

# **New Town & Glisson Road Area Conservation Area Appraisal**

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**Cambridge City Council**

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# **1. Introduction**

This Appraisal seeks to define what is special about the New Town/ Glisson Road Conservation Area, and to provide information about its landscape, architectural merit and historical development. The New Town/ Glisson Road area is part of the Central Conservation Area, which is one of eleven designated Conservation Areas in Cambridge. Part of this area was included in the designation of 1969 and there have been a series of extensions, the last being the inclusion of the east side of Hills Road in 1983. This Appraisal reviews the existing Conservation Area boundary and makes suggestions for its extension.

## **1.1 Method**

Beacon Planning Limited, working on behalf of the Cambridge City Council, has assessed the character of the New Town/ Glisson Road area and have set out measures to ensure the future protection and improvement of the area.

## **1.2 Location**

The area covered by this Appraisal includes the stretch of Hills Road from Brooklands Avenue to Hyde Park Corner (Lensfield Road / Gonville Place). It covers the residential streets on the east side of Hills Road, including the railway station area, the southern end of Tenison Road and streets off it to the west. It includes Parkside Pool and Fenners and streets to the south west. It includes the streets of New Town to the west of Hills Road to Trumpington Road and the open spaces formed by The Leys School sports ground, New Bit and parts of Coe Fen and Sheep's Green. It also includes the Cambridge University Botanic Garden.

The area is bounded by the Historic Core and Mill Road Area of the Central Conservation Area to the north, by Newnham Croft Conservation Area to the west, and by the Southacre and Brooklands Avenue Conservation Areas to the south. The railway forms the boundary to the east and a Character Appraisal for the station area was produced in 2004.

## **2. The Planning Policy Context**

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

The special character of Conservation Areas means that the control of development is stricter than in other areas. Therefore new buildings and the spaces around them must preserve or improve the character of the area. The siting, scale, height, form, details and building materials will all need to be carefully chosen.

### **2.1 National Policies**

Planning Policy Statement 1 (PPS1): ‘Delivering Sustainable Development’ (2005) outlines the Government’s commitment to protecting and enhancing the quality of the historic environment (paragraph 17).

Planning Policy Statement 5: (PPS5) ‘Planning for the Historic Environment’ (2010) advocates that local plans should consider the qualities and local distinctiveness of the historic environment and how these can contribute to the development of the spatial vision in the Core Strategy of the Local Development Framework. This PPS explains government policy towards heritage assets of which Conservation Areas form a part.

### **2.2 Local Policies (and major development proposals)**

The Cambridge Local Plan 2006 sets out policies and proposals for future development and land use to 2016.

The Station Area Development Framework (2004) set out the City Council’s aspirations for the redevelopment of the Station Road Area and was adopted as Supplementary Planning Guidance. Outline planning permission for the comprehensive redevelopment of the Station Road area, the ‘CB1’ masterplan, was granted in April 2010 and development has begun.

The site of Nos. 100-108 Hills Road, bounded by the Botanic Garden at the junction of Station and Hills Roads, is also currently under construction. The design comprises a series of perimeter blocks of 5 and 6 storey buildings with a 7-storey "lens shaped" building overlooking the junction and the war memorial.

### **3. Summary of Special Interest**

#### **3.1 General Character**

The Conservation Area comprises residential streets either side of Hills Road as it enters the City from the railway bridge. To the west is New Town, mostly 19<sup>th</sup> century Building, in the form of terraces of small houses and bigger villas. They reach the height of early-mid 19<sup>th</sup> century fashion in the larger buildings facing Hobson's Brook. To the east is the residential area around Glisson Road with spacious streets again of terraces and town houses of a slightly later date. It also includes the railway station and the buildings around it, much of which is being redeveloped. To the south and west the Conservation Area includes River Cam water meadows and private playing fields and the Botanic Garden with a scattering of houses, many in large gardens.

The character then is a mix of fine houses in spacious grounds, modest terraces of humble cottages and larger villa style houses with open space beyond with a backcloth of mature trees. Buildings are mainly of the 19<sup>th</sup> or early 20<sup>th</sup> centuries, of gault brick with slate roofs. In New Town they are usually two storey, but elsewhere they are higher, some are three storey with basements. Modern buildings tend to be higher and few are in traditional brick, with steel frames and cladding being preferred. The Department of Chemistry building reaches six storeys with a basement and recently constructed apartments are built with the use of striking colour panels. They dwarf the older terraces nearby.

The main landmarks in the area comprise Fosters Mill and the Roman Catholic Church of Our Lady and the English Martyrs at a busy road junction on Hills Road. The Chemistry building might be considered a landmark too as it can certainly be seen from a distance due to the copper chimneys.

#### **3.2 Landscape Setting**

A backcloth of trees surrounds the meadows, the Botanic Garden and sports fields to the south and west. Mature trees criss-cross the water meadows, whilst riverside trees follow the Cam, Hobson's Brook and other streams. There are street trees too, forming avenues as at Brooklands Avenue and Harvey Road for example or softening the urban form as along Gonville Place and around Parkside Pool.

The meadows, including Coe Fen, Sheep's Green and New Bit form part of a green wedge, which penetrates to the heart of Cambridge westwards, including Sheep's Green, and then Grantchester Meadows, and it stretches east beyond The Backs and Jesus Green to Midsummer and Stourbridge Commons before leaving the City at Ditton Meadows. Not only, then, are Coe Fen, Sheep's Green, New Bit and the Leys School sports fields an important landscape feature, but also a significant linear wildlife corridor.

Running parallel to the meadows is Hobson's Brook, which rises at Nine Wells, outside the City boundary, at the base of the chalk Gog Magog Hills and runs to the City Centre providing an early water supply system to the

town. This is another important wildlife corridor, and on its eastern flank lies the Botanic Garden.

There are no views of rolling countryside, for this is flat country on the fen edge with buildings confined to river terraces beyond the water meadows.

### **3.3 Historical Development**

The City of Cambridge has two parts, a Roman settlement to the north, in the present day Castle Hill area, and a later Saxon settlement across the river to the south. Both took advantage of the river crossing. Medieval Cambridge developed within an area encircled by a Saxon defensive structure, the King's Ditch, and expanded into the old Roman settlement. Beyond the King's Ditch the town expanded a little along Trumpington Street, St Andrew's Street and Jesus Lane, but further expansion was constricted by two large common field systems, the West Field and the East (Barnwell) Field.

The arrival of the University in the thirteenth century and the development of Stourbridge Fair into one of the most important trading events in Europe, greatly increased the town's prosperity, but by the seventeenth century, the confining effect of the surrounding common fields, prevented any major expansion and growth. The East or Barnwell Field extended from the River Cam on the east side of Cambridge, south to Trumpington Road and the areas around modern day Newmarket Road, Coldhams Lane, Mill Road and Hills Road. Between 1610 and 1614 Hobson's Conduit, or the Cambridge New River, was constructed to conduct water from Nine Wells near Trumpington to Cambridge. It traversed the centre of Trumpington Street in an open channel before reaching the Conduit Head at Market Hill. Around 1794 the open gully was replaced by the present open conduits running either side of the street. The Conduit Head was moved to its current position at the end of Lensfield Road, from the Market Square, in 1856. The system was jointly funded by town and gown and endowments for its upkeep were made by Thomas Hobson, "The Cambridge Carrier", and a Samuel Potto. The conduit is managed by the Hobson's Conduit Trust which was first recorded as such 1868.

