

Greater Cambridge Share Planning Service
Conservation Team



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Cambridge Past, Present & Future
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Dear Susan

Response to Consultation on for Conduit Head Road Conservation Area Appraisal and Howes Place Draft Conservation Area Appraisal Document.

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxton Watermill.

Cambridge Past, Present & Future welcome the appraisals for Conduit Head and the proposed Conservation Area at Howes Place.

Howes Place Draft Conservation Area Appraisal

We strongly support the Appraisal and proposed designation.

In section 9 on Key Characteristics, we question the description of the bricks as 'white' and suggest whether a light buff gault is a better description.

Conduit Head Road Conservation Area Appraisal

We welcome the update to the 2009 Appraisal but make the following comments

- 1) By having a shorter 'Planning Policy Context' section there is no longer any mention of the Development Strategy and the emerging Greater Cambridge Local Plan, which we consider a retrograde step and consider should be referenced.
- 2) There is no mention whatever of Illyria, 12 Lansdowne Road, which the boundary was extended to include in 2009. This property replaced 12 Lansdowne Road, a house inspired by "Shawms" (II* listed) on the adjacent plot, and with input from Justin Blanco White its architect. The original no 12 was too poorly built and in too poor condition to be retained and was demolished and replaced in the early 2000s. The links below show the original and replacement building.
 - 12 Lansdowne Rd post 1958 Pat Merton / Justin Blanco White / David Croghan
<http://www.cambridge2000.com/cambridge2000/html/addendum/PA269117.html>

- Replaced 2004-6 by new house Illyria, 12 Lansdowne Rd by Donald Insall Associates
<http://www.cambridge2000.com/cambridge2000/html/2006/P30417447.html>

We request that the following text from the 2009 Appraisal is reinstated (suitably amended), split across the Spatial Analysis and Architectural Overview sections:

12 Lansdowne Road is located to the west of the Wilderness, sharing a similar relationship with this area as that established by buildings within the Conservation Area. The building plot also retains a number of large trees, including a willow and several sycamore, ash and silver birch specimens.

Number 12 Lansdowne Road comprises a large, detached, modern property, constructed in 2007 by Donald Insall Associates. Of one to three storeys, it is built in pale yellow brick with monopitched roofs on a distinctive semi-circular-based plan.

The property won the Best 'One Off House' category of the 2007 LABC National Built in Quality Awards. This award recognises and rewards the most forward looking people and organisations, and the most innovative construction projects. It forms a high quality landmark building with a strong architectural form. As such, number 12 Lansdowne Road maintains the progressive and innovative architectural character of the Conservation Area and warrants inclusion within its boundary.

- 3) The Architectural Overview section could also note that the refurbishment of Willow House was featured in the Architect's Journal 16 October 2003 pp 38-45 ("Balancing Act" by Barrie Evans).

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer