

DRAFT WEST CAMBRIDGE CONSERVATION AREA – CHARACTER APPRAISAL

Cambridge City Council

**Committee Revision
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1 INTRODUCTION

1.1 Aims and objectives

This Character Appraisal seeks to define what is special about the West Cambridge Conservation Area, and to provide detailed information about its spaces, buildings, landscape, public realm, and other positive features. It also identifies its negative features and provides guidance on enhancement opportunities. As it has been subject to public consultation and has been approved by the Environment Scrutiny Committee on the 15th March 2011, it will be a 'material' document when the Council considers applications for change within, or on the edges of, the Conservation Area.

1.2 Summary of the Special Interest of the West Cambridge Conservation Area

The West Cambridge Conservation Area was designated on 3rd March 1972 and extended on 17th December 1984. The 1972 Conservation Area butted up to the Central Conservation Area, which included the land and properties to the west of Queen's Road, and went west as far as Grange Road. To the north it ran along the rear boundaries of the properties in Madingley Road, and its southern boundary was around the Sidgwick site. The 1984 extension resulted in the previous boundary, going further north, south and west. This document considers the Conservation Area as further extended on 15th March 2011 and therefore includes properties up to Huntingdon Road in the north and Queen's Road in the east (see 6.4).

The designated area covers a large region to the west of the City Centre, currently centred on the long north-south 'spine' road of Grange Road, with Madingley Road to the north and Barton Road to the south. Although a few houses remain from the early 19th century, most of the area was, until the 1870s, used for agriculture, playing fields or College gardens. In 1882 changes in the law, allowing dons to marry, and the growing need for new Colleges led to the rapid development of the area. This was due to its close location to the City Centre and the ready availability of building land, much of which was already owned by the Cambridge Colleges.

The 2011 extension means that the Conservation Area now includes part of the original hamlet of Newnham, including Malting Lane with its 18th or early 19th century structures and Newnham Road with terraced houses which may date from the 17th century. Today, the Conservation Area is notable for its spacious residential streets, lined with large mainly detached houses of the late 19th or early 20th centuries. Many of these are built in red brick with occasional tile hanging in the Arts and Crafts style then popular and some are exceptional architecturally. Old Newnham, to the south of the Conservation Area, has a number of older buildings on smaller scale plots which are also important to its character. The domestic scale of these buildings contrasts with the much larger University buildings which have been built from the same period onwards, with several late 19th century Colleges (Newnham, Selwyn, Ridley Hall) being located just off Grange Road. Later, between Burrell's Walk and West Road, the 1920s Clare College Memorial Court and the 1930s University Library were added. The Library has been extended more recently to become the largest building in the Conservation Area. Since the 1950s the development of the Sidgwick Site, between West Road and Sidgwick Avenue, has provided a large complex of very individual University buildings, mostly designed by prestigious architects. Further University and College

buildings have been added along, or just off, Grange Road, such as Robinson College (1980s) and, more recently, the Centre for Mathematical Sciences, Wilberforce Road.

Despite the differences in form, scale, and materials between the original residential properties and the much larger University and College buildings, the very high quality of nearly all of the structures means that the area retains a spatial cohesion. There are virtually no commercial buildings in the Conservation Area, the predominant uses being either residential or educational. Most importantly, an attractive setting is provided for these buildings by the many large green spaces, hedges and areas of woodland which remain in the Conservation Area. Some of these are part of planned historic gardens which once surrounded detached 19th century buildings and which now serve a new purpose by complimenting the many modern buildings within the Conservation Area. The College playing fields, adjacent Green Belt and the open spaces are important contributions to the character of the Conservation Area. These green, open spaces have an important relationship with the blocks of buildings. The areas also provide the setting for views into and out of the City Centre as they are part of the transition from country to city and vis a versa.

1.3 National and local planning policy

Conservation Areas are defined as '*areas of architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' in the Planning (Listed Buildings and Conservation Areas) Act 1990. Local Planning Authorities are required by the Act to identify the parts of their area that should be designated as Conservation Areas and to formulate and publish proposals to preserve or enhance them. Local authorities must submit proposals for the protection and enhancement of Conservation Areas for public consultation (this can be achieved via the Council's website) and they must also have regard to any views expressed by people responding to this consultation.

Broadly, the effects of designation are:

- Conservation Area Consent must be obtained from the local planning authority or Secretary of State prior to the substantial or total demolition of any building or structure within a Conservation Area, with some exceptions;
- The local planning authority must consider the desirability of *preserving or enhancing* the character or appearance of the Conservation Area when assessing applications for change in Conservation Areas;
- Permitted development rights are slightly different in Conservation Areas;
- Permission is required from the planning authority to fell or lop a tree over a certain size.

Central Government policy relating to Listed Buildings and Conservation Areas is set out in Planning Policy Statement 5: *Planning and the historic environment*.

Local planning policy is contained within the Cambridge Local Plan 2006 which sets out policies and proposals for future development and land use in Cambridge. This is incrementally being replaced by the emerging Local Development Framework – for more information look at the Council's website www.cambridge.gov.uk

2 HISTORICAL DEVELOPMENT

2.1 A brief history of Cambridge

Cambridge is located at the highest navigable point of the River Cam from Kings Lynn via the River Ouse. A Roman settlement developed on a gravel ridge looking over the river to the south at the meeting point of four important roads. By the 2nd century a sizeable town had developed on an enclosed area of about 25 acres, the site being reused later by the Anglo-Saxons. In about 1068 William the Conqueror built a castle (of which only the motte remains), this leading to the rapid growth of the settlement, including the provision of churches – both St Giles and St Peter's Churches retain Norman features. Monastic foundations soon followed, including the Augustinians priory of 1092 and the Benedictine nunnery of 1135 (now Jesus College). Other foundations were also established and many remain in some form or another as present-day Colleges. Cambridge became important for its markets and guilds, and, for a reason not easily explained, as a centre for learning, although this may have been the result of a migration of monks and scholars from Oxford in 1209 linked to an increasing demand throughout the 13th century for well trained administrators, needed for secular rather than ecclesiastical posts. Most of the teaching was done in a single complex of buildings, now called the Old Schools, which included the Divinity School, Law and Arts School, and the Library, completed in 1475. Initially the students were housed in rented accommodation but from the late 14th century individual Colleges, usually grouped around a court, were built so that by 1474 there were 12 in all, rising to 15 at the time of the Reformation. The founders of these Colleges were kings (Edward III, Henry VI, and Henry VIII), queens and other members of the royal families, aristocrats and powerful civil servants. The new buildings were initially constructed in a clunch-faced rubble (unlike Oxford, which used locally quarried Oolitic limestone), but from the 14th century onwards brick became the material of choice.

Outside the University and College buildings, much of medieval Cambridge has been demolished and redeveloped apart from small groups of buildings, such as the ones at the junction of Bridge Street and Northampton Street. A change of building style started in the mid 16th century and then developed in the 17th century into a rejection of the Gothic in preference for Italian-based motifs, such as mullioned and transomed windows and more classical details, following the example of Christopher Wren's buildings in Oxford and London. Later, in the 18th century, the buildings followed the Palladian principles of Lord Burlington, such as James Burrough's Fellow's Building at Peterhouse. In 1600 Cambridge had just 265 students in comparison to Oxford's 305, but by 1830 the numbers were 440 to 405, confirming Cambridge's increased capacity as more Colleges were built, including Downing College of 1807. Further buildings were added during the 19th century as Cambridge became an important centre for the study of the Arts, for example the University Library formerly the Old Schools) and the Fitzwilliam Museum (1837). In 1870 some 605 students completed their studies and by 1900 there were over 1,000, leading to the provision of a large number of new University buildings, some of them on the former water meadows to the west of the Backs in what is now the West Cambridge Conservation Area. By the mid 20th century the city's population had risen to about 90,000 from about 38,000 in 1900. Much new housing was added between the wars and from the 1950s, new Colleges, and extensions to existing Colleges, were also constructed, mostly designed by prestigious architects. In the early 21st century, Cambridge has become not only an important University city but also a focus for tourism with an estimated four million visitors a year. Cambridge's reputation for scientific research and development goes back to the early 20th century with the splitting of the atom. The plans for the expansion of Cambridge continue with both the West Cambridge and the

North West Cambridge development sites which meet the boundary of the Conservation Area and will need careful planning to ensure they do not have a detrimental effect on the character of the area.

2.2 The development of the Conservation Area

The Conservation Area is defined by the radial historic routes which lead out of Cambridge City Centre (Huntingdon Road, Madingley Road and Barton Road) with an almost grid pattern of 19th century streets lying to either side of Grange Road, which runs roughly parallel with Queen's Road. The location on low lying land to the west of the River Cam, across which meanders the Bin Brook, meant that much of the land was liable to periodic flooding. However, from the junction with Grange Road, where it passes below the street at a much lower level, Bin Brook has been straightened and its course made entirely artificial, presumably to alleviate the previous flooding problems. Newnham Mill, built on an island on the west side of the Cam, is mentioned in the Domesday Book. Newnham Mill and Mill Pit lie in the Central Conservation Area, but Newnham's narrow streets and courtyards on the west side of Newnham Road are now in the West Cambridge Conservation Area.

During the Inclosure of West Field (1802-1805) the Colleges and University were able to exert significant influence and the distribution of land ownership followed the pre-enclosure patterns. This resulted in the dominance of the Colleges who had been tithe owners. St John's College remained a large landowner in the area, with the Commissioners refusing to retain an old bridleway which bisected a large allotment to the College. It was therefore downgraded and is now known as the Coton Footpath which is an important link out to the countryside from the west of Cambridge. The Inclosure Map of 1804 shows the area south of Burrell's Walk (which is shown as a footpath) as large regularly-shaped fields with the southern part of Grange Road and West Road laid out. The area around Newnham Mill is the only one where a concentration of houses is shown. From the hamlet of Newnham, Frostlake Way, now Malting Lane, is named as the road to Coton. A range of structures was built along the south side of Malting Lane in the 18th or early 19th century: houses, cottages, maltings, oast houses and stables. These buildings today include malting House, Little Newnham and Frostlake Cottage.

As early as 1803, the University Syndicate produced a document which became the key to future development in west Cambridge. It stated that no land in West Field should be allotted to individuals so that there would be no inconvenience from the erection of dwelling houses, and that the land should be shared between the University and the Colleges who already had property in this area. It is thought that there may have been a plan to create parkland here to enhance the setting of the Colleges. The most immediate visible change after enclosure was the multitude of fences, and later hedges, which were placed between and within land allotments. Hedges are still an important part of the character of this area today. Any houses that were erected were on the periphery, for example Castle Street and Little Newnham. It was only after the agricultural depression and corresponding shrinking of incomes from rent that the Colleges abandoned the preservation of their open spaces. Agricultural rents had made up almost all of Cambridge Colleges' revenue and it was the fall in this income from agriculture that made the Colleges prepared to lease land in west Cambridge for building.

By 1831/2 the majority of the eastern part of the parish (St Giles) had been converted from arable to pasture. This was due to the increased pressure of the rise in both the town and University population which resulted in a greater demand for meat and dairy produce. This area was formerly over 100 small, detached leisure gardens. These were fenced or hedged

areas, often with summer houses, for town dwellers to escape to. Baker's 1830 map (see appendices) shows a mixture of orchards and grass plants surrounded by agricultural land. The last site to be sold (1925) still survives as a garden with its summer house intact.

In 1858 the University and Colleges Estates Act was passed permitting 99 year building leases in place of the earlier limit of 40 years. This gave the impetus to the subsequent development of residential buildings in the area. It was also in this year when St John's College laid out the first College playing field, but by 1888 the Ordnance Survey map (see appendices) shows that the area is almost entirely covered by playing fields and gardens. The first non-farm building to be developed in the area had been the University Observatory in 1822/3 on a site thought to be far enough away from the pollution of the town to be able to view a clear sky. Before 1875 the Observatory was the only academic building to be constructed west of the river. A substantial stone building, it remains as a centre-piece to the Department of Earth Sciences and the University Observatories. It is interesting that it sits on a slightly elevated area of land enclosed by a wrought iron 'park' fence and a deep ditch, presumably to avoid the potential flood risk. An adjoining dome, built to house a telescope, was built in 1838 and is also listed. Between 1875 and 1879, three entirely new institutions appeared. Newnham College, Ridley Hall, and Selwyn Hostel. These were followed in 1896 by Westminster and St Edmund's at the northern end of The Backs.