The problems of overcrowding and consequent outbreaks of typhoid continued through the eighteenth century. Enclosure was inevitable and it came in 1802. The enclosure of the West Field and the Barnwell (East) Field followed with the Act of 1807 and the Award of 1811. By this time much of the land in the common field was held by the University, Colleges or Thomas Panton as lord of the manor of Barnwell. Land allocated by the Award in lieu of strips held in the common field began to be developed. Except for land near the town centre, College owned land tended to be developed slowly as leasehold property, whereas land held in private hands tended to be sold off in freehold blocks to be developed by speculative builders.

Thomas Panton held the largest amount of land in the common fields, but before the allotment under the Enclosure Act was made, he died and his executors sold off the land fairly quickly. This was resold in smaller and smaller plots for development by builders.

So land known as New Town, bounded by Lensfield Road, Hills Road, Brooklands Avenue and Trumpington Road, was divided up between very different owners in 1807. These included the University, Trinity Hall, Addenbrooke's Hospital and various private landlords, including the Panton and Pemberton families, William Wilkins, the architect and Thomas Musgrave. It was Musgrave who built the attractive Downing Terrace, facing Lensfield Road in 1819, but then behind it, off Saxon Street, built a series of squalid streets of back to back houses, Gothic Street, Doric Street and Terrace Lane. These were removed as slum clearance in the mid 20<sup>th</sup> century. Wilkins built a fine house for himself, Lensfield, on land now occupied by the Chemistry Laboratories.

Immediately behind, various small scale owners developed narrow streets of long terraces between 1820 and 1835, with occasional larger houses amongst them. The Prince Regent was crowned George IV in 1820 and street names in New Town record this (George IV Street, Coronation Street and Place). There are many subtle differences between the terraces. Some houses have doors with rectangular fanlights, others with semi-circular ones, some windows have gauged brickwork, others have stone lintels and so on, reflecting the trends of developers and builders.

Land in a favourable location, overlooking Hobson's Brook, was owned by the Pemberton family. They developed it slowly with high quality houses for the middle classes, though the position of Musgrave's slums nearby would have depressed values.

The southern edge of New Town, running up to Brooklands Avenue was owned by Trinity Hall and the University. The plots were exchanged, enabling the University to relocate its Botanic Garden in 1846. (Known as the Public Physic (Botanic) Garden it had occupied land which was part of the Austin friary since 1760 and its relocation released land which became used for scientific laboratories on Free School Lane).

Trinity Hall began to develop its land with fine houses, in present day Bateman Street, some of which survive on the southern side. However, the project did not prove popular and the College soon reverted to building long terraces on the north side and along Norwich Street.

In 1844 the Railway Act permitted the construction of a line to Cambridge and in 1845, the Eastern Counties Railway used enclosure land owned by Jesus College in the Middle Field of the Barnwell common field system, to build lines to London and Norwich. A new station, designed by Sancton Wood was built in an Italianate style with round arched openings to permit the access of carriages. The Company then laid out a street, Station Road to link it all to the turnpike, Hills Road. The site was chosen after others closer to the town centre had been rejected. It is said that this was owing to University opposition, not wanting to tempt undergraduates to visit London.

In the 1860s, the station was considerably remodelled and by 1874, the Great Northern Railway had built its own station and facilities just to the south. Its goods yard occupied a triangle of land between Station and Hills Roads.

Station Road itself was laid out to a specification from Jesus College (24 feet wide, but leaving the frontage to Hills Road untouched), and the building of houses did not start until the 1870s and 1880s. Again Jesus College controlled construction and unlike many towns where houses close to a station were for the lower classes, Jesus College held up development, then built large villas for the wealthy. Railway workers were housed to the north in Romsey Town on land allotted to Thomas Panton and sold off in small plots by his executors.

The rapid growth of Barnwell since the enclosure of its common fields, left a sizeable population without easy access to a church. St Andrew the Less, on Newmarket Road, known confusingly as the 'Abbey Church', was built by Barnwell Priory (which had its own church) for the parishioners of Barnwell, a *capella ante portas*, a chapel built outside the priory gates. It was constructed in the early thirteenth century. Having been closed since 1846, it was restored 1854-6 under the supervision of the Cambridge Architectural Society. There was a need for more churches for the growing population of Barnwell and St Andrew's was too small (it had seating for 200 people). Three new 'Commissioner' Churches were built, all by Ambrose Poynter; Christchurch at the west end of Newmarket Road in 1839, St Andrew the Great on St Andrew's Street in 1842-43, and St Paul's on Hills Road in 1842.

The government, being concerned of possible sedition in the wake of European unrest and the return of the military from the Napoleonic Wars, saw the construction of new churches as a bulwark against revolution in areas experiencing rapid population growth. The Church Building Acts of 1818 and 1824 supplied sums of money to facilitate this and a Commission was formed to apportion the funds. St Paul's in Hills Road is one of these 'Commissioner' or 'Waterloo' churches. It cost the Commission £5,766 and was, unusually for the time, built of red brick with a diaper pattern and limestone dressings. Its Tudoresque design did not please the Cambridge Camden Society, formed in 1839 and earnest proponents of true gothic style, who vilified it in the first edition of the *Ecclesiologist* magazine.

The provision of a new Roman Catholic Church was equally controversial in a town with a sizeable non-conformist population. In 1841, St Andrew's Catholic Church, designed by Pugin, was built on Union Road on land acquired by the Huddlestones of Sawston Hall. Its congregation at that time comprised Irish settlers who originally came for the harvest, then settled in the area. The opportunity to acquire land to build a new and bigger church occurred in 1879 when the Wentworth family vacated the Lensfield estate on the south side of Lensfield Road. With help from the Duke of Norwich, land was acquired and the church dedicated to Our Lady and the English Martyrs, designed by Dunn and Hansom of Newcastle was built between 1885 and 1890. It was funded by Mrs Lyne-Stephens, formerly Yolande Duverney, an operatic dancer from Lynford Hall in Norwich. The original St Andrew's church was dismantled in 1902 and transported by barge to St Ives (Cambs), where it was re-erected and dedicated to the Sacred Heart.

Religious tests for admission to University fellowships were abolished in 1871 and in 1875, on meadow land west of Trumpington Road, a public school for



the sons of non conformists was established. The Leys School was established in the Wesleyan tradition and the early buildings of the school were built from the 1870s to the 1890s. The building fronting Trumpington Road, the George V Gateway and Library was built in 1913-14. The headmaster's house occupied a former villa built around 1815.

In 1846, F. P. Fenner obtained the lease of land off Gresham Road from Caius College and two years later, the University Cricket Club (formed in 1820) leased it from Fenner, so that it could 'practise free of annoyance' away from the more public Parker's Piece. Fenners remains the University cricket ground to this day.

