

Brooklands Avenue Conservation Area Appraisal

Review

Post-Consultation draft

May 2013

Brooklands Avenue Conservation Area Appraisal

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1 Introduction

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

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

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

1.1 Method

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

1.2 Location

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

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

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

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

0386 The Accordia development from Brooklands Avenue

0432 The Empty Common allotments

0336 No. 2 Shaftesbury Road

0275 Nos. 2, 4 and 6 Clarendon Road

2 The National Planning Context

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

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

2.1 National policies

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

2.2 Local policies

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

3 Summary of Special interest

3.1 General character

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

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

0390 Brooklands Avenue

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

3.2 Landscape setting

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

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

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

3.3 Historical development

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

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

0465 Brooklands House Grade II

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

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

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

0383 Shaftesbury Road

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

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

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

0407 Hobson's Brook north of Brooklands Avenue

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

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

3.4 Archaeology

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

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

4 Spatial Analysis

Character Area 1:

4.1 Clarendon Road, Shaftesbury Road and Fitzwilliam Road

Summary

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

0300 View northwards along Clarendon Road

0314 Nos. 5 and 7 Clarendon Road

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

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

Clarendon Road

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

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

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

0276 Nos. 2 and 4 Clarendon Road
0312 No. 9 Clarendon Road

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

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

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

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

0311 No. 11 Clarendon Road

0306 Nos. 15 and 17 Clarendon Road

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

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

Key positive features:

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

Key negative features or issues:

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

Fitzwilliam Road

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

0296 Nos. 3-9 odd Fitzwilliam Road

0294 Nos. 11-15 odd Fitzwilliam Road

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

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

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

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

Key positive features:

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

Key negative features or issues:

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

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

Shaftesbury Road

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

0368 View northwards along Shaftesbury Road

0349 View into the Accordia development from Shaftesbury Road

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

0335 No. 1 Shaftesbury Road

0340 No. 3 Shaftesbury Road

0353 No. 5 Shaftesbury Road

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

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

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

Key positive features:

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

Key negative features or issues:

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

4.2 Brooklands Avenue

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

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

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

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

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

0255 the Accordia development, where it faces Brooklands Avenue
3510 The Accordia development backs onto the former garden to Brooklands House - these houses are partially within the existing Conservation Area

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

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

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

0388 Trees in Brooklands Avenue

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

Key positive features:

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

Key negative features or issues:

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

4.3 Empty Common and the allotments

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

0431 Empty Common allotments

Key positive features

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

Key negative features and issues:

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

4.4 Character Area 2: Accordia

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

Historical development

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

3492 Aberdeen Road
3513 Kingfisher Way towards Aberdeen Road

4.4.3 The Accordia scheme has won the following awards:

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

Description of the scheme.

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

3516 Kingfisher Way looking south

3572 Gardens between Henslow Mews and Copse Way

3571 trees in Aberdeen Road

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

Architectural detail

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

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

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

5 Architectural Overview

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

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

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

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

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

6 Trees, Landscape and Open Spaces

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

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

0334 Tree belt in Shaftesbury Road
0259 Trees in Brooklands Avenue

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

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

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

7 Key Characteristics of the Conservation Area

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

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

8 Issues and Recommendations

8.1 Conservation Area boundary review

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

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

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

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

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

Recommendation:

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

8.2 Protection of the trees and sylvan character

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

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

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

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

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

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

Recommendation:

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

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

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

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

Recommendation:

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

8.4 Car parking and front boundaries

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

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

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

Recommendation:

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

8.5 Pressure for new development

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

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

Recommendation:

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

8.6 Protecting unlisted properties

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

Recommendation:

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

8.7 Article 4 directions

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

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

Recommendation:

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

8.8 Protection of Domestic Character

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

9 References

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

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

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

10 Contact details

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

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11 Appendix 1: Listed Buildings

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

0466

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

Brooklands bunker, also known as the Regional Seat of Government, Brooklands Avenue Listed Grade II on 18 July 2003.

3542

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

elevation.

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

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

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

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

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

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

based around the Brooklands bunker in 1981.

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

12 Appendix 2: Buildings of Local Interest (BLIs)

Wymondham House, No.18 Brooklands Avenue

0324

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

Nos. 20 and 22 Brooklands Avenue

0326

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

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

Elmhurst, 22a Brooklands Avenue

0327

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

Shaftesbury House, No. 4 Shaftesbury Road

0344

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

Nos. 3, 5, 7 and 9 Fitzwilliam Road

0295

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

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

13 Appendix 3: Accordia Conservation Area boundary review report

13.1 Summary

This report recommends:

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

13.2 Legislative background

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

Section 69 of the Act states:

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

In addition, Section 69 also states:

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

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

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

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

13.3 Justification

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

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

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

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

Historic interest:

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

Architectural interest:

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

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

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

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

13.4 Recommendations

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

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

- Changes to windows and external doors
- Changes to roofs and chimneys
- The addition of porches
- The erection of satellite dishes or other communications equipment
- Alternations to front boundaries
- Painting the existing brick elevations

13.4.3 Any direction should cover all elevations. In addition, it would be advisable to provide design guidance to help protect the Accordia development from inappropriate alterations in the future.

14 Appendix 4: Maps

Brooklands Avenue Conservation Area Townscape Appraisal Map