For the first 65 years after enclosure, almost all the house building was on the small amount of land (fifteen percent) that was in private ownership. Of that land ten percent was owned by one person, and it was the remaining five percent which saw most of the housing development up until 1870. By this time the only significant pieces of land in private hands that were undeveloped were an eleven acre site which became Selwyn College Gardens in the mid 1880s and fifteen acres on Madingley Road that became Conduit Head and Lansdowne Roads in the 20th century. After 1870 there was a subtle shift in attitude towards development with individuals approaching Colleges with enquiries regarding the availability of building leases in west Cambridge. Corpus Christi granted two in 1871, and Gonville and Caius granted one in 1872 and another in 1873. In the mid 1880s, St John's College moved into residential development and was quickly followed by other Colleges. The issuing of building leases began to grow reaching a peak in 1890-4 which is associated with the construction of Cranmer Road, and then dropping between 1905-1909 with the nationwide building slump. Although there was no overall plan, it appears that the College landowners were going to restrict the residential development to the relatively affluent end of the housing market. This meant that plot sizes, housing costs and specifications for building materials were controlled through the leases.

Much of the West Cambridge Conservation Area therefore encompasses land which until the 1880s was not built over. Instead, it was used as nurseries, orchards, a rifle range, cricket grounds and playing fields for the Cambridge Colleges, with a dairy farm off Barton Road being shown on the 1885 map. The remains of medieval strip farming could apparently still be seen in the early 1950s in fields where Clarkson Road now runs, where the ridge and furrow can still be seen in Clarkson Close and in Wolfson Court, possibly the remains of the former West Open Field. A few mid late 18th or early 19th century houses were built, mainly to the north or east, the most notable (and probably one of the oldest houses in the Conservation Area) being No. 35 Madingley Road, a two storey mid 18th century house with canted bay windows and a doorcase of fluted Doric pilasters and entablature. Closer to the City Centre, No. 18 Mount Pleasant is probably late 18th century, and retains a more vernacular character with a mixture of casement and sash windows and a slate roof. Other early buildings include

The Grove off Huntingdon Road, dated 1814, which is now surrounded by the more modern buildings of Fitzwilliam College.

Large areas of playing fields remained interspersed among the houses, and the provision of community facilities was resisted as the Colleges wished to appeal to the middle-class rather than the working-class resident. By 1914 the University and Colleges owned roughly 85 percent of the land compared to 60 at enclosure, and the privately owned land had shrunk to less than five percent. Closer to the city, to the immediate west of Queen's Road, were a number of private gardens, attached to individual Colleges such as Trinity and Clare. Two early 19th century houses can also be found close to or facing Queen's Road – Newnham House, adjacent to Malting Lane, dating to c1820 (originally the farmstead for the surrounding land belonging to St John's College), and Finella, a house of c1840 which was internally remodelled in 1929 in the 'Moderne' style.

Two significant influences on the development of the Conservation Area were the removal of the prohibition against dons being married in 1877, and the development of Colleges for women, which occurred at about the same time. Thus there was now both a demand for and the scope to supply large family houses within walking distance of the Colleges in the City Centre and also an acute need for new building land for the new women-only Colleges which could not be accommodated within the already built-up centre of Cambridge.

Lectures for women started in Cambridge in 1870 and a boarding house for women was opened in 1871. The foundation of the Association for Promoting the Higher Education of Women in Cambridge followed in 1873 and the first new College building, Girton College, was built off Huntingdon Road in the same year (outside the city on a 46 acre site). As mentioned above, within the Conservation Area, Newnham College off Sidgwick Avenue was built. Initially it was two separate buildings – South Hall of 1875 and North Hall of 1880. Nearby, Ridley Hall was opened as a theological college in 1882. Selwyn College (originally called Selwyn Hostel) was added between Grange Road and Sidgwick Avenue in 1882-9. St Edmund's College was established in 1896 as a Roman Catholic house of residence and has been incrementally extended, including a chapel of 1916. Much of the land was owned by the Colleges and the map of 1886 confirms that Corpus Christi College had a cricket field on the land between West Road and Sidgwick Avenue – other plots are also noted as being in use (also mainly as cricket fields) by Trinity College, Christ's and Sidney Sussex Colleges, St John's College, Emmanuel College, Peterhouse, Clare College and Gonville and Caius College.

By the early 20th century, many fine detached houses had been built off Madingley Road, Grange Road, Cranmer Road, and Selwyn Gardens, and were set in large plots with mainly narrow frontages. Many of these were built in the Arts and Crafts style then popular, using red brick with tile hanging decoration. A number of these are now listed or designated as Buildings of Local Interest (BLIs) and architects include M H Baillie Scott (Church Rate Corner and No. 4 Grange Road), E S Prior (No. 49 Grange Road) and Basil Champneys (No. 60 Grange Road). 'Pinehurst' off Grange Road was a very substantial house of c1880 set in a large landscaped garden. It was demolished in the 1930s and new flats built. Further blocks of flats were added in the 1980s, but the original lodge and stables, along with many of the fine mature specimen trees, remain.

In 1921 Clare College drew up plans for Memorial Court in honour of the College members who had fallen in the First World War. The architect appointed was Sir Giles Gilbert Scott and the first wing was occupied by 1924 and his design was finished in 1935. By the mid 1920s it was recognised that the former First Eastern General Hospital, built on the King's and Clare Colleges Cricket Ground in 1914, would be the best site for a new library. The University wanted the library to be on the same access and to be aesthetically compatible with Memorial Court and therefore Gilbert Scott was appointed without a competition.

Under the Town Planning Act 1947, planning became obligatory for all local governments. Cambridgeshire county Council, the local planning authority, recruited Professor Holford who wrote a report with Henry Myles Wright which became Cambridge Planning Proposals 1950. In it was recommended that all the land that lies between Huntingdon and Barton Roads and west of The Backs should be reserved for the future use of the University and College's needs. This was seen as an endorsement of what was already known due to the land ownership. University buildings were built on vacant land, at least until the 1960s as they had access to Government capital grants for new buildings, whereas the Colleges moved into existing buildings which they developed to meet their needs and within their finances.

The increased need for academic places and subsequent accommodation after World War II led to another building boom from the 1950s. A large number of buildings have been added since the early 1950s, principally for educational uses and mostly designed by well known architectural practices. These include Churchill College of 1958, Fitzwilliam College off Huntingdon Road of 1961, New Hall (now Murray Edwards College), next door, of between 1962 and 1964, and Clare Hall, off Herschel Road, of the 1960s. Arups, a well known firm of architects and engineers, added a concrete accommodation block to the late 19th century Leckhampton House in 1964. The occasional Modernist house was also constructed, most notably No. 3 Clarkson Road, built in 1958. There was some concern over the isolation of the University Library and some of the Colleges sold West Road properties to the University in 1962 which evolved into the Sidgwick Site. This resulted in a more recent surge in building which has seen the construction of a whole new Arts and Social Sciences campus between West Road and Sidgwick Avenue, adding to the Faculty of Arts (1956-64), Harvey Court (1962), Lady Mitchell Hall (1964), and James Stirling's History Faculty (1964-8). Newer buildings include Sir Leslie Martin's School of Music (1977), Foster Associates' Faculty of Law (1995), Edward Cullinan Architects' School of Divinity (2000) and Allies and Morrison Institute of Criminology and Faculty of English (both 2004). Substantial new College buildings have also been added further west, including Robinson College, facing Grange Road (1980s), Porphyrios Associates new court for Selwyn College (2005) and the recently completed new housing block on Wolfson Court (part of Girton), off Clarkson Road. The Department of Veterinary Medicine opened in 1955 in west Cambridge, the logical site being a former dairy.

Other changes to the Conservation Area have been more subtle, including the gradual conversion of many of the family houses into student accommodation, the incremental loss of gardens to cope with the increasing demand for car parking, the addition of traffic calming, and the gradual domination of University uses, although enough private residential property remains to give the area some vitality during the holidays. In addition, the many private gardens and the continued use and maintenance of large areas of open green space and woodland, often associated with University sports facilities, has helped the area retain a less built-up, semi-rural character, contrasting with the more intensively developed Colleges in the City Centre.

The concentration of the University and College development area in an ellipse two miles long and one mile wide has been retained with only some minor exceptions. In comparison to the extensive academic building works, the amount of new residential properties was modest. Mainly infill of previously developed areas and a number of cul-de-sacs on land owned by one or another College.

2.3 Archaeology

The course of a Roman road is marked on the modern map, passing through the Conservation Area in a north-east to south-west direction over the northern-most section of Grange Road. An Anglo-Saxon cemetery has been recorded beneath St John's College Playing Fields, and close by, in Newnham Croft, an Iron Age burial was discovered in 1903. There is also evidence of ridge and furrow which runs through Clarkson Close, over Clarkson Road and through Wolfson Court.

Recent exploratory excavations in and behind nos. 34-38 Newnham Road have exposed foundations of probably 17th century tenements and 15th century coarseware, including sections of 15th century ceramic water pipes, perhaps associated with medieval dwellings on Malting Lane or Newnham Road.

3 LOCATION AND SETTING

3.1 Location and activities

Cambridge is located in south Cambridgeshire close to the junction of the M11 from London and the A14, which connects Felixstowe to Kettering and further west. The West Cambridge Conservation Area is located between the core of the historic city and the claylands to the west of Cambridge, all of which are now designated as Green Belt and lie adjacent to and close to the Conservation Area boundary. Not far away to the west, and accessed through the Conservation Area, lie further University buildings.

Activities within the Conservation Area are limited to educational uses (both teaching and research), and residential uses, found in large college buildings, detached family houses, and blocks of flats. Additionally, many of the open green spaces are used as playing fields, plus the Cambridge Lawn Tennis Club, adjacent to Emmanuel College playing fields, and the Real Tennis courts are within the area. The Adams Road Bird Sanctuary is behind Wilberforce, Adams and Clarkson roads. King's College and St John's College Schools are located alongside Grange Road. There are no commercial activities such as shops or public houses in the Conservation Area (the only public house was the Hat and Feathers which has recently closed). There are however shops and public houses adjacent to the West Cambridge Conservation Area on the east side of Newnham Road and by the Mill Pit. There may be a case for the Mill Pit area, including the shops, restaurants, Causewayside and Sheep's Green to the rear (currently in Newnham Croft Conservation Area – see appraisal 4.2) to be included in the West Cambridge Conservation Area when the Conservation Area boundaries are reviewed in the future.

3.2 Topography and geology

The Conservation Area lies on flat, low lying land to the west of the River Cam, crossed by the Bin Brook which flows in a north easterly direction until it reaches Queen's Road, after which its course is entirely man-made. Much of the land within the Conservation Area appears to have been made up (presumably to avoid flooding from the brook), this being most evident where the brook crosses beneath Grange Road next to the Real Tennis Courts, creating a small area of natural woodland which in spring is covered in snowdrops and crocuses, Cobbett's Corner. Deep ditches are evident in many places, clearly designed to drain off the water, and probably dating to the 19th century when what was originally water meadows began to be used for other purposes. North of Madingley Road the land appears to rise slightly, providing some protection in the past from flooding, which may be why the area's two (probably) oldest buildings, The Grove off Huntingdon Road (1814) and The Observatory, off Madingley Road (1822) are located here.

Cambridge lies over Jurassic clays which produce a material which is suitable for brick making, as seen in many of the buildings in the Conservation Area. In the past, a band of gault clay which lies along the west bank of the river Cam also produced the 'white' bricks which are commonly associated with parts of East Anglia, as well as the local pantiles of varied hues including yellows, browns, pinks and greys. To the south of Cambridge, the southern and eastern parts of the county are chalky, providing the flint, chalk rubble and chalk blocks (in the form of clunch) which was used for some of the early University buildings, bricks gradually taking precedence from the mid 15th century onwards. Flints can still be seen

in some of the boundary walls of the Conservation Area. Collyweston stone slates are also evident on many of the roofs in Cambridge.

3.3 The landscape and urban setting

West Cambridge lies to the west of the historic core of Cambridge, between the open fields which wrap around the city and the attractive green spaces around the River Cam (The Backs), beyond which are the historic buildings of the University Colleges. These water meadows are notable for their mature trees and well tended pathways, and for the artificial leats and drains. South of the Conservation Area are small areas of mixed residential development, further sports fields, and the densely built-up 19th century terraces associated with the Newnham Croft Conservation Area. To the west of the Conservation Area are areas of open fields, woodland or sports fields, with some areas of modern commercial and residential development which are accessed via Madingley Road. The Cambridge Landscape Character Assessment describes the high quality of the urban edge between the Conservation Area and the countryside to the west. To the north of Huntingdon Road are large areas of late 19th or 20th century housing, mainly arranged in tightly compressed rows of terraced houses.

In its wider context the Conservation Area sits on a rural edge of the city which is undergoing huge changes in the early 21st century, 2000 to 2015. The rural aspect of the Green Belt has some of the last cultivated fields close to the centre of Cambridge, whilst the West Cambridge site has large cutting edge 21st century buildings. The domestic scale of the Conservation Area provides an important contrast of building types. The abundance of mature gardens provide a vital green corridor linking the field hedgerows into the city.