By the time of the OS map of 1886, Gonville Place had a terrace (Queen Anne Terrace) overlooking Parker's Piece, Gonville Lodge (now the Gonville Hotel), but little else. The Catholic Church had been built at Hyde Park Corner, but Lensfield Road was little more than a lane at its east end, with just William Wilkins's house called Lensfield on the south side. Beyond were Thomas Musgrave's Downing Terrace and his slums behind. Hobson's Conduit Head had been erected in its current position and the Leys School established. Belvoir Terrace was there next to New Bit and the Pemberton family had built Brookside. Behind it, much of New Town had been built and breweries existed at The Alma in Russell Street and possibly at the Panton Arms. There were schools in Russell Street and Union Road and the Perse School for girls occupied Panton House at the corner of Panton Street and Union Road. Trinity Hall's fine houses and terraces were there in Bateman and Norwich Streets and the Botanic Garden occupied the western part of its current site. On Hills Road were terraces on both sides, St Paul's Church, Caius Houses (later to be replaced by South Cambridgeshire Hall), Harvey Road and its fine houses, though not Drosier Road. Jesus College had built its fine villas leading up to the railway station and the Great Northern Hotel was at the corner of Hills Road with a tramway running down the centre of Station Road and Hills Road, linking to the town centre.

Leading off the east side of Hills Road were Harvey Road, St Paul's Road, Cambridge Place and Claremont, but no Glisson Road, Tenison Avenue or Lyndewode Road and little in Gresham Road, apart from Fenners cricket ground. Development in this area was to come later.

By the time of the 1903 OS map, Glisson Road, Lyndewode Road and most of Tenison Avenue had been built. By 1937 it had all been built, including Cheshunt College at the corner of St Eligius Street and by 1967, the back to back housing off Saxon Street had gone, laboratories had appeared where once were the gardens of Lensfield, and Queen Street and Princes Street had been cleared ready for the multi-storey blocks of flats designed by Gordon Logie, the City Architect (Cambridge having been granted the status of 'City' in 1951).

The 20<sup>th</sup> century too saw the development of large scale buildings, from the Queen Anne Car Park, replacing Queen Anne Terrace, to a series of office blocks along the west side of Hills Road. The intense commercial interest in this part of Cambridge carries on unabated and the twenty first century will

see the development of high blocks of flats near the railway station, where the 'CB1' development is being implemented.

### **3.4 Archaeology**

The New Town and Glisson Road / station area lies to the south of the Historic Core, lying mainly in the areas of 19<sup>th</sup> century expansion. This has had an impact on the archaeological character of the area.

The main settlement cores of Cambridge lie to the north. Iron Age settlement was concentrated around Castle Hill, with additional settlement to the east and south. The Conservation Area lies between. Roman activity also focused on Castle Hill, although with the growth of importance of the site this stretched westwards and across the river southwards. The main feature of this period would have been the Via Devana, the main road that ran between Cambridge and Colchester. Traditionally it was thought that Hills Road marked this route, but this does not appear to have been the case. A rammed chalk surface some 4-5 metres wide was reported by Walker in the Perse School in the early 20<sup>th</sup> century, and a similar feature was noted in the Botanic Garden. This lay a few metres west of Hills Road, indicating a realignment.

Walker and subsequently Fox also recorded the presence of earthworks, indicating a possible Roman camp in the area of the railway station. These sources are usually reliable, but no corroborative evidence has been found in modern excavations. This could be down to truncation caused by the construction of the railway sidings and other works.

Other archaeological excavations indicate that this area was indeed in the hinterland of the Roman town, with fields (indicated by boundary ditches) and occasional quarry pits. Roman roads outside urban areas were often the foci for cemeteries or individual burials, and while no cemetery is known from the area there is a record of an undated skeleton found in the 19<sup>th</sup> century at the Old Perse School on Harvey Road.

The agricultural use of this area continued throughout the Saxon and mediaeval periods. There is a record of the construction of an isolation house for plague victims by the Vice Chancellor and Lord Mayor of Cambridge in 1574. This was sited at 'The Old Clay Pits' believed to be in the south-west corner of Parkers Piece. This is outside the King's Ditch and suggests that there was little settlement here.

In 1643, during the Civil War, the Parliamentary forces fortified Cambridge as it was the headquarters of the Eastern Association. These defences involved the creation of strongpoints or the reconstruction of older work, all joined by a defensive bank and ditch that ran across the river loop, thus enclosing the town. It ran along Fen Causeway, Lensfield Road and across Parkers Piece, and so marks the northern boundary of the study area.

Hobson's Conduit was constructed across the area in the early seventeenth century. This agricultural land was gradually absorbed by the urban expansion of Cambridge in the post-mediaeval periods, especially the 19<sup>th</sup> century.

The search area includes:

- one Scheduled Monument: Hobson's Conduit, CB35. Just the wellhead and base, not the culverts although these are mentioned in the description. The Conduit Head was relocated to here from Market Hill in 1849
- one Registered Park and Garden: the Botanic Garden ref. GD1603, Grade II\*

## 4. Spatial Analysis

The New Town / Glisson Road section of the Central Conservation Area comprises two separate and different residential areas, either side of Hills Road. On the west is New Town, from Lensfield Road south to the Botanic Garden, and on the right the Glisson Road area, running to the railway station in the south and Fenners cricket ground to the north. The Conservation Area also encompasses the open spaces to the west and south of Trumpington Road, The Leys School and grounds, part of Coe Fen and Sheep's Green, New Bit, the Botanic Garden and Brooklands Avenue.

These three areas have different characteristics, which are discussed in more detail below.

The current Conservation Area boundary excludes part of the west side of Hills Road and parts of Union Road, George IV Street and Coronation Street. It is recommended that these areas be included within the Conservation Area, together with a section of Hills Road east of the Botanic Garden. It is also recommended that an area between Hills Road and Foster's Mill, recently developed for blocks of flats be excluded from the Conservation Area.

### 4.1 New Town

As described earlier, this is the first residential area in the Conservation Area to result from the enclosure of the East or Barnwell Field in the early 19<sup>th</sup> century.

#### *Lensfield Road*

This forms the northern boundary to New Town and the south side of the road is included in this Conservation Area. On the corner of Hills Road is the Roman Catholic Church of Our Lady and the English Martyrs. Built between 1885 and 1890 of Bath limestone from Corsham Down, it is a landmark building when viewed from Hills Road, Regent Street or Gonville Place. A building of some bulk and decoration, it is listed grade II\*. Inside it appears smaller with aisles either side of the nave, two transepts and a sanctuary. To the rear and to Hills Road is the L shaped rectory of red brick in the Tudor style, listed grade II.

A group of trees separates the church car park from the Scott Polar Research Institute building (now the Polar Museum), again listed. A striking building of 1934 in English bond gault brick and limestone dressings in a classical style, it is of two storeys with hipped dormers behind a balustraded parapet. Above the central door is a roundel with a bronze bust of Captain Robert Falcon Scott, explorer, by his wife. In front and to the left of the building on a well-kept lawn is a bronze statue also by Kathleen Scott entitled 'Youth' of a naked male leaning back with outstretched arms inscribed below *Lux Perpetua Luceat Eis*. This sits in front of the Shackleton Library, a 1998 extension to the museum designed by John Miller and Partners. The extension is of an appropriate scale and design, making a positive contribution to the character of the Conservation Area. To the other side is an Inuit statue in pink Arctic granite. Only the front of the Institute is within the Conservation Area, the

1968 rear extension is not. Nor is the very tall (six storey and basement) Department of Chemistry (1953-60). This is a steel framed building with concrete cladding with high windows to Lensfield Road. It is partially obscured by mature lime trees but the view across its car park in Panton Street is stark. It is recommended that these laboratory buildings be included in the Conservation Area.

