

West Cambridge Conservation Area - Draft Appraisal: Summary of Responses

1 = action taken

2 = not within the remit of this document

3 = no action taken

NB: Where the same comments have been made by different methods, these have only been included once e.g. where emails are making the same points as Comments Forms.

	Respondent	Comment	Response	Action
1	English Heritage East of England Region	(i) Comprehensive in scope (ii) Large area therefore subdivision of maps (iii) Suggested changes of text throughout the document, especially the inclusion of more detail (iv) Use of historical maps to show development (v) Additional 'positive' buildings suggested (vi) Errors on map	(i) Noted (ii) Maps will be subdivided in final document (iii) Changes made (iv) Maps added in appendices (v) Buildings added to the Townscape Analysis Map (vi) Alterations made	(i) 3 (ii) 1 (iii) 1 (iv) 1 (v) 1 (vi) 1
2	Natural England	(i) Several designated Local Wildlife Sites	(i) Referred to in text	(i) 1
3	Cambridge Past, Present Future	(i) General welcoming of changes and enhanced information (ii) Support for the increased conservation area resulting from boundary change, in particular addition of Hedgerley Close and the Colleges (iii) Locations of all Registered Parks & Gardens need to be added under 'key characteristics' (iv) Elaborate on hedges and treescape (v) Information regarding leisure gardens to be added text (vi) Bin Brook and character enhancement should be included where covered by buildings or culverted (vii) Street furniture needs to be enhanced including seating, lighting and old telephone features and post boxes (viii) Linkage of Green Belt to conservation area	(i) Noted (ii) Noted (iii) Text added to document (iv) Text added to document (v) Text added to document (vi) Text added to document (vii) Covered under Recommended Action 5 (viii) Text added to document	(i) 3 (ii) 3 (iii) 1 (iv) 1 (v) 1 (vi) 1 (vii) 3 (viii) 1

	(ix) Further linkages to countryside are essential	(ix) Text added to document	(ix) 1
	(x) Add the accessibility of the Coton Countryside Reserve from the City via the Coton Footpath	(x) Text added to document	(x) 1
	(xi) Need to distinguish between the publicly accessible, free open space and that which is privately owned	(xi) Text added to document	(xi) 1
	(xii) Under negative features on Queen's Road add inappropriate timber fencing and road pollution of trees and shrubs	(xii) Text added to document	(xii) 1
	(xiii) Add lack of street furniture along key routes	(xiii) Text added to document	(xiii) 1
	(xiv) Add grade to Historic Parks and Gardens	(xiv) Text added to document	(xiv) 1
	(xv) Grange Road is dominated by traffic calming measures and this needs to be noted under negative issues	(xv) Text added to document	(xv) 1
	(xvi) Professor G M Trevelyan, founder member of the Cambridge Preservation Society lived at 19 West Road. A potential site for a Blue Plaque	(xvi) Noted	(xvi) 2
	(xvii) Recommended Actions 1 and 3 (of the Draft Management Plan) are strongly supported	(xvii) Noted	(xvii) 2
	(xviii) Recommended Action 2 is supported. Suggest changing 'unlisted dwelling houses' to 'unlisted buildings'. Buildings which are not dwellings do not have the same permitted development rights and therefore there is more control over the features which owners may be consider changing. Therefore this change in text is not required.	(xviii) Noted	(xviii) 2
	(xix) Recommended Action 4 suggest change 'private owners' to 'property owners'	(xix) Noted	(xix) 2
	(xx) Recommended Action 5 more seating is required along main access routes and further link routes to the countryside should be established where possible	(xx) Noted	(xx) 2
	(xxi) Add direct email contact details	(xxi) Text added to document	(xxi) 1
	(xxii) Townscape Analysis Map legibility needs to be improved and Green Belt added. All maps need to be checked for accuracy and consistency	(xxii) Alterations made	(xxii) 1