3.4 Biodiversity

Because of the proximity to open countryside, the Conservation Area provides an exceptionally important link to inner green spaces in the city and contributes to the biodiversity of the city as a whole. There are plenty of opportunities for wildlife which can be found in private or College gardens. The mature and longstanding hedgerows which surround many of them are suitable for many wild birds such as sparrows, blackbirds, long tail tits and mistle thrush.

The Bin Brook provides some distinct habitats particularly in the area around Grange Road. This 'natural' triangle of land, Cobbett's Corner is heavily overlooked, but contains many flower species and can be assumed to provide sanctuary for animals and birds.

Much more private is the Adams Road Bird Sanctuary which can be traced on the maps between Wilberforce Road and Grange Road, where a large lake has been created by damming a small tributary to the Bin Brook. It is a City Wildlife Site which is important for environmental and recreational purposes as well as the birds. The society who run the site can provide an extensive list of mammals, bats, birds, fish and insects observed in this reserve with records going back to the 1920s. Membership is open to all residents of Cambridge and there is a tradition of volunteer parties working to enhance and preserve this site.

The Coton ditch which runs alongside the Coton footpath, under Emmanuel playing field, through a private garden and into Adams Road sanctuary, past Trinity Old Field, under Grange Road along St John's playing field and then into Bin Brook, is an important conduit for

grass snakes and amphibians. In 2009 otter droppings were found in the Adams Road Bird Sanctuary demonstrating the important connectivity of the waterways and hedgerows that run through the Conservation Area.

Outside the Conservation Area, between Stacey Lane and the University Sports Ground, an area of lakes and woodland has relatively recently been created which is clearly designed to provide a range of suitable habitats for wildlife. This semi-public area is an important recreational and environmental space as well as being part of the green corridor into the city as identified in the Cambridge Landscape Character Assessment. The Coton Footpath is a major publicly accessible link, by cycle and on foot, to the countryside and the Coton Countryside Reserve.

The trees, hedges, gardens and allotments of west Cambridge should be seen in the context of the relative paucity of hedgerows and woodland in the surrounding countryside. No fewer than 17 threatened species or species of concern (i.e. those on the British Trust for Ornithology's 'red' and 'amber' lists respectively) are known to occur in the West Cambridge Conservation Area. They include, barn owls, bullfinches, kestrels, song thrush and willow warbler. Greater Spotted Woodpeckers and bats are also regularly sighted.

4 SPATIAL ANALYSIS

4.1 Layout and street pattern

The layout of the streets in West Cambridge is simple, the principal routes being the curving line of Queen's Road to the east, which runs north to south, and the almost parallel line of Grange Road, which forms the central axis of the Conservation Area and connects Madingley Road to Barton Road. Whilst Queen's Road is an historic thoroughfare which is the continuation of the main road along the western edge of the River Cam (and therefore just above the flood plain), it appears that Grange Road is a relatively new road as the earliest building on it dates to the early 19th century (although it is shown on the 1804 Inclosure Map). Further residential streets lie to either side of Grange Road, all at right angles to the main road, confirming that they are part of a planned development of the mid to late 19th century – most of them are marked on the 1886 map. To the north, the two main roads, Huntingdon Road (the old Roman road) and Madingley Road, lead out of the City Centre so they gradually become further apart as they progress out of the city to the north west and west.

Of special importance are the pedestrian (and bicycle) pathways which interconnect across the Conservation Area, usually from east to west. The busiest of these is Burrell's Walk, which is the continuation of Garret Hostel Lane from the centre of Cambridge, and which leads to the northern entrance to the University Library. The pathway continues to a crossing over Bin Brook, Cobbett's Corner, then the popular route carries on to Adams Road, leading to the University Sports Ground and on to the West Cambridge University site which includes the Physics Building, Computer Laboratory and the Department of Veterinary Medicine, all of which are accessed by car from Madingley Road. The path continues out past open countryside to the south over the M11 past the Coton Wildlife Park to the village of Coton, thereby connecting the city and countryside by foot and bicycle.

Land in Newnham has long consisted of many small plots. As the Colleges began to lease land in the rest of west Cambridge for development in the late 19th century, plots were carefully laid out and although the sites were developed incrementally over a period of time, the plots retain a common building line. In addition, covenants ensured that only development of a certain type was allowed, and of a certain value, ensuring that only higher status buildings were constructed.

4.2 Open spaces and trees

The Conservation Area is notable for its many open spaces (mainly used as sports fields – see the Protected Open Spaces map in the appendix) and for its variety of large gardens, most of them enclosed by high walls and planting, so not easily visible from the public domain although the trees within these spaces are very important in the way they frame views and the buildings themselves. These result from the way the area was developed, with the Colleges providing themselves with private gardens on the west side of Queen's Road from an early date. Beyond these was the low lying land associated with the Bin Brook which became playing fields from the 19th century onwards. Many of these remain in use as sports grounds, their position creating breaks between the residential and University buildings. The principal open spaces or sports fields are, from north to south:

- The open space between St Edmund's College and Murray Edwards College (formerly New Hall), between Huntingdon Road and Madingley Road

- The parkland setting to Churchill College, easily visible from Madingley Road
- St John's College Playing Field, between Madingley Road and Queen's Road and Grange Road
- Trinity Old Field, north of the junction of Adams Road and Grange Road
- Emmanuel College Sports Field, to the west of Wilberforce Road and the adjacent Cambridge Lawn Tennis Club (owned by Gonville and Caius College)
- University Rugby Ground, and adjoining hockey field, off Grange Road and Cranmer Road
- Gonville and Caius College Playing Field, on the corner of Barton Road and Newnham Road
- Newnham College sports field to the north of Barton Road

In addition, there are several private gardens of considerable size which are largely hidden from public view by high walls and mature planting and trees. Few of them are publicly accessible. They are:

- Trinity College Fellows' Garden, to the north of Burrell's Walk, facing Queen's Road*
- Clare College Garden, between the modern College buildings facing the University Library and Queen's Road*
- King's College Fellows' Garden, also facing Queen's Road*
- Gonville and Caius College Fellows' Garden, between Sidgwick Avenue and Malting Lane
- Selwyn College gardens, concealed between the building fronting Grange Road and the Arts Faculties Site
- Leckhampton House garden, off Grange Road, a large and very private garden which is notable for its Henry Moore sculpture (this garden could be eligible for inclusion on English Heritage's Register- see below)
- The garden surrounding the blocks of 1930s and more recent flats (Pinehurst), off Grange Road, which is particularly notable for its specimen trees
- In addition to these gardens, there are any number of private gardens associated with the spacious family houses of the late 19th or early 20th centuries, but due to the relatively narrow plots, few are visible from the street
- Bramble hedge fringe to the Mathematics Centre with native planting of field maple, spindle trees etc
- Adams Road Bird Sanctuary which contains, as well as a lake, valuable woodland which is accessible to the public via membership of the Sanctuary Club but also visible to the public from Grange Road and Adams Road and also through vistas between houses on Clarkson and Wilberforce Road

Gardens marked with an asterisk * are included on English Heritage's Register of Historic Parks and Gardens, King's College grade II*, and Trinity and Clare Colleges grade II, and all three form part of larger historic gardens on the east side of Queen's Road towards the City Centre. The Colleges which own land along The Backs have produced a Master Plan to protect and enhance the tree-scape for the next 100 years. Other registered historic gardens are also located to the east of Queen's Road (St John's College and Queen's College) and lie within the adjoining Central Conservation Area.

Throughout the Conservation Area, there are many fine mature trees which are often grouped together to form attractive wooded areas. These make a very important contribution to the character of the Conservation Area providing a sylvan outlook which is lacking in the centre of

the city. Trees are particularly important in the area around Queen's Road, both in views over the backs to the College buildings, and in views into the West Cambridge Conservation Area, where they frame vistas towards historic and modern buildings. One of the characteristic features of the Conservation Area is the way in which 20th century buildings have been inserted within a largely 19th century planted landscape. The most significant groups of trees are marked on the Townscape Analysis Maps but because of the large number of trees, and the difficulties in obtaining access to private land, it is possible that some significant trees have not been recorded. Some of the trees are part of a planned planting scheme, such as the trees in Pinehurst, which retains a ginkgo tree of some fame. Cedars of Lebanon, typical of Victorian garden planting, are also evident in many locations, mixed with deciduous trees such as horse chestnut, beech and, in Sidgwick Avenue, a long avenue of London plane trees. These are particularly important in views westwards where the vista is terminated by the wooded area which surrounds the flats in Pinehurst.

All trees over a certain size are automatically protected in the Conservation Area from inappropriate lopping or felling.

4.3 Focal points, focal buildings, views and vistas

Focal points and focal buildings

The residential nature of much of the Conservation Area means that there are no particularly focal points or even focal buildings, as the scale and type of development is reasonably consistent. This contrasts with the parts of the Conservation Area which are in University use, as many of the 'teaching' buildings are large prestigious properties which were designed to be visually dominant. These include most of the modern buildings between Burrell's Walk and Sidgwick Avenue, and also a few more isolated buildings, both historic and more modern. The most notable are:

- The Kaetsu Building, Huntingdon Road
- Churchill College main block and its chapel, off Madingley Road
- All of the buildings of the Centre for Mathematical Sciences in Wilberforce Road
- The University Library
- The Real Tennis Courts in Grange Road
- The flats behind No. 48 Grange Road
- Most of the modern University buildings between West Road and Sidgwick Avenue (the Sidgwick Site)
- Robinson College, Grange Road – an unusual building which combines teaching and residential accommodation without resorting to the court layout of the earlier historic buildings

These individual buildings are different again from the buildings or 'Colleges' which are used as accommodation as these tend to follow the medieval court layout, albeit interpreted in a variety of ways. These tend to turn their backs on the street with enclosed and private green spaces which are largely hidden from the public viewpoint. Examples include:

Late 19th century Colleges:

- Selwyn College, Grange Road
- Newnham College, Sidgwick Avenue
- Ridley Hall, Ridley Hall Road

20th century Colleges:

- Fitzwilliam College and Murray Edwards College (formerly New Hall), off Huntingdon Road
- Courts at Churchill College, Madingley Road
- Clare College Memorial Court, off Queen's Road
- Clare Hall, Herschel Road

Views and vistas

The flat topography, many open spaces and long, straight roads within the Conservation Area all provide ample opportunity for long and short views, or for shorter vistas which are often terminated by buildings or trees. The most important views and vistas are marked on the Townscape Analysis Maps, but there are lesser views in many other locations which are of equal significance in their contribution, so the omission of any particular view or vista does not mean that it is of no importance.

The many open green spaces in the Conservation Area are also particularly important in the way in which they provide long views across the Conservation Area, particularly towards the skyline of the historic city. Similarly, long views from the western edges of the Conservation Area towards the City Centre are framed by the immediate buildings and trees, with the spires and other architectural features of the buildings creating the backdrop.

5 THE BUILDINGS IN THE CONSERVATION AREA

5.1 Introduction

The West Cambridge Conservation Area provides an interesting mix of mainly late 19th or early 20th century houses (some of which are listed or are designated as Buildings of Local Interest), late 19th century University Colleges (Selwyn, Newnham, Ridley Hall), some inter-war residential and University development (including the University Library and Clare College Memorial Court), and, to the north, the 1950s and 1960s Colleges (Fitzwilliam, Murray Edwards (formerly New Hall), Churchill). More recently, the Sidgwick Site has been developed with large teaching buildings, mostly designed by well known architects. This has provided an environment of interesting buildings, many of them now listed, which although unique, has little to do with the established architectural character of Cambridge. The nearly new Centre for Mathematical Sciences in Wilberforce Road is a complete 'one-off' in terms of scale, materials and overall design, but still makes a positive contribution.

Generally the quality of the more recent 20th century buildings has been very high although there are inevitably some more mundane buildings, mainly of the 1970s and 1980s, which are of little merit. Some of these can be seen on the Sidgwick Site and surrounding The Observatory. The best of the modern buildings add positively to the diverse architectural character of the Conservation Area, but the less well detailed and scaled are considered to be negative, or at best neutral, and their replacement, in due course, would be welcomed.

The largest Character Area within the Conservation Area is the Grange Road area, which is defined by its spacious family houses of the late 19th century.

More detailed descriptions of individual buildings are provided in Chapter 6 *Character Areas*.