Beyond Panton Street comes Musgrave's Downing Terrace of 1819, listed grade II. Two storey and of gault brick laid in a Flemish bond with a slate roof, it has paired front doors and a continuous blank recessed wall arcade with round arches. The Lensfield Hotel, which is the centrepiece of the terrace with an extra floor, is unfortunately painted cream and the last two houses of the terrace have been sandblasted, again giving a sharp colour contrast. Nos. 59 – 65 form a terrace of villas, Buildings of Local Interest (BLIs), built of gault brick with tall canted bays of limestone. The end one, alas sandblasted, is linked by an archway to the former Spread Eagle pub (now The Snug). This has scribed render and a single storey front (pub) extension. Then comes Nos. 69-71 Lensfield Road, before Brookside is reached. Hobson's Conduit Head, listed grade II\* and a scheduled monument sits behind a white painted late 19<sup>th</sup> century spear head, cast iron fence. As all surrounding railings are painted black, white seems an odd choice of paint here. The Conduit Head is a hexagonal structure highly decorated on a moulded plinth.

#### ***Brookside (with Saxon Street and Terrace Lane)***

From the Conduit Head, Brookside extends southwards with Hobson's Brook fine black railings, gates and cast iron footbridges on the west, and housing on the east side. The former Cross Keys PH has a 19<sup>th</sup> century single storey front pub extension and behind is a two storey building, gable to the road with arched windows and decorative cusped bargeboards to the eaves. The pub section is now painted chocolate brown and the two storey section behind, lime green. An extremely unfortunate choice of colour, it now houses the Japas Bento Box. It sits on the corner of Saxon Street which has granite setts, now a rare sight in Cambridge's Streets, and on the other side, occupying the car park created when Musgrave's back to back houses were cleared is a new terrace (30 – 36) of yellow brick with reconstituted stone details, three storey with dormers. It is by Cound Page for Connolly Homes and was built in 1992. Its scale and proportion sits well in the street (Nos. 26 – 29 behind, front Terrace Lane). Smaller houses of the same development run down Saxon Street on its south side as another terrace, equally in keeping with the street scene and complementing the small two storey early 19<sup>th</sup> century cottages which take Saxon Street eastwards to Panton Street. The north side of Saxon Street comprises the rear view of properties on Lensfield Road.

Back on Brookside, the modern terrace is followed by the early 20<sup>th</sup> century Mezereon House (No. 23) and then a white painted building and a pair of two storey gault brick early to mid 19<sup>th</sup> century houses (Nos. 21 & 22) with fanlights over front doors and large dropped dormers in the roof. These are BLIs. Beyond Pemberton Terrace are more BLIs – Pemberton's villas for the well-to-do, Nos. 2 – 19. Gault brick, up to three storeys with basements and

some dormers. The front doors are reached by steps. Tall bay windows with limestone detailing and railings, they have private front gardens across the road alongside the brook, each bounded with simple wrought iron railings of bayonet tops with main posts having fleur de lys finials. These are much lower than the railings further north. Opposite Pemberton Terrace is one of the listed cast iron footbridges over the brook and beside it is a grade II listed telephone kiosk, one of Sir Giles Gilbert Scott's K6 designs of 1935, with domed roof, unpierced crowns in the top panels and marginal glazing to the windows and door. Brookside also has attractive lamp posts of concrete with lanterns above.

At the end of Brookside is No. 1 a grade II Listed Building which seems to sit on Bateman Street, but the latter was only connected to Trumpington Road in 1923. The house is large, of gault brick, mostly six over six pane sash windows with a slate roof, hipped and with a semi circular projection on the west. It overlooks the Botanic Garden to the south. There is a new entrance kiosk to the Botanic Garden where Bateman Street meets Trumpington Road.

### ***Bateman Street, Norwich Street and Francis Passage***

Bateman Street is a straight road running from Hills Road to Brookside. On its south side are large houses of paired villas or detached houses, backing onto the Botanic Garden. The streetscene is softened by the presence of mature trees. On the north side, the character is different, with long terraces, producing a tall unrelieved wall of buildings of three storeys with basements and, as in Norwich Street, the smaller terraces are hard on the pavement edge. The two streets run parallel and are linked by Francis Passage, which runs on to Russell Court. The streets were developed by Trinity Hall from around 1850, as described earlier.

Bateman Mews, which runs behind Nos. 48-56 Bateman Street are modern townhouses dating from the early 1980s.

Many of the larger houses in Bateman Street have been altered and extended, and a number converted to educational uses. They vary in height, some three and even four storeys with basements and some are reached by steps and have front gardens. The extensions too vary in scale with only the St Mary's School extension being out of proportion with the streetscene. However, this is also considered to be a building 'of its time' by David Roberts and Geoffrey Clarke, who were well regarded local architects. Bearing the sign *Beatae Maris Virginis*, this rather brutal extension (1962-4) of four storeys with a flat roof contrasts markedly with the old villa with its attractive Classical porch and marginal glazed windows.

There are many surviving architectural details and features which contribute to the street's character. Close to Hills Road on the south side, No.63, a two storey house, has cast iron window box guards on the first floor and a fancy cast iron porch canopy supported on pierced barley twist columns. Part of the St Mary's School complex at the west end of the street is highly decorative, with moulded brick and cream and red tiles set around the door to No.46. At its west end, the street finishes on the south side with a high gault brick wall

which terminates at a new corner entrance to the Botanic Garden, attractively marked by railings and an ornate arched gateway set within a paved area. Within the garden, the new modern ticket office is visible behind the gates.

On the north side from St Eligius Street, is the listed former Cheshunt College, which has since merged with Westminster College, (now partly the Masonic Lodge), of 1913-14 in a neo-Tudor style with mullioned windows and leaded lights, built of pale narrow brick with limestone and with a central porch tower to its main range. It is gabled with a pantile roof.

Norwich Street is without trees. It is well paved and has hanging baskets and window boxes on the terraces of small houses, two storeys high, which line either side of the street, hard on the pavement edge. The roofline articulates and relieves the rows. The individual houses have differing minor detail, such as *fleur de lys* motifs on lintels, red brick bands, semi-circular fanlights and boot scrapers.

#### ***Russell Court, Russell Street and Coronation Street***

Russell Court comprises mainly modern, small scale housing creating a street form and the primary school and its playground. At its west end is the three storey Alma Brewery public house in painted gault brick, a remnant of the former alignment of Russell Street.