4	Cambridge City Council – Policy Team	(i)	Suggested changes of text and revision of Open Spaces map	(i)	Changes made	(i)	1
5	Environment Agency	(i)	Large part of the area is in the floodplain	(i)	Noted	(i)	3
6	Ancient Monuments Society	No comment					
7	Cambridgeshire County Council – Policy Officer	(i)	May be appropriate to broaden scope of consultees when regarding future plans	(i)	Noted	(i)	2
8	Bidwells – On behalf of Gonville & Caius College and Emmanuel College	(i)	Majority of important views shown as being away from City Centre. Those over open space of no particular importance	(i)	Additional important views added. Disagree that views over open space are of no importance	(i)	1
		(ii)	'Positive' buildings add another tier –no evidence is offered why these buildings have been identified – no transparency in the decision making process – object to 1 Grange Road, Gonville & Caius sports ground pavilion, 1 West Road and Springfield being identified as 'positive' as criteria for inclusion not stated	(ii)	Character appraisal clearly states that the identification of 'positive' buildings follows advice given by English Heritage in 'Guidance on Conservation Appraisals'. The appraisal gives examples of what criteria would be used to identify a building as 'positive'	(ii)	3
		(iii)	Objection to the possible introduction of Article 4 Directions in the area, as referred to in the Draft Management Plan	(iii)	The imposition of Article 4 Directions would need a separate consultation and would only be implemented if there were widespread support	(iii)	3
		(iv)	Typologies for unlisted buildings are confusing. Implications for planning considerations are not clear	(iv)	All properties within a conservation area have tighter controls over development. The appraisal will be used as 'material consideration' with regard to planning applications. The indication of a building being a Building of Local Interest or 'positive' will be taken into consideration with regard to impact of any proposed development on the character and appearance of the conservation area should an application comes forward	(iv)	3
		(v)	Recommended Action 3 of the Draft Management Plan, duplicates PPS5 and is therefore not	(v)	Noted	(v)	2

		(vi) needed The open spaces are for formal sports provision and therefore the provision of diversity of habitats could be problematic due to lack of space or in terms of management	(vi) The appraisal states that land owners should be encouraged to encourage bio-diversity 'where possible'	(vi) 3
		(vii) Objection to Recommended Action 5 of the Draft Management Plan as monitoring of the public realm should be public realm should be equitable across the city	(vii) Noted	(vii) 2
9	Martin Ganeri Blackfriars Buckingham Road	(i) Object to the description of Blackfriars BLI as bring part of Murray Edwards College and the implication that the priory is no longer part of the Cambridge community	(i) Text changed to amend address of BLI and description to ensure that it is obvious that the priory is still an active part of Cambridge's religious life	(i) 1
10	Paul Miliner University of Cambridge Estate Management	(i) Greenwich House, on the Observatory site, is a modern office block built in the 1980s and is therefore of limited historic interest	(i) This building is part of the Observatory site and therefore has been included due to its location rather than because of its own contribution to an historic area	(i) 3
		(ii) The extended conservation area includes Madingley Rise. This road and the Bullard Laboratory which is included in the University's plans for the North West Cambridge development should not be included in the conservation area	(ii) The boundary has been moved to the east side of Madingley Road, so that the road itself is not included. The Bullard Laboratory is not within the proposed extension	(ii) 1
		(iii) Comments regarding 'positive' unlisted buildings and consultations with owners	(iii) See comments above regarding response from Gonville & Caius and Emmanuel Colleges	(iii) 3
		(iv) Two University buildings on the map base have been demolished and the Kavli Institute for Cosmology is not plotted	(iv) The map base is updated quarterly, but some new developments may only be picked up in the full annual update	(iv) 3
11	Savills – On behalf of Churchill, Clare, Fitzwilliam, Lucy Cavendish, Murray Edwards, Newnham, St Edmund's and St	(i) Document is predominantly descriptive and insufficiently analytical leading to ill-considered conclusions and recommendations	(i) The document has been produced to appraise the character of the area and to give guidance for future development within the area. Since	(i) 3