5.2 Listed Buildings

There are 68 Listed Buildings in the Conservation Area some of which are multiple groups of buildings under one list description. Whilst there are no grade I Listed Buildings in the Conservation Area, several are listed at grade II* (Murray Edwards College (formerly New Hall), Clare College Memorial Court, Harvey Court, and parts of Newnham College). The Listed Buildings include:

- 17th century cottages in Newnham Road
- Late 18th to mid 19th century houses (No. 35 Madingley Road, c1750; Little Newnham, Frostlake Cottage, The Loft, Malting Cottage in Malting Lane, late 18th or early 19th century; the Malting House c1800; No. 18 Mount Pleasant, c1800; The Grove, off Huntingdon Road, 1814; The Observatory, off Madingley Road, 1822; Finella, off Queen's Road, 1840s)
- Late 19th century Colleges (Selwyn, Newnham and Ridley Hall)
- Late 19th century houses (mainly facing or close to Grange Road, with a few facing Queen's Road)
- Early 20th century houses
- 20th century Colleges (Murray Edwards College (formerly New Hall), Churchill, Clare College Memorial Court)
- Later 20th century University buildings, mainly on the Sidgwick Site, dating from the 1970s onwards

It is difficult to pick out individual buildings of importance but the most obviously impressive from the street are the varied buildings of Newnham College facing Sidgwick Avenue, parts of which are listed grade II*, and the adjoining buildings which make up Selwyn College, both buildings providing tall, well detailed late 19th century elevations in red brick. The 1920s University Library is the largest and most dominant Listed Building in the Conservation Area, particularly as it has been substantially extended in more recent years.

5.3 Buildings of Local Interest

Cambridge City Council maintains a list of Buildings of Local Interest (BLIs) which although having no statutory protection, have been given greater prominence due to the guidance which has recently been published in PPS 5 which affects all 'heritage assets' (including BLIs). This provides advice on their preservation and the protection of their setting. The BLIs in the Conservation Area (of which there are 72) vary in size and detail but nearly all were built as family houses, the most notable exception being the Real Tennis Court in Grange Road, built in c1890 and designed by Marshall and Vickers of London. Otherwise, the BLIs fall into four groups according to their size and their age of construction:

- Early 19th century prestigious family houses (e.g. Newnham House, Newnham Road, dating to c1820)
- Paired or terraced early or mid 19th century houses in Summerfield (Nos. 1-12 consec.) and Newnham Road (nos. 26-32 even and No. 40)
- Prestigious late 19th century family houses, sometimes designed by well-known architects (e.g. Nos. 5 and 7 Grange Road, dating to 1893 and designed by Edmund Kett; No. 50 Grange Road, by J J Stevenson, dating to c1885 (now part of King's College Choir School); No. 2 Herschel Road, designed by E S Prior; and No. 3 Madingley Road, designed by E Doran Webb and built in c1896)
- Early 20th century houses (e.g. Nos. 28-30 Barton Road, dating to 1914; No. 17 Clarkson Road, a house of 1935; and No. 2 Sylvester Road, c1938, designed by H C Hughes)

5.4 Positive buildings

In addition to the listed and Buildings of Local Interest within the Conservation Area, a further number of unlisted buildings have been identified on the Townscape Analysis Map as being *positive* buildings of townscape merit. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the Conservation Area. Where a building has been heavily altered, and restoration would be impractical, they are excluded. In West Cambridge, most of these buildings date to the late 19th century or early 20th century, but some more recent buildings are also included, where it is considered that they are of particular architectural merit.

The identification of these buildings follows advice provided within English Heritage's *Guidance on Conservation Area appraisals*, which provides, at Appendix 1, a helpful list of criteria. A general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a Conservation Area, and any applications for demolition should be assessed against the same broad criteria as proposals to demolish Listed Buildings. This implies therefore that all buildings marked as 'positive' on

the Townscape Analysis Map will be retained in the future unless a special case can be made for demolition.

6 CHARACTER AREAS

The West Cambridge Conservation Area is a large Conservation Area which encompasses a variety of buildings used in different ways and built at different times, as well as a variety of open (or enclosed) green spaces. This provides different parts of the Conservation Area with a different character. Taking these variations into account, it is considered that overall there are seven 'Character Areas' which are all described below. The criteria used to differentiate between the Character Areas are the historic interest of the area, the building types and the building ownership. These Character Areas are:

- 1 Huntingdon Road to Madingley Road
- 2 Grange Road
- 3 Burrell's Walk to West Road -
- 4 West Road to Sidgwick Avenue
- 5 Newnham College, Selwyn College and Ridley Hall
- 6 Barton Road and Newnham Road south
- 7 Old Newnham and Queen's Road

Each 'Character Area' will be considered under the following headings:

- Key characteristics
- Historical development
- Layout and plots
- Townscape and streetscape features
- The buildings
- Positive, negative and neutral

6.1 Huntingdon Road to Madingley Road

Key characteristics

- Location on two major arterial routes into Cambridge
- Five large 20th century Colleges (Fitzwilliam, Murray Edwards (formerly New Hall), St Edmund's, Lucy Cavendish and Churchill) to the north
- Department of Earth Sciences and the Cambridge Observatory to the west, centred on the listed Observatory with its adjoining dome, which is concealed from the road by thick woodland
- Residential uses mainly to the south along Madingley Road, with large detached family houses with spacious gardens dating to the early to mid 20th century
- The large open green space to the west of the main building of Churchill College is extremely visible and makes an important contribution to the character of the area

Historical development

Huntingdon Road is Roman and despite the construction of houses to the north of the road from the early 19th century onwards, this area between Huntingdon Road and Madingley Road remained a rural backwater until the late 19th century with only a few scattered houses of which No. 35 Madingley Road, No. 18 Mount Pleasant and The Observatory and its dome remain. These properties date to between the mid 18th to the early 19th century. Storey's Farm could be found occupying part of the land on which Storey's Way was subsequently laid out. Nearer to Huntingdon Road were substantial houses which have an interesting history. The

Grove (1814) was the home of Emma Darwin, widow of Charles Darwin, in the 1880s and 1890s, and two of her sons, Horace and Francis, had the other houses built – Orchard House in 1882 and Wychfield House in 1884. Orchard House was demolished in the mid 20th century to make way for Murray Edwards College (formerly New Hall). Fortunately The Grove and Wychfield were retained. The Grove is now part of Fitzwilliam College and its Lodge is now part of Murray Edwards. Planned residential development on land mainly owned by St John's College along Madingley Road began late in the 19th century (No. 2 is dated c1896) and spread westwards out of the city. Bulstrode Gardens and Hedgerley Close both date to the 1920s or later, and nearby, Storey's Way (a separate Conservation Area) was largely developed after a new road was laid out in 1911 although the final plot was not developed until the 1930s. St Edmund's College was first constructed in the late 19th century (the chapel is now listed) although most of its buildings today are much more modern. Fitzwilliam College was incrementally built from the 1950s onwards, and Murray Edwards College (formerly New Hall) added from the early 1960s onwards (of note is the way it turned away from the main road – Huntingdon Road – and faced Storey's Way). Similarly, the building of Churchill College began in 1961. Incremental additions to all of the Colleges have taken place since.

Layout and plots

This Character Area is defined by the two main roads, Huntingdon Road and Madingley Road, which lead out of the City Centre, gradually widening the distance between them as they go further west. Of interest is the straightness of Huntingdon Road (a former Roman road) and the gently winding route of Madingley Road. Storey's Way, which connects them, is a relatively modern road (1911).

Townscape and streetscape features

Huntingdon Road retains a strongly urban character with its northern boundary (outside the Conservation Area) being defined by closely packed mainly terraced 19th century development with a domestic scale. This contrasts with the open spaces and much larger buildings of Fitzwilliam College and Murray Edwards (formerly New Hall), which sit opposite, although the many trees which have been planted help to soften the impact. Both Colleges are court developments which largely turn their backs on Huntingdon Road although it is possible to walk through Fitzwilliam and Murray Edwards College (formerly New Hall) to Storey's Way or, indeed, into the back of St Edmund's College, (the gate between Murray Edwards and St Edmunds Colleges is security locked) which is separated by a large area of grass from Murray Edwards College. Access across the Fitzwilliam campus is controlled by security gates. The varied materials and scale of the buildings, and the rather haphazard siting of some of the newer buildings, provide a discordant character to this part of Cambridge, although both sites were subject to detailed Master Plans which set out carefully phased development. Of note is the survival of the former lodge to The Grove, a late 19th century building which is located next to the road.

Further south, St Edmund's College and Lucy Cavendish College began as small colleges, the latter based in a 19th century house, and they therefore retain a more intimate character with a variety of closely packed and very varied buildings. Of note is the Tower Building at St Edmund's, a prominent building designed by Roderick Gradidge and built in 1992. The campuses retain many trees and lead into the residential 'suburbs' along Madingley Road, with large family houses set back from the road on narrow plots but with deep back gardens. This character is retained in Bulstrode Gardens and Hedgerley Close, where two famous early 20th century Cambridge architects lived – R Furneaux Jordan and H C Hughes. Here,

the houses are smaller than the earlier and more prestigious properties facing Madingley Road, and not all of them are considered to be positive. The addition of tall vertically-boarded timber fencing has had an adverse impact in both of these two streets. The Crescent, off Storey's Way, is a high density housing development of the 1980s, the best feature of which is a large pond around which the buildings sit in a curved terraced form.

To the west, the open spaces of Churchill College which face Madingley Road are of special importance with long views to the (listed) College buildings. Mature trees add to the sylvan character, and join with the quite dense wooded area around the modern buildings which now form the University's Department of Earth Sciences and the Observatories, based on the somewhat concealed Listed Buildings. Wooded areas and a field between this campus and the main road add to the rural qualities of this part of Cambridge.

There are no public realm features of any significance. Street lighting on the main roads is modern and utilitarian, and the pavements are usually tarmacadam or large concrete slab. Within the College sites, street and paving lighting tends to be modern and better designed, and the street surfaces of a higher quality, including areas of granite setts and resin-bonded gravel. Boundaries are very varied, with examples of traditional vertical timber fencing and hedging, such as the clipped beech hedge in front of Fitzwilliam College in Storey's Way. Some of the College buildings do not have a front boundary, such as between the buildings of Churchill College and Storey's Way. The provision of various pieces of modern sculpture provides some positive addition to views across the site.

The buildings

The buildings in this Character Area provide a very varied townscape in that they include late 19th century detached houses as well as a selection of mid to late 20th century University buildings – both teaching blocks and accommodation. The large open expanse of green space around Churchill College, the result of a competition won by architect Richard Sheppard, provides the 1960s buildings with an attractive setting. Fitzwilliam, Murray Edwards (formerly New Hall), St Edmunds and Lucy Cavendish Colleges are all on more enclosed sites which tend to be quite inward looking.

The following ten buildings are listed:

*Grade II**

- *Murray Edwards (formerly New Hall), Huntingdon Road, (1962-66)*

Designed by Chamberlain Powell and Bon, with further additions of 1995 (Austin-Smith Lord) and 2003 (RH Partnership planning permission granted August 2004 and building completed spring 2006).

Grade II

- *Marshall House, No. 6 Madingley Road*

This house was built in c1885 by J J Stevenson for Alfred Marshall using red brick with a plain clay tiled roof. It is now student accommodation.

- *No. 31 Madingley Road*

This house was built in 1932 and designed by Marshall Sisson in the early Modern Movement style.

- *No. 35 Madingley Road*

A mid 18th century two storey house which has been substantially extended in the mid 19th century. The brick elevations are painted and some original multi-paned sash windows remain.

- *The Observatory, off Madingley Road*

Designed by Ambrose Poynter and started in 1822, this large stone-faced building has neo-classical details arranged around an impressive portico with four Doric columns with a large copper-covered dome over the centre of the house. The adjoining Northumberland Dome was constructed in c1838 to house a telescope but has since been heavily rebuilt.

- *The Grove, off Huntingdon Road*

The Grove is dated 1814 on the rainwater heads, but extended and altered in the late 19th century. It is built from yellow (described as grey in the list description) gault brick with stone dressings and shallow pitched slated roofs.

- *Chapel, St Edmund's College*

A neo-gothic Roman Catholic chapel of 1915-1916 designed by Fr Benedict Williamson built from red brick with stone dressings. Of Tudor Revival style, it is pared to its essentials and is an interesting example of a building designed by a Catholic priest who was also a qualified architect.

- *End House, Lady Margaret Road*

This was built in 1911 and was designed by M H Baillie-Scott for the master of Gonville and Caius College. It has red brick elevations with plain tiles roofs and wooden framed casement windows with leaded lights. It is currently being restored as one house, after previously being subdivided.

- *Churchill College*

This campus was developed from the early 1960s onwards as a result of an architectural competition, the architects being Sheppard Robson and Partners, who used brown brick, concrete and copper fascias to clad the buildings. The chapel is separately listed. The residential part of the site is arranged in a series of courts which sit easily with the more monolithic buildings immediately adjacent which are used for teaching.

The following five buildings are Buildings of Local Interest:

- *No 3 Huntingdon Road*

A former rectory, this two storey house dates to c1890 with white painted pebble-dashing, a half-timber gable in its steeply pitched tiled roof, and large red brick chimney stacks. The casement windows retain their leaded lights. The rear elevation, facing car parking off Buckingham Road, retains more windows and two tall canted bay windows, again with leaded lights.

