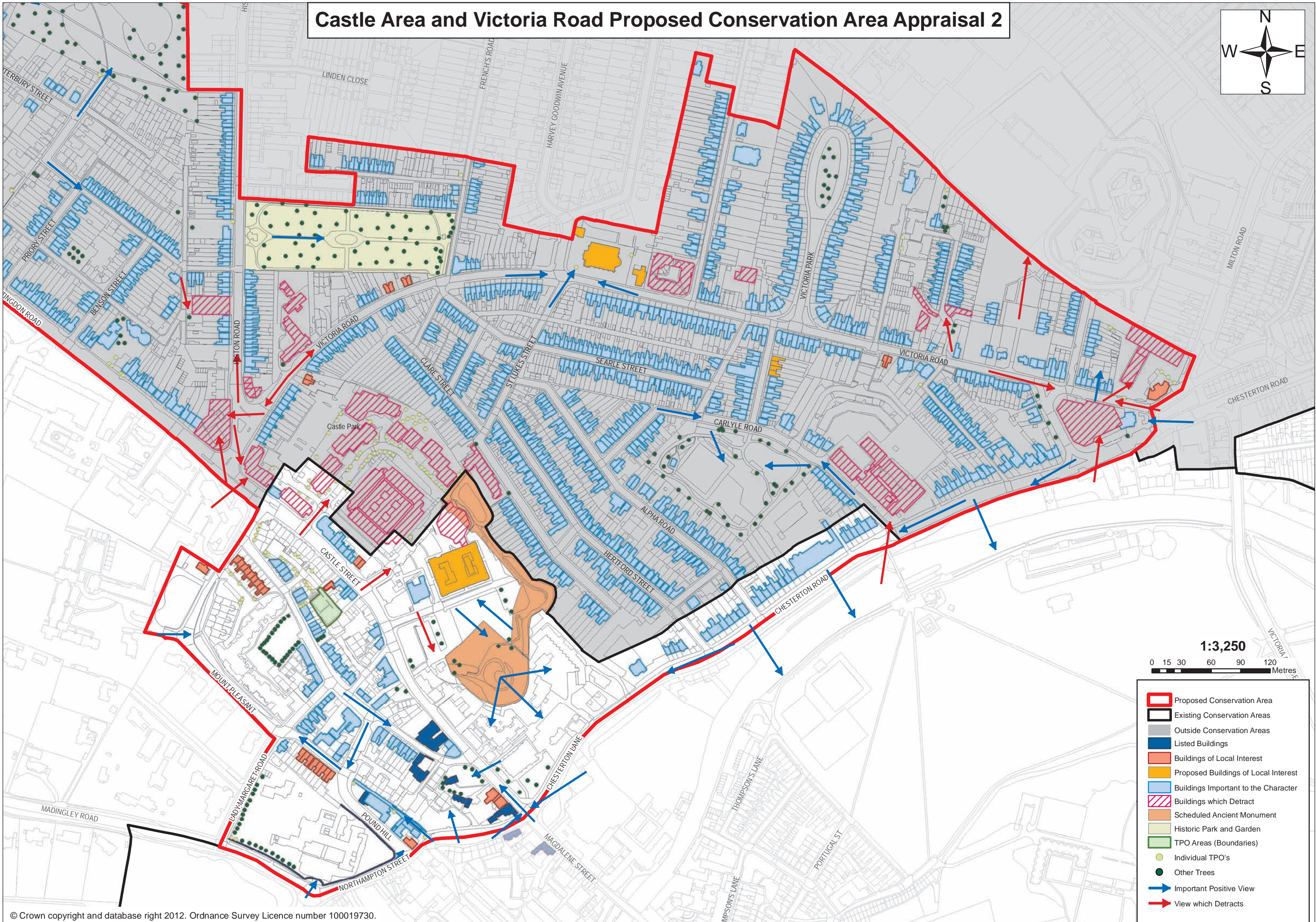
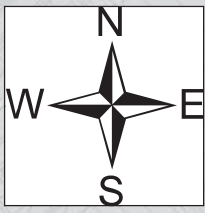


1:2,750

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- Proposed Conservation Area
- Existing Conservation Areas
- Outside Conservation Areas
- Listed Buildings
- Buildings of Local Interest
- Proposed Buildings of Local Interest
- Buildings Important to the Character
- Buildings which Detract
- Scheduled Ancient Monument
- Historic Park and Garden
- TPO Areas (Boundaries)
- Individual TPO's
- Other Trees
- Important Positive View
- View which Detracts

Castle Area and Victoria Road Proposed Conservation Area Appraisal 2



1:3,250
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- Proposed Conservation Area
- Existing Conservation Areas
- Outside Conservation Areas
- Listed Buildings
- Buildings of Local Interest
- Proposed Buildings of Local Interest
- Buildings Important to the Character
- Buildings which Detract
- Scheduled Ancient Monument
- Historic Park and Garden
- TPO Areas (Boundaries)
- Individual TPO's
- Other Trees
- ➔ Important Positive View
- ➔ View which Detracts