Russell Street itself has much 20<sup>th</sup> century housing, including St George's Court nursing home. Much is two or three storeys high in cream brick, alas all in stretcher bond, and though not of great visual interest, is of reasonable scale. At the end of the street, the road is blocked by an unattractive wire mesh fence which surrounds the modern primary school grounds. This requires enhancement. On the south side is the old National School (Nos. 27 – 29) with its gabled entrances for boys and girls. Now converted, it is of local historic interest and is suggested for BLI status.

Coronation Street is an exercise in mid 20<sup>th</sup> century housing, from the high rise (six storeys) of Hanover Court to the modest sized housing running into Russell Court. The former was built in the late 1960s, the latter in 1974, and aptly demonstrate the difference in architectural approach a few years can make. Whereas Hanover Court is brutally modern, Coronation Street and Russell Court follow the vernacular scale and the local grain. Both are very much 'of their time' and interesting as a result.

These streets are largely outside the current Conservation Area boundary and it is recommended that they be included.

#### ***Union Road, King George IV Street and Bentinck Terrace***

King George IV Street links Coronation Street to Union Road. On its west side is Hanover Court and across the road are remnants of early 19<sup>th</sup> century housing which is of local interest and are suggested as additions to the BLI list. No. 18 is a white painted brick house with a low pitched roof behind a parapet. Six over six hung sashes in four inch (100mm) reveals, a central door with arched top and a string course at first floor window sill level. Just

along the row, Nos. 15, 16 and 17 have a rendered ground floor and gault brick above separated by a string course. Again a parapet conceals a low pitched roof and the windows are a mix of two over two panes and marginal glazed types. The front doors have little projecting canopies.

Union Road starts with the former Roman Catholic school of 1867 – 8 and then much of the road is taken up with modern development of varying quality. The south side is taken up by Hanover Court as far as Bentinck Street and then a two storey office in red-brown brick and the flank wall of the Perse Girls' School. The north side has some interesting modern buildings including the Crystallographic Data Centre of 1992 in narrow red (Roman) brick and a glass (crystal) panel. A good modern building, it rises to three storeys and is hard on the roadside. The new laboratories to the rear of the Chemistry Department are next with the Unilever building. This latter was built in 2000 and is of red brick hard on the pavement edge. It is by the same architects as the Crystallographic Data building, Eric Sorenson and Zilbrandtsen.

A small two storey villa is set back from the road with a white painted single storey building, gable to the road with a Venetian window. It is recommended that Union Road be included in the Conservation Area.

Bentinck Street comprises a mix of two storey, gault brick and slate terraced housing. The earlier ones have semi circular fanlights over the doors and sash windows without horns. Bentinck Terrace comprises four houses at the north end of the street, with rectangular fanlights and two over two pane sash windows with horns and stone lintels with tulip motifs.

### ***Panton Street***

Panton Street is terminated at each end by two buildings of very different scale, form and mass to that of the street itself. The Chemistry Laboratories at the north and the Convent extension at the south. Between them, are pleasant rows of 19<sup>th</sup> century houses. On the east side is a terraced row, then beyond Union Road is the four storeys high Perse School for Girls with overhanging slate roof above a fourth storey projecting bay. It is a strong building on a corner site and terminates the row of Listed Buildings, Nos. 27-41 dating from around 1830, of gault brick and slate with paired front doors.

The Panton Arms turns the corner of Coronation Street more modestly than the Perse, but still with style. This is a former brewery and the listed cast and wrought iron gates to its yard proclaim Greene King in its lettering. A modern terrace follows to Russell Court and then the 19<sup>th</sup> century gault brick terraces continue to the end of the street. The first of these has a three storey house with a basement at mid point and the corner to Norwich Street has the attractive double fronted Norwich House, with bay windows to basement and first floor either side of a row of steps leading up to a fine doorcase and front door with the house name in the fanlight.

On the west side, Panton Street starts with modest cottages around Saxon Street, including Panton Hall behind attractive railings. Nos. 26 and 32, dating from around the 1830s, on this side are BLIs, as is the terrace Nos. 42 – 48,



which are from 1851. There is a carriageway entrance between Nos. 44 and 46. After a gap around St Anthony's Walk the terraces resume to the end of the street with the Christian Science church forming visual interest. This was the Primitive Methodist Chapel of 1866 and is of local historic interest; it is proposed as an addition to the BLI list.

***Pemberton Terrace, Pemberton Place, St Eligius Place and Brookside Lane***

The north side comprises the flank walls of properties in Brookside and Panton Street. Between these run Pemberton Place with Brook Cottage, of ochre-washed brick, on the corner with its bay window and door canopy and then St Eligius Place. On the south side is a terrace with striking polychromatic brickwork and limestone detailing. Three storeys with basements, the end houses are gable to the road as they turn corners. The one on the corner of St Eligius Street has red brick canted bay with Gothic windows, whilst at the other end on the corner of Brookside Lane, the bay is of limestone. There are red brick bands in the grey gault brick and dog tooth string courses also in red. All of the houses in the terrace have bay windows to the ground floors and basements. There are iron railings with spear tops along the pavement between bay windows.

The west side of Brookside Lane has the back gardens and greenery of the houses on Brookside and a fine London plane tree on the corner. On the east it has a modern house, set back and then No.1 which is of gault brick with a slate roof and a projecting first floor bay window to its gable fronting the lane. To the side of it is a glimpse of the cottages of Coronation Place.

***St Eligius Street, Coronation Place, and St Anthony's Walk***

From Pemberton Terrace, much of the east side is garden wall to Panton Street properties and then a short terrace (Nos. 1-11) of two storeys of gault brick and slate, with little front gardens. Then comes St Anthony's Walk with modern two storey housing on its south side. The Hospital of St Anthony and St Eloy, founded in 1361 as a leper hospital, was sited near the west end of Lensfield Road. It gradually became used as almshouses and was demolished in 1852. Replacement almshouses were built in St Anthony's Street, as it was then called and these new houses replaced them. The reference to St Anthony and St Eloy (Eligius) is retained in the street names.

The west side of St Eligius Street up to this point is occupied by a small number of houses, then Coronation Place is reached, a row of small early 19<sup>th</sup> century cottages of gault brick and slate with six over six pane windows, running between St Eligius Street and Brookside Lane. They have small front gardens separated from the cottages by a path.

St Eligius Street then continues to Bateman Street firstly with a flank wall and then the neo-Tudor former Cheshunt College in limestone. On the opposite side is the back of the Christian Science Church, which was the Primitive Methodist Chapel and fronts Panton Street. A plaque says June 23<sup>rd</sup> 1874, which may have been the date of the Sunday School as the chapel was built in 1866. A small row of houses completes the street.

## **4.2 Glisson Road and Station area**

Development here came later than the New Town area, the last quarter of the 19<sup>th</sup> and the first decade of the 20<sup>th</sup> centuries mostly. The area includes the buildings on Gonville Place, fronting Parker's Piece, Fenners Cricket Ground and the Railway Station. Street names have associations with Caius College: Gonville, Drosier, Gresham, Harvey and Glisson.