- *Blackfriars Buckingham Road*

This three storey building was constructed in 1961-2 to link two 19th century villas and is the home to the Dominican or Blackfriars Priory. Designed by David Roberts and Partners, the modern concrete framed building is faced in yellowish Burwell gault bricks, which are also expressed internally. There are smaller rooms on the ground floor with the principal room being a chapel, which is also used as a lecture room, on the first floor. It has a library on the floor above. The Blackfriars Priory is an integral part of the religious culture of the City.

- *No. 18 Mount Pleasant*

A house of c1800 with Gothic details, sash or casement windows, and a shallow pitched slate roof.

- *Benet House, part of St Edmund's College*

Large Arts and Crafts house of c1890 with pebble-dashed elevations and machine-made tiled roof.

- *Eterholm, No 12 Madingley Road*

This house was built in 1900 in a neo-Tudor style by Cheshire-based builders who copied the timber-framed details of the area. It is now used as a hostel by St John's College.

The following buildings are not listed but are considered to be of special interest:

- Fitzwilliam College, Dennis Lasdun and Partners 1960 onwards – brown brick with concrete string courses marking each of the three floors, with the 1980s New Court and the Chapel both by MacCormac Jamieson Prichard, the 1990s Wilson Court by Van Heyningen and Haward, Gatehouse Court and the Auditorium by Allies and Morrison, and the Library and IT Centre by Edward Cullinan Architects.
- The Kaetsu Building, Huntingdon Road, part of Murray Edwards (formerly New Hall), and designed by the modern successors of the original architectural firm.
- Wychfield, Storey's Way for Trinity Hall, recent student accommodation by RH Partnership
- The large accommodation blocks of St Edmund's College, designed by Bland Brown and Cole
- Parts of St Edmund's College, for example the Tower building
- The Music Centre (a simple black-glazed 'box' designed by DSDHA) and the Moller Centre, 1992 (designed by a Danish architect, Henning Larsen), both in Churchill College
- Rolleston, Huntingdon Road should be a BLI

Positive, negative and neutral

- Some of the College sites do not appear to be publicly accessible
- Mount Pleasant House is a negative building due to its design and quality of materials
- The poor condition of the former coach house and outbuildings next to The Grove (listed grade II), Murray Edwards College (formerly New Hall)
- The preservation of original details on the unlisted but positive family houses
- The preservation of the existing open green spaces, particularly in Churchill College
- The care and improvement of the many trees in the Conservation Area
- Excessive highways and street signage

6.2 Grange Road

Key characteristics

- Long, straight north-south road which forms the axis of the Conservation Area
- Built as a residential street from the 19th century onwards, with other residential roads (Clarkson Road, Adams Road, Herschel Road, Cranmer Road and Selwyn Gardens), leading off to the west

- Some interruption of what is essentially a domestic scale on the western side provided by four larger complexes of modern University buildings – Wolfson Court (part of Girton College), the Centre for Mathematical Sciences and Cripps Court (part of Selwyn College)
- Robinson College, a late 20th century building, addresses the corner of Grange Road and Herschel Road
- Clare Hall, Herschel Road founded in 1966 by Clare College
- To the south east, late 19th century Colleges face Grange Road but are included in Character Area 5
- Close by, the University Library is the most visible building (Character Area 3)
- Mostly residential uses (both family houses and student accommodation in converted houses) with some teaching facilities
- Several large sports fields, including a network of historic College playing fields, provide long views including towards the city skyline (St John's College Playing Fields particularly)
- Family houses provide good examples of large late 19th century buildings often copying the Arts and Crafts style, with original joinery, red brick, tile hanging, varied roof forms and substantial brick chimneys
- Large gardens on generous plots with mature trees and planting
- High ratio of green open space to built area

Historical development

Grange Road and the adjoining residential streets appear to have been laid out from the mid to late 19th century onwards, particularly after 1870. No. 31 might be the only survivor of an earlier phase of building, as it appears to date to c1800-1820. The map of 1902 shows Grange Road terminating at its junction with Adams Road (see appendices), with no road due north. Most of the large houses were built to house Cambridge dons and their families, and covenants were imposed to ensure that they were of a certain status and to prevent inappropriate uses. 'Pinehurst' was probably the largest and most prestigious house but was demolished in the 1930s and two blocks of flats built (Grange Court and Manor Court), retaining its large garden and the many mature trees within it. A reminder of Grange Road Gardens, 19th century detached leisure gardens, is Tynedale Garden House, at the time built on one of these gardens. Since the 1960s, various University buildings have been added, the largest being Robinson College (1981) and the more recent Centre for Mathematical Sciences. King's College School has also added a variety of buildings to its site.

Layout and plots

The layout of the streets is relatively regimented with the roads at right angles to each other. Open spaces used as sports fields have been created and are maintained in their original use. The largest is St John's College playing field on the east side of the northern part of Grange Road, but on the west side there are three further open spaces – the Trinity Old Field and the smaller University Rugby Ground and adjoining Hockey Ground, facing Cranmer Road. Further out to the west along the east-west pedestrian cycle route (and vehicular route along Adams Road) is Emmanuel College playing fields on Wilberforce Road and beyond, the Cambridge Lawn Tennis Club, both adjacent to the Green Belt.

This part of the Conservation Area is notable for the survival of many of the late 19th century residential buildings in their original plots, which tend to be quite narrow but deep, providing

large back gardens. The buildings are set to a common building line, usually about five to seven metres back from the pavement. Leckhampton House, part of Corpus Christi College, has the largest garden in the Conservation Area and is also heavily wooded. The large garden of Pinehurst, now flats, has been retained along with many of the mature trees which once surrounded the house.

The buildings do not exist in isolation. They relate closely to each other, to the intervening spaces and to the wealth of greenery. Each is enhanced by a complementary neighbour and groups of houses lend unity to large areas, extending the concept of the 'group value' of buildings. The buildings and spaces throughout the whole area create a continuing and varied sequence of solid and void. Often the division is blurred by trees and shrubs and many of the houses half retire behind thick foliage. Gardens and grounds are effusions of green which flow around the buildings fusing the area together and creating a rich habitat for a wide variety of wildlife. (Newnham and West Cambridge District Plan 1984)

Townscape and streetscape features

The Grange Road Character Area retains a domestic scale despite the impact of large University buildings such as Robinson College. The well detailed mainly red brick Arts and Crafts houses provide the most dominant architectural style, and sit back from the road with either small front gardens or driveways. Queen Anne Revival buildings, with more classical details and symmetrical elevations, are also present. Most of the front boundaries are either of brick or are made up by trees and hedging, for example the boundary to the University of Cambridge Centre for Mathematical Sciences, (sometimes neatly clipped) which add to the other stands of mature trees to create a very sylvan character. Traditional timber fencing of various types can also be seen, mainly around the playing fields. Public pavements are covered in tarmac although there are several examples of crossovers defined by granite setts with stone channels (e.g. Cranmer Road) or of narrow stone kerbs with a channel of a simple course of stone setts (e.g. north end of Grange Road). Street lighting is modern and functional. The junction of the Bin Brook with Grange Road is notable for its small area of 'wild' woodland with spring flowers and other planting, Cobbett's Corner.

Of note are the long views from the western end of Cranmer Road over the adjoining Corpus Christi College Sports Ground, and other views across the various open green spaces, some towards the city skyline, for example from Wilberforce Road out of the city and from Adams Road towards the City Centre.

The buildings

The buildings in this Character Area are mainly well detailed and preserved late 19th century family houses or more modern University or College buildings of a completely different scale and usage. Overall, it is considered that the two sit well together despite being so different in terms of scale, materials, details and use. Whilst there are few Listed Buildings in this Character Area, many of the houses are BLIs and nearly all of them are considered to be 'positive'. A high concentration of BLIs can be found in Selwyn Gardens, all built in the 1880s or 1890s.

The following eight buildings are listed grade II:

- *No 4 Grange Road*

This late 19th century house was designed by M H Baillie Scott in the Arts and Crafts style including rough cast and brick elevations with timber-framed work to the gables and a plain tiled roof.

- *No. 48 Grange Road*

No. 48 dates to c1880 and was probably designed by Basil Champneys in the Queen Anne Revival style. It is faced in red brick with sash windows, coved eaves cornice, and a machine-made tiled roof. It was converted to student accommodation in the late 1940s and a sizeable 'wrap-around' wing in contrasting style has been added more recently.

- *No. 49 Grange Road (Elmside)*

This house dates to c1885 and may have been designed by E S Prior in the Arts and Crafts style with red brick elevations and a variety of steeply pitched tiled roofs. Most of the mullioned and transomed windows remain. It was converted by Clare Hall into student study bedrooms in the late 20th century.

- *Nos. 60 and 62 Grange Road*

These two houses date to 1907 and were designed by Basil Champneys using red brick with light red brick dressings, again in the Queen Anne Revival style.

- *No 3 Clarkson Road*

This house was built in 1958-9 and was designed by Trevor Dannatt who studied under Peter Moro. It is built from Holco concrete blocks and the upper floor is clad in vertical cedar boarding.

- *No. 9 Wilberforce Road*

No. 9 was built in 1937 and designed by Dorothy Cosens, using whitewashed brick with a flat felted roof in the Modern Movement style. It is two storeys high and retains many of the original steel Crittall windows.

- *George Thompson Building, Leckhampton House*

An unusual precast concrete framed building which was built in 1964 to the designs of Arup Associates.

The following buildings are Buildings of Local Interest (BLIs):

- *Nos. 15 and 17 Clarkson Road*

These two houses are very similar and were built in 1935. They were designed by Stanley Hall, Easton and Robertson of London. They are two storeys high and are faced in painted brick with a hipped roof and two chimney stacks.

- *Nos. 5 and 7 Grange Road*

These were built in c1893 and designed by Edmund Kett of Cambridge in the Arts and Crafts style using red brick, with symmetrical gables facing the street with all of their original joinery and panels of pargeting.

- *No. 11 Grange Road*

This extraordinary house was designed by A Winter Rose, from London using grey bricks, sash windows, and an impressive doorcase with an arched pediment with cartouche inscribed with the date 1912. An assortment of casement dormers breaks through the roof, as does a

brick faced dormer which conceals the domed skylight which provides light to the stairwell. A possible candidate for listing though it has been divided into two units.

- *No. 12 Grange Road (Lady Margaret Convent)*

A two storey brick and pebble dashed building with one tile-hung gable and a steeply pitched tiled roof facing the street and impressive red brick chimneys at the northern end. The BLI description includes the extensions, chapel and a coach house.

- *No. 19 Grange Road*

This house was built in c1892 by Frank Waters of Cambridge. It is two storeys high and faced in brick with first floor oriel windows, a multi-gabled tiled roof with deeply overhanging eaves and three chimney stacks.

- *No. 50 Grange Road*

This substantial house forms part of King's College School and was built in c1908 in brick with two storeys plus an attic. It has varied gables and turrets with a modern Gothic porch facing the main road.

- *The Real Tennis Court, Grange Road*

The courts were built c1890 and were designed by Marshall and Vickers of London. The six gabled front elevation is faced with Cambridge white bricks with red bricks patterning. Large first floor windows, with timber multi-paned lights, light the courts behind.

- *Nos. 5a and 5b Herschel Road*

Originally one building, this house was built in 1892 by Ernest Newton and is an early example of the Newton's simple Kentish vernacular style.

- *Nos. 1, 2 and 3 Selwyn Gardens*

These were built in 1893 by George Harry Shackle of London, with Dutch gables and red brick elevations.

- *Nos. 5 and 6 Selwyn Gardens*

These are similar buildings dating to c1888 and have been attributed to the architect J J Stephenson as the window details are very similar to Balliol Croft.

- *No. 8 Selwyn Gardens*

This house was built in c1889 by W M Fawcett using red brick with a hipped tiled roof.

- *No. 2 Sylvester Road*

Dating to between 1938 and 1939, this Modern Movement house was designed by H C Hughes and is two storeys high with a flat roof.

- *No. 19 Wilberforce Road*

No. 19 was built in c1934 to the designs of H C Hughes but has been much altered. It is two storeys high with white painted render and steel casement windows arranged in groups of two or five lights. A loggia sits at roof level protecting a roof terrace with views westwards across the Emmanuel College Sports Ground.

- *Emmanuel College Sports Pavilion*

Painted brick single storey building of c1910 with colonnaded terrace facing the adjoining sports field. Hipped clay tiled roof with central copper-covered belfry. Two storey caretaker's

house attached to north, probably original, with gabled clay tiled roof, mullioned and transomed or casement windows, and tall brick chimney stacks. Modern felt roofed single storey extension to north-east of no interest.

- *Youngman House, 1 Wilberforce Road*

Single storey 1950s brick house set back from road and concealed by thick hedging.