<p>John's Colleges</p>	<p>(ii) The Colleges do not consider developments such as The Crescent and Benians's Court contribute to the area</p> <p>(iii) The Colleges view as to what is 'special' clearly differs from that of the author of the appraisal. They do not consider that the buildings in the conservation area have a collective character and therefore they do not consider that the conservation area should be extended to include the Huntingdon Road to Madingley Road character area.</p> <p>(iv) The open spaces, for example those around Churchill College, are part of the setting of listed buildings and therefore suitable protection is already afforded. This will be taken into consideration when assessing any impact of development proposals</p> <p>(v) Concerned about the proposal for a need to produce long term development plans. It should be made clear that they should not be an exclusive pre-requisite to successful planning</p>	<p>the consultation draft was produced a number of changes have been made to its content following responses to the public consultation</p> <p>(ii) Within conservation areas there may be developments that are of a different character, not necessarily of historic interest. The inclusion of these areas may be because they are between historic areas or are on sites that we would wish to include. This means that their development can be carefully managed</p> <p>(iii) The character areas are used to divide the conservation area into types and styles of buildings. Character area 1 is mainly Collegiate buildings which ties in with the general character of the area to the south of Madingley Road. The open spaces and vegetation make an important contribution to the approach into the city. The Colleges are significant elements of the architectural and historic character of the city.</p> <p>(iv) The opens spaces of the city are important to the townscape as well as the setting of listed buildings, they link buildings, and add character to an area. It is important that they are recognised and included in conservation areas</p> <p>(v) Text altered accordingly</p>	<p>(ii) 3</p> <p>(iii) 3</p> <p>(iv) 3</p> <p>(v) 1</p>
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		(vi) within historic contexts Regarding accessibility to Colleges, Fitzwilliam is specifically named, but no others	(vi) The specific reference to Fitzwilliam College has been removed	(vi) 1
		(vii) There are a number of factual inaccuracies which have been tabled at the end of the consultation response	(vii) The points raised have been altered where necessary	(vii) 1
		(viii) The Colleges owning land on The Backs produced an extensive Masterplan for The Backs in 2008	(viii) Reference has been made to The Backs Masterplan	(viii) 1
12	Donald Hearn Chairman of Backs Committee	(i) The review covers the ground very well, but no reference is made to The Backs Masterplan	(i) Reference has been made to The Backs Masterplan	(i) 1
13	North Newnham Resident's Association	(i) A number of suggested alterations to the text to emphasise the open spaces, the bird sanctuary, the hedgerows and using local knowledge. Also referenced extensive research by local resident into the historic development of west Cambridge Area adjacent to Coton footpath should be included in area	(i) Alterations made to the text. The articles by the local resident used to add to the section on the development of the area. The articles have been referenced in a bibliography	(i) 1
		(ii) Area adjacent to Coton footpath should be included in area	(ii) Boundary altered to include triangle of land	(ii) 1
14	Residents Association of Old Newnham	(i) A number of suggested alterations to the text which was lacking in presenting the character of the south of the conservation area, Newnham. Also referenced extensive research by local resident into the historic development of west Cambridge	(i) Alterations made to the text. The articles by the local resident used to add to the section on the development of the area. The articles have been referenced in a bibliography	(i) 1
15	3 x Comments Forms	(i) Supporting the document	(i) Noted	(i) 3
16	1 x Comment Form	(i) Supporting the conservation area appraisal and extension	(i) Noted	(i) 3
		(ii) Suggesting additional controls over demolition in conservation	(ii) Noted	(i) 3
17	1 x Email	(i) Supporting the document. Made comments about provision of seating on Grantchester Meadows	(i) Support noted. Referred comments re seating to the County Council	(i) 3
18	2 x Emails	(i) Supporting the document and emphasising comments made by the North Newnham Residents Association regarding open spaces and the balance between the buildings and the gaps	(i) Text changes made	(i) 1
19	Notes from Public Exhibition	(i) Number of comments regarding maps and text	(i) Alterations made to text	(i) 1

20	Sian Reid, Ward Councillor	(i) A formal representation that the boundary be enlarged to include Wolfson College and Barton Close areas as recommended by the Barton Road Suburbs and Approaches Study.	(i) Suggestion put to Committee	(i) 1
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