### ***Gonville Place***

The south side of this road is included within this Conservation Area; the north side which largely forms one of the edges of Parker's Piece is not (it is within the Historic Core Conservation Area). The road is a busy thoroughfare with trees on both sides and fine views across the Piece. It was once lined with substantial houses and Queen Anne Terrace, all part of Caius College's land holding after the Enclosure Award. Of the larger houses, the Gonville Hotel survives, though much altered by extensions and the grounds of two large houses in Gresham Road border the street behind walls, railings and trees. The Gonville has a large plane tree near its entrance. The terrace has been replaced by the multi-storey Queen Anne car park, with the Kelsey Kerridge Sports Centre above it, rising to four floors, as is the red brick YMCA building, which comes next. Both detract from the streetscene but are mercifully partially hidden by roadside planting of maple trees.

A happier addition to the road is the Parkside Swimming Pool, S & P Architects, on Donkey Common at the northernmost point of the Conservation Area where it joins Mill Road. A pool was built here in 1961 – 3, but this has been replaced by a striking, yet comparatively low building of 1999. It is largely of glass and yellow brick and has a curved roof which overhangs with tension rods of white steel holding it like guy ropes. The edge of Donkey Common has mature lime trees with more recent tree planting, particularly along Mortimer Road. Sadly, the bronze statue called The Swimmers is hidden from view amongst shrubs. It is by John W Mills to the design by the late Betty Rea and was erected in 1966.

At the other end of Gonville Place, near to Hyde Park Corner is a good view of the Catholic Church and before the traffic lights, two pairs of villas with two storey bay windows; the first with ball finials to the bay roof, the second with parapets to the bays and Dutch gables. The view to the Local Examination Syndicate building of 1964 is not pleasant. It rises to five storeys with white cladding and a flat roof. A building that turns the corner of Hills Road with greater style is needed.

### ***Harvey Road, Drosier Road, Gresham Road and Fenners***

Harvey Road is lined with mature London Plane trees. The avenue is no longer complete, but the effect is charming. If it is possible, attempts should be made to replant to retain the character. The buildings too are good, pairs of matching villas of two storeys and attics with basements, front doors reached by steps and stout brick bay windows to the ground floor with lean-to roofs or parapets. All are of gault brick with just a little limestone detailing and plain tile roofs where not replaced by concrete pantiles. They were built for dons and the professional classes and are worthy of being BLIs although only

No. 6, which was the birthplace of John Maynard Keynes in 1883, is currently designated a BLI.

Drosier Road leads off Harvey Road and is a small street, which leads to modern housing, but on the corner with Harvey Road is the substantial Drosier House of gault brick with limestone dressings and a red pantile roof. It is a different style to the others in Harvey Road and has a two storey bay window.

Gresham Road contains comparatively few buildings with much of the north-east side taken up with the University tennis courts behind a long gault brick wall and then the Health Centre of 1951 of red brick and Crittal windows, two storeys high. The opposite side has another long gault brick wall and then a building which may be a converted workshop followed by red brick buildings (1895) which lead up to St Paul's Road. Between here and Harvey Road are more walls of gault brick with trees behind.

The character of the road changes from here. There is a large tree at the end of Harvey Road, and more tall trees are viewed beyond. On the right is a path leading to Fenners Cricket Ground and then Fenners Lawn, red brick modern apartments with a row of cherry trees in front and then two larger sycamores. Beyond this, the road narrows and a small garage of re-used stock brick juts out attractively before Nos. 3 & 3a are reached which date from the 1830s. This is an attractive Listed Building of grey gault brick and timber hung sash windows of many panes (eight over eight and ten over ten) with a fig tree growing against it. The road becomes a cycle path as Gonville Place is approached and on the right is Gresham Court (formerly the farmers' club, Owen Webb House), a listed fine Georgian house of gault brick and slate, now converted to flats with more behind. Fronting Gresham Road is a pleasing modern terrace of two storeys which sits well in this location. On the left, set back behind trees is No. 2, Gresham House, a substantial gault brick house and then villas leading back to Harvey Road.

Fenners Cricket Ground is not visible from the street. A narrow passage leads to it from Gresham Road. Inside, this attractive ground is lined by Fenners Lawn apartments, Hughes Hall and the Pavilion. There is a long view to the north of the red brick Hughes Hall which is within the Mill Road Area section of the Central Conservation Area.

### ***St Paul's Road, St Paul's Walk, St Paul's Place and Cambridge Place***

Terrington House occupies much of the north side and the church and associated buildings, much of the south. The rest of the street comprises substantial houses and large, paired villas of the 19<sup>th</sup> century. Sancton Wood School is almost covered in Virginia Creeper and is a sizeable property with large bay windows (twelve over twelve panes) and sash windows of eight over eight panes. It is built of gault brick and has a plain tile roof. Beyond are a pair of villas, similar in design to those on Harvey Road and surely by the same developer. On the south side is the small, single storey Elie Almshouses, 1865 – just three cottages beneath a low eaves roof and gault brick with red brick patterns in bands and diamond diaper work on the gable

to the road. Next to them is a pair of villas with a canted corner bay window of two storeys, surmounted by a conical slate roof with a ball finial on top - rather like a belvedere. It is of golden limestone as are two further bays, this time square rather than canted with hipped slate roofs. The rest of the building is of grey gault brick.

Around the churchyard is a low wall of knapped flint, which continues at a greater height along the road eastwards.

St Paul's Walk runs alongside the south boundary of the churchyard. A narrow path leading to a modern terrace in cream brick with basements and steps to the first floor and curved topped dormers in the slate roof. The steps and small front gardens are surrounded by blue painted railings. This group continues into Cambridge Place which runs parallel to St Paul's Walk, a little further south. This is a pleasant group which fits in well.

St Paul's Place has little in it and the dental surgery (originally built as a detached house) is not very attractive.

Cambridge Place, on the other hand, has been repaved and much rebuilt with largely two storey, modern houses in the narrow street, following the pattern of St Paul's Walk – very much in scale and very much in keeping.

#### ***Hills Road from Gonville Place to Station Road (with Highsett and Claremont)***

From Hyde Park Corner, Hills Road begins with the Catholic Church on the west side, which is a Citywide landmark and the Examination Syndicate building on the east. This building does not complement the church and is visually weak, which is unfortunate on such a prominent site. Beyond, on the east, are more office buildings up to St Paul's Church, whilst the west side has the fine, grade II listed Wanstead House of 1825 which incorporates eighteenth century features from Colen Campbell's house of the same name in Essex, which was demolished the year before. A series of early 19<sup>th</sup> century houses follow, all of gault brick with stucco to the ground floor, culminating with Cintra House, re-fronted in the 1860s with stucco and much decoration. The row finishes with a modern office block at the corner of Coronation Street, which contributes little visually.

Across the road the buildings are fragmentary and office buildings generally detract apart from No. 7 Hills Road at the corner of Harvey Road, which despite being cleaned, is a substantial gault brick house of three storeys with a hipped slate roof and bay windows either side of a central door, which has a projecting porch with a parapet. The sash windows are two over two panes, though a side window is six over six. Its setting is heavily compromised by the large, utilitarian office block of buff/orange brick in stretcher bond, which sits in a car park next to it. The roadside lime trees and single yew tree are an important foil here.