Of the 'positive' unlisted buildings in the Character Area, the following buildings are considered to be of local interest:

- The Centre for Mathematical Sciences, Wilberforce Road, 2001, designed by Edward Cullinan Architects
- Robinson College, 1981, designed by Gillespie Kidd and Coia
- Clare Hall, 1969, designed by Ralph Erskine's Architekt Kontor
- Cripps Court, Grange Road (Selwyn College), designed by Cartwright, Woolatt and Partners
- Leckhampton House and Tyndale House could merit being BLIs and No. 11 Grange Road could merit statutory listing

Positive, negative and neutral

- The unrelieved high timber fence along the Grange Road site of the King's College School
- Some damaged paving around the junction of Grange Road with Burrell's Walk
- The preservation of original details on the unlisted but positive family houses
- The preservation of the existing open green spaces
- The preservation of views into and out of the Conservation Area, for example from the western end of Cranmer Road, as well as within
- The care and improvement of the many trees in the Conservation Area
- The road is adversely dominated by the traffic calming measures

6.3 Burrell's Walk to West Road

Key characteristics

- Key site between Grange Road and Queen's Road, with a mix of (mainly) large University and College buildings and open space
- Burrell's Walk is a very busy but pleasant pathway which connects into the city through an area of trees, with views into the neighbouring gardens
- The area is dominated by the University Library, dating to 1931-4 and designed by Sir Giles Gilbert Scott
- Clare College Memorial Court is a low building arranged around a court, started in 1924 also by Giles Gilbert Scott
- The adjoining hostel (King's College Garden Hostel) was built to the east with gardens around it after WW2
- King's College School faces Grange Road on one side and, on the other, a playing field which provides a pleasant open space between West Road and the University Library
- Views into King's College school with its mixture of older and more modern buildings

Historical development

This Character Area lies close to the City Centre and is shown on the 1902 map as being 'Clare College Garden' close to Queen's Road with King's and Clare Colleges Cricket Ground to the west towards the Real Tennis Courts. The first development was the provision of Clare College Memorial Court from 1924 onwards which was dedicated as a memorial to the Clare men who gave their lives in the First World War. The University Library followed in the 1930s, with Burrell's Walk providing a convenient connection to the City Centre for pedestrians and cyclists. King's College School incorporates some late 19th century buildings but is otherwise modern. King's College Garden Hostel was built in 1948-50, leaving some areas of open space and trees, some of which has now become car parking or gardens – the building was carefully planned so that the rooms looked out over the gardens towards West Road.

Layout and plots

The only important feature of the layout of this Character Area is the axial arrangement of Clare College Memorial Court and its relationship with the University Library. Burrell's Walk cuts across the area at an angle and possibly represents a pre-19th century route of a much older footpath.

Townscape and streetscape features

The principal townscape features of this Character Area are the vast monolithic block of the University Library and its 17 storey central tower, which is the most notable focal building in the whole Conservation Area. This contrasts with the much lower and more domestic scale of the Memorial Court and the King's College Garden Hostel, which are only two or three storeys high. At the time of writing, part of the library was scaffolded and the area to the south of the library was being used by the builders to store building materials. It is assumed that eventually the car parking spaces will be improved and the setting of the library enhanced. 1930s concrete street lights are of special note, as are the more recent bollards, which were designed by Harry Gray and were constructed in bronze to replicate stacks of books. Burrell's Walk is paved with resin-bonded gravel and the landscaping around it is well maintained, including the various metal railings and listed 18th century wrought iron gates which frame the entrance walkway to the library. Carefully designed street lights add to the ambiance of the area, and attractive views into the neighbouring College gardens are of special note. A new accommodation block, designed by van Heyningen and Haward (VHH), looks over Burrell's Walk, clad in vertical cedar boarding.

The buildings

The following buildings are listed:

- *University Library*

Listed grade II, this was built in 1931-4 to the designs of Sir Giles Gilbert Scott. The H-shaped building is constructed in brown brick with stone dressings and a plinth. The tall tower is an important local landmark and has visual associations with Scott's other masterpiece, the Battersea Power Station. The library has been extensively extended by Gollins, Melvin and Ward in 1966 (though their work is not longer visible) and the Harry Faulkner-Brown Howe Partnership in 1999, the latter using details which reflect Scott's original work.

- *Clare College Memorial Court*

This grade II* Listed Building was designed by Sir Giles Gilbert Scott and built from 1924 onwards in a traditional neo-Georgian style using grey brick with regimented bays defined by sash windows. The steeply pitched roof is covered in clay pantiles. Arup Associates added the Forbes-Mellon Library in the centre of the Court in 1985.

There are no Buildings of Local Interest in this Character Area. Of the 'positive' unlisted buildings in the Character Area, the following buildings are considered to be of local interest:

- Burrell's Field, Trinity College student accommodation designed by MacCormac, Jamieson, Prichard

The other buildings of special note are the King's College Garden Hostel of the late 1940s, which has since been extended by Nick Ray, and a 1930s cottage, possibly the original caretaker's house. King's College School Assembly Hall was built in 1962-3 to the design of RMJM Architects. In various locations, modern sculpture, some of it listed, adds to the vitality of the street scene.

Positive, negative and neutral

- The completion of the current building programme (which seems to be affecting the library and the school) and the general 'tidying-up' of the site to the south of the library
- The replacement of timber palisade fencing and parts of the pavement in the access road to West Road
- The preservation of the existing open green spaces, particularly where they affect the setting of the Listed Buildings and views across the Character Area
- Poor quality buildings associated with the various sports fields
- Traffic calming along Grange Road and some over-dominant highways signage
- The care and improvement of the many trees in the Conservation Area

6.4 West Road to Sidgwick Avenue

Key characteristics

- 20th century University campus (the Sidgwick Site) located on concise site between Grange Road and the gardens facing Queen's Road, with West Road to the north and Sidgwick Avenue to the south
- Varied assortment of modern University buildings, mainly designed by well known architects and mainly built since the 1960s
- A few late 19th century villas, now in educational uses
- A high proportion of Listed Buildings, of which Harvey Court is listed grade II*, and BLIs

Historical development

This part of West Cambridge was developed for University buildings from the late 19th century onwards when the adjoining Newnham College (1871), Ridley Hall (1881) and Selwyn College (1882) were built. The 1888 map shows that at this time, Gonville Nurseries took up most of the corner plot between Grange Road and West Road, with six detached villas between the nurseries and Queen's Road, all with large gardens stretching southwards. Today, just three remain, albeit heavily extended. Sidgwick Avenue was laid out in the 19th century, Malting Lane and Newnham Walk being the line of the earlier route. The current

phase of expansion started in the 1960s following the development of a Master Plan by Casson Conder and Partners for the site in 1952, a further Master Plan being provided in more recent years by Allies and Morrison. The first phase of the post war development was Casson and Condor's Raised Faculty buildings which were set around conventional courtyards. This Master Plan was abandoned by later buildings which also frequently ignored context and neighbouring buildings. The result is a curious collection of set piece architectural statements which give a distinctive character to this part of the conservation area. New buildings are still being erected and are attempting to stitch the whole of the Sidgwick Site together.

Layout and plots

Whilst the containment of the site by two busy roads, to the north and the south, is clearly set out by these established routes, the internal layout of the Sidgwick Site appears somewhat haphazard despite the agreement of a plan in the early 1950s. The oldest building, Casson Conder's Raised Faculty Building, and its immediate neighbours, were part of this original plan and provide the most coherent spaces. It is interesting to note that James Stirling also produced a further very radical plan for the expansion of Selwyn College in the 1960s which was not taken up – this would have provided a long snake of new accommodation blocks to the north and east of the original Selwyn College buildings, with the new Arts Faculty buildings beyond (Stirling went on to provide the new History Faculty building, now listed). Despite the 1952 plan, and the production of a revised but very simple plan in 1962, further buildings have been added over the last five decades. This has resulted in the original sense of coherence being somewhat lost in the very disparate buildings and the varied paths and roads which connect through and across the site. Car parking is intrusive in places, though most of the site can only be accessed by foot or bicycle.

Townscape and streetscape features

This Character Area is notable for its many and varied modern buildings which dominate the site. Many of these are of some size (four to six storeys high), creating wind tunnels and rather unattractive walkways. The best quality spaces are in and around the court created by Casson, Conder and Partners Raised Faculty Building, built between 1956 and 1968, which provides a three sided complex on piloti, allowing views across the internal courtyard and through to the spaces beyond. To the west, a separate and more solid building (the Austin Robinson Building) butts up to the Selwyn College boundary, completing the enclosure. Several pieces of modern sculpture add to the setting of these buildings. The same architects also designed the adjoining but detached Lady Mitchell Hall, which faces Sidgwick Avenue, and the also detached lecture theatres. Together these create a pleasant series of spaces which drop down to Sidgwick Avenue, where an avenue of London plane trees provide some greenery. Foster Associates' glass-covered Law Faculty is a particularly large building of undoubted elegance which is nevertheless over-assertive. Close by, the buildings for the English Faculty and Criminology by Allies and Morrison has been surrounded by hard landscaping and, in the case of Criminology, silver birch trees which fit in well.

As a result of the size of these buildings, and their relationships to each other, some of the intervening spaces feel windblown and stark, in complete contrast with the adjoining garden to Selwyn College which can be accessed by a small gate next to Edward Cullinan Architects Faculty of Divinity. By contrast, in the southeast area later Casson, Condor and Partners' buildings for Classics and Archaeology and for Asian and Middle Eastern Studies, provide a more intimate scale both of spatial enclosure and hard and soft landscaping.

Paving materials vary but include a variety of concrete paviors, concrete slabs, and some use of granite setts or pebbles for channels. The modern development has at least retained old trees where possible, such as the trees in the centre of Casson and Conder's court, and new trees are being planted and areas of bicycle racks provided. Changes in levels necessitate the use of railings to protect areas of steps and raised walkways. Some of the spaces feel unfinished – an impression which is reinforced by the continued presence of builders. On many sides of the site, the established planting in adjoining gardens provides some softening of the views within and out of the area. Several pieces of modern sculpture have been advantageously added over the years, following guidance offered by Cambridge City Council.

The buildings

There are three Listed Buildings in Character Area 4 as follows:

- *Harvey Court listed grade II**

This was built as student accommodation between 1960 and 1962. The architects were Sir Leslie Martin and Colin St. John Wilson. The three storey building, stepped to the courtyard, is faced in buff brick with copper, zinc and timber framing to the fenestration.

- *The Raised Faculty Building, the Austin Robinson Building, the Little Hall and the adjacent lecture hall block, and the Lady Mitchell Hall, all grade II*

This complex of buildings was the first part of the scheme which was planned from 1952 onwards. The architects were Casson Conder and Partners, and the buildings were built from 1956 onwards using concrete frames (in situ bush hammered when exposed) and clad variously in dark brown brick or Portland stone.

- *History Faculty, off West Road listed grade II*

This was built in 1964-8 and the architect was James Stirling. It was renovated by Bickerdike Allen in 1985-6 (and again more recently) when some of the external cladding was renewed. The principal architectural feature is the cascade of glass set in aluminium framing over the library below which sits within two more solid wings of red engineering brick and concrete.

Of the 'positive' unlisted buildings in the Character Area, the following buildings are considered to be of special interest:

- The School of Music, West Road, 1977, designed by Sir Leslie Martin
- The School of Divinity, 2000, designed by Edward Cullinan Architects
- Faculty of Law, 1995, designed by Foster Associates
- Stephen Hawking Building, no. 5 West Road
- Criminology Faculty, designed by Allies and Morrison
- Faculty of Classics and Archaeology designed by Casson, Conder and Partners, forming a group with their Faculty of Asian and Middle Eastern Studies

Positive, negative and neutral

- The height of some of the modern buildings should not be taken as setting a precedent for future development within the conservation area
- Car parking is intrusive in places
- Some poor quality paving and other features of the public realm – no overall theme
- Evidence of builders and various untidy sites

- Lack of cohesion in places
- Insufficient bicycle racks

6.5 Newnham College, Selwyn College and Ridley Hall

Key characteristics

- Focused Character Area centred on the three historic Colleges – Newnham and Selwyn Colleges - founded in 1871 and 1882 respectively and Ridley Hall (1881)
- High quality college buildings, built in red brick in the Queen Anne Revival or Gothic style, parts of which are listed grade II or grade II*
- These buildings are enhanced by their garden settings although a large block has recently been added to Newnham, facing Grange Road
- The hidden gardens of Selwyn, accessible to the public, are of special merit with their trees and plants
- More domestic scale with late 19th or early 20th century houses along Wordsworth Grove
- Peaceful backwater in Newnham Walk, the original continuation of Malting Lane westwards before Sidgwick Avenue was developed

Historical development

Newnham was the second College for women after Girton. It was founded in 1871 and building started in 1875 and continued until 1910. Ridley Hall (Ridley Hall Road) was founded in 1881 as a theological College. On the northern side of Sidgwick Avenue, Selwyn College is shown in its court form but with a large central hall which has since been removed and the adjoining kitchens rebuilt on a much larger footprint. Further buildings have also been added to Newnham, Ridley and to Selwyn, the latest being the Selwyn accommodation blocks which face Grange Road. Wordsworth Grove contains a mixture of 20th century houses, with some building plots laid out but as yet not developed.

Layout and plots

The layout of this Character Area is defined by the route of the existing roads (Sidgwick Avenue and Grange Road). Newnham Walk, which provides access to the Pfeiffer Gate, therefore runs parallel to Sidgwick Avenue, but further south. Newnham Walk was the original axis of Newnham College, hence the highly decorative Pfeiffer Gate at the end of it.

Townscape and streetscape features

This Character Area is notable for its high quality Listed Buildings (the three Colleges), for the use of red brick with well detailed facades, for the pitched and mainly tiled roofs, and for the attractive spaces in between with many mature trees. Views from the surrounding roads into the site are therefore very pleasant, and although public access is not possible, the buildings are particularly well positioned to be admired from Grange Road. These include new buildings, for example Selwyn College's series of courts by Porphyrios Associates. Newnham College has a large garden which is also hidden from sight, stretching down towards Barton Road, although some of this garden has been lost to successive waves of new building, the latest quite recent. However the remaining garden is delightful and creates a suitable setting for the College.

The buildings

The principal buildings in this Character Area are the three late 19th century Colleges with a number of early 20th century houses along Wordsworth Grove.

The Listed Buildings are:

- *Selwyn College listed grade II*

This was mainly built between 1882 and 1889 and the architect was Sir Arthur Bloomfield using red brick in the Tudor style. The listing covers the Master's Lodge and the Chapel, also by Bloomfield. The hall, which was built in 1909, is by Grayson and Ould in the 17th century style with a large Jacobethan entrance. Currently buildings designed by Porphyrios Associates are being added.

- *Newnham College listed grade II* and grade II*

The architect was Basil Champneys and although he added the Pfeiffer Gateway in a Dutch Baroque style, his original buildings looked stylistically towards the Queen Anne Revival which was then being championed by Norman Shaw. Old Hall (formerly South Hall, 1875) is the original building. North Hall, now Sidgwick Hall, grade II (dated 1880) was the next to be built. Further ranges were added to create an almost continuously linked complex of buildings, including Pfeiffer Building (1893) the Old Library (grade II* 1897) and Clough Hall (1880), Kennedy Building (1906) and Peile Hall (1910). More recently, the Strachey Building (1968) and the Rosalind Franklin Building by Allies and Morrison (1995) have also been added. A rare books library was added on the Sidgwick Avenue side of the building in 1982 (Van Heyningen and Haward Architects); the Library was refurbished and extended by John Miller & Partners, and a new kitchen and refectory has also been provided since to the designs of RH Partnership.

- *Ridley Hall listed grade II*

The front range of Ridley Hall was built between 1879 and 1881 and designed by C S Luck in the Tudor style. A chapel was added in 1891-2 by W Wallace, also in red brick, and a north block was also added in 1891 again by W Wallace. He also designed the West Block which was added in 1912.

Buildings of Local Interest:

- The Principal's Lodge, Newnham Walk, 1958, designed by Louis Osman

Of the 'positive' unlisted buildings in the Character Area, the following buildings are considered to be of special interest:

- Springfield and Middleton Cottages, Sidgwick Avenue

Positive, negative and neutral

- There are few if any negative features in this attractive and cohesive part of the Conservation Area. The only matter for any concern is the condition of the Principal's Lodge, which appears to be in need of some repair, despite being refurbished in the 1990s
- The tree roots in Sidgwick Avenue are causing damage to the pavements

6.6 Barton Road and Newnham Road south

Key characteristics

- Barton Road is a busy main road with mainly residential buildings on either side
- These date principally to the late 19th or early 20th centuries and provide a variety of forms and details
- Grass verges and mature trees add to its spacious character
- Most of Wolfson College is excluded from the Conservation Area apart from a small part of the site facing Barton Road, which includes a Listed Building (No.78 Barton Road) and an important collection of mature trees
- Millington Road is a short suburban cul-de-sac with early 20th century houses set in spacious plots, some of which are BLIs and one of which is a Listed Building
- Newnham Road is notable for the long views over the green open spaces and trees of Lammas Land towards the River Cam
- The Gonville and Caius College playing field is a large area of open space which is hidden behind a high hedge
- Nos. 1-12 (consec.) Summerfield are late 19th century cottages which look over the playing field and are BLIs

Historical development

Barton Road is an historic route out of Cambridge but most of the buildings which face it are late 19th or 20th century (apart from Nos. 27 and 78 Barton Road, both of which appear to be c1840). To the south, Newnham Croft (a separate Conservation Area) is notable for its late 19th century terraced houses. A dairy is noted on the historic map of 1902 at the southern end of Croft Road.

Layout and plots

The layout of this part of Cambridge is defined by the line of Newnham Road which leads up to Queen's Road or along The Fen Causeway around the southern edge of Cambridge. Barton Road continues the route to the west. The other minor streets are additions of the late 19th or even the early 20th century.

Townscape and streetscape features

This part of West Cambridge has a pleasantly residential and urban character with buildings along Barton Road of varied quality and age. Some of these are of a substantial size, with red brick or timber framed gables which add to the variety of the views along the road. The buildings are set well back from the road with front gardens and strong front boundaries, such as timber fencing or high hedges, which enclose the space. The front gardens are sometimes used for car parking, but the carefully tended topiary at Croft Lodge is a much better use of the space. The wide pavements, including a cycle way, and the grass verges, all give the road a spacious character. Granite setts mark some of the road junctions, but the street lighting is modern and functional. Simple traditional park benches, painted green, are an appropriate addition in some locations.

Turning off the main road, Millington Road, a private road owned by King's College, is much quieter and provides an interesting mix of late 19th century houses with some later infill, also set back from the road with front gardens, planting and trees. The survival of the historic gas

street lights (all of which are listed) is an interesting feature, and there are also lengths of the original stone kerbing with a deep (300 mm) wide stone channel.

Around the corner in Newnham Road, the character changes completely in that the road is defined by the playing field and tennis courts to the north east (though largely hidden by a clipped beech hedge), and by the highly visible and very attractive open green spaces of the Lammas Land, a large public park which leads down to the river.

The buildings

This area is mainly in residential use so the buildings provide varied examples of houses and cottages, mainly 19th or early 20th century. Many of the larger family houses therefore appear to date to c1900 with Edwardian details such as pebble-dashing, red brick, steeply pitched tiled roofs and sashed or mullioned and transomed windows. However, No. 27 Barton Road is set well back from the road and probably dates to c1840. Other interesting buildings include Croft Gardens, an adjoining 1930s development of six paired houses. There is also an interesting group of buildings in Clare Road, most notably Nos. 1 and 2 which are a pair of mid 19th century houses with Georgian details including attractive fanlights. These have later ground floor bays (which may explain why they are not listed) but inclusion on the list of BLIs may be advisable. Next door, No. 2a is a new house with black stained cladding which has good views at the back over the adjoining playing field. Further along the road are a good group of modestly sized houses (Nos. 4 – 7 consec.) of Cambridge white brick with red brick dressings and interesting and well preserved details including the decorative porches.

There are only two Listed Buildings, and a number of listed gas lamps, in this Character Area but 14 Buildings of Local Interest, mostly located in Millington Road.

Listed Buildings:

- *No. 78 Barton Road listed grade II*

A c1840 symmetrical two storey villa of three bays built from gault brick with a shallow pitched slate roof. The front entrance has been altered, probably in the 1930s.

- *No. 26 Millington Road grade II*

A two storey flat roofed Modern Movement house designed by Marshall Sisson with white painted elevations and a staircase tower on the east elevation, modern casement windows and canopied front entrance.

- *10 Gas Lamps Millington Road grade II*
- *1 Gas Lamp Clare Road grade II*

All erected by the Cambridge University and Town Gas Light Company c1889.

Buildings of Local Interest:

- *Nos. 37, 39 and 41 Barton Road*

These two storey symmetrically arranged houses were built in c1923 to the designs of P Morley Horder and B A Pouter of London in a neo-Georgian style. They are constructed using brick with a hipped tiled roof and a simple brick cornice. Sash windows and original casement dormers add interest.

- *Nos. 28 and 30 Barton Road*

These buildings were completed in 1914 and were designed by Robert Bennett of Letchworth, which probably explains their reference to early 20th century 'Garden City' design. The buildings are covered in roughcast with strips of leaded light casement windows below a steeply pitched tiled roof which breaks forward into two gables.

- *Millington Lodge, No. 3 Millington Road*

A two storey building of red brick, with tile hung lintels on the ground floor windows. It has two outer projecting gables and a central entrance door with flanking oval lights. The entrance door is tongue and grooved timber with iron hinges in a curved arch frame and red brick flat arch. The oriel window over the top is flanked by carved timber panels and there are stone steps and brick walling up to the entrance. The projecting gables have polygonal bays, the one on the left having five sides, the right only three. The left hand bay terminates in a hipped gable over attic casement window, whilst right hand has no attic window and has simple gable end. There are casement windows in wooden frames and surrounds with mullions and transoms and leaded lights.

- *No. 7 and 9 Millington Road*

Built in 1923, designed by H C Hughes, this pair of brown brick houses have casement windows and are two storeys with attics. The brown clay tile roof is hipped, with a brick dentil eaves cornice. The symmetrically arranged wings step forward from the main façade. The two or three light dormers appear original.

- *No. 11 Millington Road*

Also by H C Hughes, this building was constructed in 1922 and is two storeys with attics, built of brick in five bays. It has brick quoins and cornice and tiled hipped roof with dormers, with metal-framed casement windows and two chimney stacks which dominate the skyline.

- *No. 19 Millington Road*

Built circa 1927, by Justin Vulliamy, this neo-Georgian, two storey building is of rendered brick on an L-shaped in plan, three bays wide. The hipped roof is clay pantiles with two plain chimney stacks and a cornice. Front door has eight panels and the opening is defined by a wide bracketed doorhood, rusticated quoins, and three light slit windows on either side.

- *No. 27 Millington Road*

Heavily altered early 20th century brown brick house similar to Nos. 7, 9 and 11. 'Modern tiled roofs and prominent more recent dormers. Casement windows.

- *No. 33 Millington Road*

This substantial two storey house is built using yellow brick and is five bays wide, arranged symmetrically over a front door which is defined by an arched doorhood. The multi-paned sash windows have horns but appear to be original. The hipped tiled roof has a shallow pitch and is relieved by a three window wide dormer window with a pediment over the central window, all of which appears to be original. The date of construction appears to be between 1900-1910.

- *No. 35 Millington Road*

Early 20th century buff brick two storey house. Symmetrical façade below hipped slate roofs with prominent chimney stacks with pots. Central bay three windows wide steps forward with casement windows. Moulded architrave to central front door. Single storey wings again step forward marking either side of the frontage.

- *No. 6 Millington Road*

Designed by A H Moberly and built circa 1914, this property has two storeys with attics, brick with slate mansard roof and four dormers. There is a cornice of bullnose brick, with an interesting use of brickwork, a darker brick has been used in contrast in two panels flanking the porch door and in a band between the ground floor windows.

- *No. 32 Millington Road*

Unusual mansarded brick cottage three bays wide, possibly 1920s or 1930s. Pantiled roofs. Modern casement windows. Similar attached building to rear, probably a later addition.

- *No. 36 Millington Road*

Another designed by H C Hughes and built circa 1924. This L shaped brick building is of two storeys with a tiled hipped roof, two chimney stacks and a cornice.

- *Orchard Lawn, No. 23 Kings Road*

This house was designed by Dorothy Cosens (of No. 9 Wilberforce Road) in 1930. It provides a 20th century interpretation of a single storey and attics mansard-roofed Cambridgeshire cottage, with an early integral garage in the west gable.

- *Nos. 1-12 (consec.) Summerfield, off Newnham Road*

Nos. 1 and 2 are a symmetrical three storey pair of red brick houses of c1900 which have gables facing the pathway with canted bays to the ground and first floor. The mullioned and transomed windows have leaded lights with stone dressings. The roofs are steeply pitched and covered in machine-made red clay tiles, which match the red of the brickwork.

The two storey terrace of nos. 3-12 date to the late 19th century They are built from Cambridge white brick, Nos. 4, 5 and 6 being painted white. Nos. 7-9 have full height canted bays. All appear to have natural slate roofs, and most retain their original chimney stacks and clay chimney pots.