Terrington House of four storeys with basement, which is on the corner of St Paul's Road is perhaps less obtrusive as it presents a narrower, steel clad façade to Hills Road, but the long side to St Paul's Road is less pleasing with its terracotta cladding (although this is an improvement on its previous

appearance). St Paul's Church in red brick with diaper patterning and Weldon limestone detail is an important visual stop when viewed up Coronation Street. One of Ambrose Pointer's tudoresque 'Commissioner' churches, the others being Christchurch on Newmarket Road and St Andrew the Great on St Andrew's Street.

From here to Glisson Road, both sides of Hills Road are of gault brick houses with shop fronts, some having front extensions to accommodate the shop. Shopfront design has deteriorated with over sized fascias garish colour and lack of proportion. The result is to down grade the quality and appearance of the road. A robust shopfront policy is required here.

On the west side Nos. 38 to 44 have the remains of former shopfronts and the gable painted sign proclaiming Bulls Dairies with a picture of a Jersey cow's head. This is of local interest and should be included in the BLI list with Nos. 42 – 44. The row has some surviving sash windows at first floor level and the articulation of the roof heights gives further visual interest. It is recommended that this be included in the Conservation Area.

From Glisson Road southwards are office buildings as far as Highsett. Only Nos. 39 (Felbrigge) and 41 (Beechwood Complementary Medicine) survive as houses, though both are altered. Felbrigge rises to three storeys and Beechwood to two, both with basements, of gault brick with hipped slate roofs and gabled stacks. They are BLIs.

On the west side are a series of tall office blocks (up to four storeys) of bulky and uninspiring architecture. They are out of scale with the rest of the road and give a fragmentary appearance without architectural cohesion. Some have been redeveloped including 'Three Crowns House' which was refurbished and extended.

In contrast, on the east side is Highsett, designed by Eric Lyons for Span Developments Ltd 1958-60, then subsequent phases of 1962 and 1963-4 (which received a RIBA Award in 1966). Three storeys high in the first phase fronting Hills Road but behind a brick wall and trees. Flat roofed and clad in purple hung tiles, the apartments surround a courtyard which has a cloister on the far side, with columns and beams painted white and beyond a quiet garden of grassy mounds, trees and shrubs retained from the gardens of former villas. Beyond is phase II, of cream brick, two-storey houses around a courtyard, then phase III, mainly three storey and a walled pathway leading to Tenison Avenue. This is a pleasant urban space and surprisingly peaceful. It is a shame that it is a 'gated community'.

Beyond Highsett and set away from the road is Claremont – another pleasing space. A model development, dating from the mid-19<sup>th</sup> century, of six houses in two terraces, all of gault brick with stone dressings and now with artificial slate roofs, the houses face one another across an open landscaped court, which has its own gas lantern, still working. These are BLIs being of local historic importance.

From this point, Hills Road continues with a few more shops and the former Great Northern Hotel turns the corner into Station Road.

### ***Station Road and the Railway Station***

The two Listed Buildings, the War Memorial and the Railway Station, mark the two ends of Station Road. Although attractive, neither are structures of great scale and so they do not act as 'visual stops' in the streetscene. The overriding impression of Station Road, looking east or west is of an avenue.

The large lime trees reduce the scale of the office buildings on the south side, and allow attractive glimpses of Salisbury and Arundel Villas also on the north side of the road. Over the years, the lime trees have created an avenue which makes a positive contribution to the character of the Conservation Area.

From Hills Road to Tenison Road, Station Road has a strong character despite the differences of building form on its opposite sides. This is due to a large extent to the trees, but also because the buildings are set back from the road and have a rhythm of scale and form. The 'Three Deities' (Demeter, Leda and Jupiter Houses) are particularly well-mannered in townscape terms; Daedalus House is not, due to its heavy appearance and the length of its front to the road.

The particularly fine group of villas forming Arundel Villas, St Andrew's and Salisbury Villas are BLIs, with fine brick detailing and a front roadside wall constructed of early no-fines, shuttered concrete, rather in the manner of puddled earth. Behind its render the horizontal lines show the various stages ('lifts') in its construction. Such minor details as this and the surviving gatepiers and granite sett crossovers are important elements, contributing to the character of the area. It is a pity that the Cambridge Centre for Sixth Form Studies requires so much advertising – a reduction in the number and size of signs is needed.

From Tenison Road to the Station, the character is much more fragmented. This fragmentation is currently emphasised by the amount of redevelopment taking place and hopefully will lead to substantial visual improvement both to the streetscene and the traffic dominated forecourt to the station building.

Wilton Terrace (Nos. 32 – 38) is a row of particularly fine villas, three storeys high of gault brick with red brick banding, with two storey, canted bay windows and attractive tile detailing. Set back from the road behind a no-fines concrete wall they are pleasant BLIs, but, as part of the Masterplan for the redevelopment of CB1, are to be demolished with an expectation that they will be replaced with a building of quality that will make an equal or enhanced contribution to the character and appearance of the Conservation Area. Murdoch House, in contrast, relates very poorly to the Station because it sits on the footpath edge and, therefore, pinches the space. An attempt has been made to echo the station design, with tall arches with recessed windows, but the effect is a pale imitation, not helped by brick colour or the additional floor and its slate cladding and rooflights.

The Station building has a fine arcade, high with round arches and roundels between with College coats of arms. It is unfortunate that Marks & Spencer have covered their windows with advertising which should be more sensitively used and applied in a grade II Listed Building. To the south the station building changes character with the Great Northern section, but remains similar in scale and proportion. Much of the land beyond has been cleared for development apart from the remains of Foster's Mills silo, which has been damaged by fire, and the Mill itself. The Mill is to be included in the development of the area and has planning permission for conversion, with the external appearance restored to its former glory.

The large area of cycle and car parking to the north side is a prairie of shining metal when the sun is out, but this cluttered environment should be improved by the CB1 development. The former northern sidings still retains railway buildings, mostly one or two storeys high in gault brick with slate roofs and some with louvres on the top, including a former warehouse of the Midland Railway dating from around 1863. It is a BLI converted to a hotel (City Roomz) with ground floor windows set behind iron loading doors, which serve now as shutters.

The west end of Station Road terminates with Kett House, with its feature brick façade depicting the former Cambridge Wood & Stone Carving works (which became better known as 'Rattee and Kett') which turns the corner with far less grace than the former Great Northern Hotel opposite. The latter, now a row of shops and cafes has a scribed rendered ground floor with gault brick above and two over two pane sash windows to its other two floors. It turns the corner with a gentle curve and is a BLI.

The War Memorial, listed grade II, is a bronze statue of a soldier, rifle slung over his arms and his eyes fixed on the railway station, which was the point of his departure to war. This is one of three memorials placed by local residents after the First World War, the others being Ely Cathedral's chapel and an annex building to the old Addenbrookes Hospital to look after the wounded. The memorial celebrates victory as well as remembering those who have not returned. As part of the new Botanic House Development, the War Memorial will be re-sited on land adjacent, and will no longer be a traffic island.

#### ***Hills Road from Station Road to Brooklands Avenue***

On the east side of the road are two long terraces (Eastbourne and College Terraces) of two storey gault brick houses with slate roofs. Though much altered, they provide a visually important edge to the road and are listed as BLIS. To the rear of Eastbourne Terrace is the base of a crane (another BLI), the last surviving industrial artefact to the Great Northern Railway, which had goods sidings here.