Positive, negative and neutral

- Busy and fast moving traffic and dense parking along Barton Road and Newnham Road
- Blocks of flat roofed 1960s flats on the south side of Barton Road, fortunately retaining some of the mature trees
- The preservation of original details on the unlisted but positive family houses
- The preservation of the existing open green spaces
- The preservation of views into and out of the Conservation Area e.g. from Newnham Road over the Lammas Land
- The care and improvement of the many trees in the Conservation Area

6.7 Old Newnham and Queen's Road

Key characteristics

- Historic route around the west side of the historic core of Cambridge above the flood plain of the River Cam

- Positive interface with the Cambridge Central Conservation Area, in particular at the (Newnham) Mill Pit with its important footpath/cycle route to the City Centre across the attractive river flood plain
- Includes the western part of the ancient hamlet of Newnham
- To the south in Newnham Road, the area has a more urban character with terraced houses lying next to the pavement, some of them listed, many converted to student accommodation
- To the centre and north, the road is defined by the open green spaces between Queen's Road and The Backs, including the Registered Historic Parks and Gardens of King's, Trinity and Clare Colleges, with attractive views towards the River Cam and the historic College buildings
- On the west side of Queen's Road, there are some large detached houses set in spacious plots with many trees, as well as two large private gardens associated with some of the Colleges (Gonville and Caius College Fellows' Garden and King's College Fellows' Garden)
- Malting Lane and Church Rate Walk are historic routes which are very narrow and which retain a selection of mainly early 19th century buildings and old brick garden walling. It includes the former maltings which is now College graduate accommodation
- 19th century buildings facing Newnham Road with a variety of commercial premises, forming a local centre
- Mixed ownership: domestic, College and commercial

Historical development

The historic core of the area, and of Cambridge west of the river, lies at the junction between the Malting Lane properties and nos. 26-38 Newnham Road with 17th century origins. Frostlake Way, the earlier designation of Malting Lane, appears on a 14th century map owned by Corpus Christi College. It formed a key route to the west. Similarly the route parallel with the river, Newnham Road, was historically termed Elde Newnham Weye. Queen's Road and Newnham Road were early routes which avoided the City Centre. They created the interface between The Backs and the area of fields and water meadows which remained largely undeveloped until the 19th century. The buildings therefore date to this period with a few early 19th century houses although the majority of the buildings are later. The Malting House is however a little earlier, being noted on the list description as late 18th century. King's College Fellows' Garden was laid out in 1850.

Layout and plots

This part of the Conservation Area is closest to the historic City Centre and the roads (Queen's Road and Newnham Road) are part of the historic route around the city from the north. They run slightly away from the river, presumably to avoid being flooded. Malting Lane and Church Rate Walk are narrow routes (the latter is very narrow and is pedestrian-only) which link the city to Newnham College and beyond. Malting Lane is shown on the 1804 Inclosure Map. Land in Newnham has long consisted of many small plots.

Townscape and streetscape features

This Character Area provides some of the West Cambridge Conservation Area with a townscape of great variety and attraction. The most beautiful sites include Queen's Road overlooking The Backs and the trees and river frontage and Newnham Road at the Malting Lane junction overlooking the Mill Pit and the Sheeps' Green floodplain landscape. Malting

Lane's ensemble of old brick houses and walls makes it one of the most attractive streets in Cambridge. Views over a private garden (Clare College Masters' and Fellows' Garden) and Queen's Green are of special note, although less positive is the mass of Queens' College's new extension west of the river and its grouping of modern buildings (Lyons Court, Cripps Court and Fisher Court) which dominate this part of Cambridge.

Most of Queen's Road is enclosed by trees on both sides and other planting which in summer mask the historic buildings and the three further historic gardens (Trinity College Fellows' Garden, King's College Fellows' Garden and Gonville and Caius College Fellows' Garden). This creates an almost continuous line of greenery along the west side of Queen's Road and the most northerly part of Newnham Road. Malting Lane and Church Rate Walk retain an intimate character which is unique in the West Cambridge Conservation Area due to the narrowness of the lane and footpath and the sense of enclosure provided by the 18th and early 19th century buildings, walls, and mature trees. The mix of domestic and (converted) non-domestic buildings is of note, although the scale remains modest – only two low storeys. Further south, Newnham Road is notable for the tight urban form with terraced 19th century buildings fronting the pavement directly. Also of note are the views over the Mill Pit at the junction of Newnham Road and Malting Lane.

Malting Lane retains some historic paving on one side of the street in the form of Staffordshire blue stable paviers with a criss-cross pattern. They are edged by narrow (100 mm) black basalt kerbs and a gutter made of three or four rows of red granite paviers (although a crude resurfacing of the lane in the 1980s resulted in damage and concealment of sections of the granite paviers, which could be reinstated, and unnecessary crossfalls). The other side of the lane was repaved sensitively in 1995 at the western end only using modern but almost matching materials. The need remains for sensitive street repair work including granite paviers. Historic street lights, including one gas lamp, complete the streetscape.

The buildings

The building types include the terraced houses and converted offices on Newnham Road opposite a number of shops on the east side (which are in the Newnham Croft Conservation Area) presenting a balanced, mixed use local centre. A few prestigious detached houses remain in Queen's Road. Malting Lane provides an interesting group of late 18th or early 19th century buildings, all listed, and further south in Newnham Road is a well preserved group of mid 19th century almshouses.

There are nine Listed Buildings or listed groups:

- *Finella East and Finella West, Queen's Road listed grade II**

This house was built in c1840 and remodelled by Raymond McGrath in 1927-9, providing an outstanding example of a 'Moderne' interior, for which it is listed grade II*. It was converted into two houses in the mid 20th century and is currently used as College accommodation

- *Newnham Cottage, Queen's Road, listed grade II*

Newnham Cottage dates to c1805 and was designed by William Wilkins (Senior). It is constructed from grey gault brick and is two storeys high, with a central bow window facing the garden.

- *Ashton House, Newnham Road listed grade II*

Built in the 18th century as the homestead for the Corpus Christi lands in west Cambridge and refronted in the early 19th century, in the Gothic style, Ashton House is rendered, painted brick. The central door has a projecting porch which is matched by smaller projecting piers and gates at either end.

- *Gate to Trinity College Fellows' Garden, Queen's Road listed grade II*

The double wrought iron gates and overthrow date back to the mid 18th century, and are set between modern stone piers. They were brought to the site from Rectory Manorhouse in Enfield Middlesex.

- *Nos. 34, 36, 36a, 38 and 38a Newnham Road listed grade II*

These two storey buildings date to the 17th century and are built using a buff coloured brick with modern shopfronts to the ground floor and sash windows above substantially remodelled recently by Clare College for student residential use.

- *The Malting House, Newnham Road listed grade II*

The maltings and associated kiln were remodelled by Dunbar Smith and Cecil Brewer in 1902-9 following road widening and converted for graduate accommodation in 2004. The buildings date to the late 18th century and are built from brick. The 1984 West Cambridge and District Plan notes the group value of the Malting House with the buildings in Malting Lane.

- *Little Newnham, Frostlake Cottage, The Loft, Malting Cottage, The Old Oast House listed grade II*

Noted in the 1984 Newnham and West Cambridge District Plan as having a group value. The 1959 survey and inventory of the City of Cambridge by the Royal Commission on Historic Monuments mentions Little Newnham and Frostlake Cottage occupying the west end of a range of buildings along the south side of Malting Lane of 18th century origin but much altered, comprising houses, cottages, maltings, oast-houses and stables. The wall defining the group's northern edge includes several bands of centuries old bricks, but with insensitive 20th century infill in places.

- *Church Rate Corner, Malting Lane listed grade II*

Designed in the Arts and Crafts style by M H Baillie Scott in 1924 in rendered brick with a plain tile roof. Designed as an ensemble of house and garden. The interior retains many of its original features.

- *Perse Almshouses, Newnham Road listed grade II*

These single storey almshouses are dated 1861 and are built using red brick with stone dressings. Gothic details include the three light pointed head windows with stone mullions and the drip moulds and panelled doors.

There are four BLIs or BLI building groups:

- *No. 26 Newnham Road*

No. 26 is built in grey gault brick with a handmade clay tiled roof with modern dormers. The ground floor sashes are tripartite and the first floor sashes simple two over two lights, again all modern.

- *Nos. 28 and 30 Newnham Road*

This pair of stuccoed houses is also two storeys high and one window wide with a mansard roof covered in artificial slate. No. 28 has modern windows, and both have inserted roof dormers.

- *No. 32 Newnham Road*

No. 32 is a mid 19th century building which is two storeys high, with a shallow pitched slated roof. There are two sash windows to the first floor and an early 20th century shopfront to the ground floor.

- *No. 40 Newnham Road*

No. 40 is part of the group of Listed Buildings which lie to the north, but is presumably not listed because the ground floor contains a large early 20th century shopfront. Above however it retains its mansard tiled roof, and one margin light sash window.

Nos. 26, 28, 30, 32 and 40 Newnham Road form a group with the intervening Listed Buildings, Nos. 34, 36, 36a, 38 and 38a Newnham Road.

- *Newnham House, Newnham Road*

Newnham House dates to c1820. There are minor alterations of the late 19th or early 20th century and late 20th century extensions (directly adjacent to Malting Lane). It is built using a grey gault brick, with sashed windows and a pedimented two storey entrance bay. The deeply overhanging eaves conceals a hipped slated roof.

Positive, negative and neutral

- The dominant modern petrol-filling station by the Fen Causeway roundabout and adjacent to the almshouses
- Use of Malting Lane as a 'rat run' by motorists
- Poorly resurfaced/maintained roads and footpaths and unnecessary road signage
- The impact associated with ring road designation of Queen's Road and Newnham Road
- Timber panel fencing along the road is inappropriate in this area
- Trees and evergreen shrubs suffer from road pollution (air particle and salt damage)
- Blind windows of shops on Newnham Road used as student accommodation
- The possible upgrading of Buildings of Local Interest to statutory listing
- The preservation of original details on the unlisted but positive family houses
- The preservation of the existing open green spaces
- The preservation of views into and out of the Conservation Area, particularly from Queen's Road eastwards (this is covered in The Backs Master Plan) and north Newnham Road to the east across the Mill Pit
- The preservation of the scale and character of Old Newnham
- The care and improvement of the landscape and trees in the Conservation Area

7 ISSUES

7.1 Principal issues

The principal issues for the West Cambridge Conservation Area appear to be:

- *Conservation Area boundary review*

The need for a boundary review which takes in the area covered by the Conservation Area Character Appraisal.

- *The control of unlisted buildings*

There are many unlisted family dwellings in the Conservation Area which are of very high architectural value but which are vulnerable to unsympathetic changes under a householder's permitted development rights. These include the right to replace windows or front doors using modern materials such as uPVC. Options for dealing with this issue will be considered in the context of the Localism Bill.

- *The control of new development*

Throughout the Conservation Area are large open spaces, often used as sports fields of various types, as well as unusually large private gardens. All of these are potentially vulnerable to future development proposals, which could adversely affect the special character of the Conservation Area. Individual properties, particularly those with large gardens, are also threatened by possible development proposals.

- *The care and improvement of the trees*

Trees make a very special contribution to the character and appearance of the Conservation Area although most of them are on private land. Some represent planned planting of the late 19th century and various species can be found. In addition to the usual protection which Conservation Area designation provides for all trees over a certain size, some are covered by individual Tree Preservation Orders (TPOs). The continued protection and enhancement of existing trees, and the need for appropriate new planting to maintain the character of the Conservation Area for the future are major issues for the future management of the Conservation Area, particularly as all of them are in private ownership.

- *Protection of the views*

Views across, into and out of the Conservation Area are important and need to be protected.

- *Site specific proposals*

Few opportunities for publicly funded site specific enhancements were noted during the survey work for these documents, as much of the land is in private ownership. With some exceptions, the public realm (street surfaces, pavements, street lighting, signage and street furniture) is adequately maintained and low key in its impact. However there is a lack of street furniture along key routes for example Burrell's Walk which links with Adam's Road and through to the Coton Footpath.

- *Social mix and facilities*

The area contains an interesting mix of housing, including family dwellings, student residences associated with the several Colleges and more private College facilities. There is

also a range of communal uses including, offices and restaurants (by the Mill Pit) mainly located on Newnham Road (north), together with a surgery and social centre. Over the last decade, the student accommodation element as a proportion of the whole has seen a substantial increase. Change in the balance of the community, the social hegemony, therefore suggests the desire for all new local development proposals to maintain an appropriate social mix.

8 CONTACT DETAILS

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9 APPENDIX 1: ACKNOWLEDGMENTS

Cambridge City Council is indebted those that responded to the public consultation enabling us add to this appraisal. We would especially wish to thank the North Newnham Residents Association and the Residents Association of Old Newnham who have helped to develop this appraisal since its original draft.

10 APPENDIX 2: BIBLIOGRAPHY

Proceedings of the Cambridge Antiquarian Society – Volumes XCIV (2005), XCV (2006), XCVI (2007), XCVII (2008) and XCVIII (2009), five articles on the ownership and changing landscape of west Cambridge by Philomena Guillebaud

Cambridge Landscape Character Assessment, 2003 – Cambridge City Council

Newnham and West Cambridge District Plan, 1984 – Cambridge City Council

11 APPENDIX 3: MAPS

To be added