Beyond, a single house survives (No. 125), currently boarded-up, but still with granite setts in the apron meeting Hills Road. Beyond is now a redevelopment site, a pair of houses having been demolished, and then the Earl of Derby public house another BLI with its hipped slate roof and gault brickwork. The redevelopment of railway land behind these buildings has not

been sensitive in terms of scale and height (five storeys) and it is important that the surviving buildings on this side of the road are kept.

On the opposite (west) side, Botanic House (No .100 Hills Road) is a new 'lens' shaped building, with curtain-walling on the north-eastern elevation. It has an impact on the character and appearance due to its design and height. However opinions on whether it is a positive or negative impact are divided. The re-siting of the War Memorial was included in the application for this site, although, at the time of writing, this has not yet been undertaken. The Flying Pig Public House (two storey, rendered front with ground floor bay windows and eight over eight pane windows above) and the Osborne Arms Public House (two storey with a parapet and painted brick, no bay windows and six over six pane windows above), are followed by a building of three storeys and a basement, in reclaimed brick with rusticated render to the front and then an ungainly office building of three storeys in a dull brown brick. This group is currently outside the Conservation Area. It is recommended that they be included for the sake of continuity.

A gap in the building line marks the edge of the Botanic Garden and then comes the charming polychromatic brickwork of the Royal Albert Homes. The centrepiece to the road front is provided by a small tower with a clock and a bust of Prince Albert. This attractive little group of almshouses sits behind a low wall in its own grounds, which are lit by small (eight foot high) cast iron lamp posts.

#### ***Tenison Road and Tenison Avenue***

Only a short stretch of Tenison Road is within this Conservation Area, from Station Road to Lyndewode Road and only the west side; the rest is within the Mill Road Area. The view from Station Road is not particularly interesting. On the west side the no-fines concrete boundary wall to Salisbury Villas in Station Road, turns into Tenison Road and is then replaced by a tall gault brick wall before arriving at George Pateman Court. There is little enclosure of the street up to this point. Beyond are terraced rows leading up to and beyond Tenison Avenue on the west and a new housing development on the east side called Ravensworth Gardens. The first terraced row has been much altered and has a number of bed and breakfast establishments, beyond Tenison Avenue the gault brick terraces 128 – 130 and 132 – 136 have subtle differences in the detail, the former having ground floor bay windows, whilst the latter have two storey bay windows with aprons below the bays, fluted columns with acanthus leaves dividing the windows and swags in red brick between the ground and first floor windows. A date on the side of the bay window states 1889.

Tenison Avenue is later with pairs of substantial houses on both sides dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. There is a fine view down the road to Highsett with its tall trees. At this western end, the road turns a right angle bend and runs between flanking walls to meet Lyndewode Road. Many of the houses in Tenison Avenue have names, there is a range of designs clearly by individual builders and an 'Arts and Crafts' feel to the street. Both ends of the north side of the street have houses built around 1910. A mix of canted and



square bay windows, moulded brick panels, limestone dressings, some have gables above bay windows and some have decorative finials. Almost all are of gault brick, which gives unity despite the decorative variety.

### ***Lyndewode Road***

This is a quiet road of substantial houses, mostly in pairs but with some detached – all with small front gardens, usually behind low brick walls and much shrubbery. Many houses have two-storey bay windows, some canted with limestone, some square, some with parapets (often decorated with patterns), some without, some with steep gables above the bays, some Dutch gables and gabled dormers too. Again, despite this variety and the use of red brick detailing, there is visual unity, which owes much to the use of grey gault brick and slate for roofing. Some of the slates are decorative too, with bands of fish-scale slates being used. At its east end, the street terminates with a small triangular green and the west end view out into Glisson Road is of a three storey gault brick warehouse with red brick contrasting bands.

### ***Glisson Road***

The three storey warehouse opposite the end of Lyndewode Road is polychromatic with red and cream gault brick and arched metal windows with glazing bars either side of hoist doors on the upper floors and a hoist jib to the right. There is a rectangular name panel in the gable, but no name. A squat extension sits next to it and the whole is an arts centre. Across the road, a curved gault brick boundary wall elegantly turns the corner of Lyndewode Road.

Pairs of villas line Glisson Road with the occasional detached house. There is a similar unity to the street as in Lyndewode Road and a similar variety in decoration. The buildings on the south-west end of the street are less grand, but still in polychromatic brickwork. Close to Hills Road is a three storeys high, double pile industrial building with pairs of gables facing Glisson Road and Cambridge Place. It has arched metal windows and is of white painted gault brick. It now has an office on the ground floor and a car park facing Cambridge Place, which runs parallel to the north of Glisson Road.

Away from the Hills Road end, Glisson Road has grander properties, more generously spaced, but all in gault brick with red brick and sometimes limestone detailing and slate roofs. Most have bay windows. Blantyre is different though. It is wholly of red brick and has a date of 1903. The corner with Gresham Road is marked by a three gabled property (The Gables), which presents a gable to each street and one to the corner, which is impressive. At the north-eastern end, Glisson Road suddenly narrows. The end of Caius College land has been reached and beyond are the buildings which run off Mill Road, much smaller in scale, both buildings and street widths.

### **4.3 Area West of Trumpington Road and south to Brooklands Avenue**

This area is less developed than the preceding two. It includes common land, Sheep's Green, Coe Fen and New Bit, the private grounds and sports fields of

the Leys School, the Botanic Garden and the north side of Brooklands Avenue, which has a scattering of buildings in generous grounds.

### ***Fen Causeway with Coe Fen and Sheep's Green***

Fen Causeway was opened in 1926 to ease the congestion of Silver Street Bridge and to link Newnham to Trumpington Road. Not without controversy, the causeway divided both Sheep's Green and Coe Fen. There have been a number of attempts to develop these meadows over the years, all thankfully thwarted. They are still used for grazing and informal recreation, bringing the countryside right into the heart of the City.

The land to the south of the road is within the study area. Sheep's Green and Coe (cow) Fen have subtle differences and are divided by the River Cam. There are fine views across Sheep's Green from Fen Causeway and a more restricted view of Coe Fen, which pinches in at this point as its width is reduced by a meander of the Cam. Sheep's Green retains the line of former watercourses and the trees are willow (some old pollards) and poplar, with Lombardy poplars giving a vertical emphasis. Though less used for recreation than Lammas Land to the west, it still has bathing places. There is a cattle free picnic area here and the Learner Pool for mixed bathing. Coe Fen has less of a recreational role, though like Sheep's Green it is crossed with foot and cycle paths and it retains the site of a former bathing place. The Fen is divided by a central ditch, cut in the mid-19<sup>th</sup> century and is a narrower space, following first the Cam upstream (southwards) and then the Vicars Brook westwards where it runs into New Bit. Coe Fen and New Bit have fewer central trees and are essentially open spaces with trees confined to the edge. Fen Causeway, Coe fen, Sheep's Green, Lammas Land and New Bit are all within the Green Belt, bringing it to the City Centre.

Adjoining Coe Fen to the west is the Leys School and the plant buildings for its pool, along Fen Causeway close to the edge of Coe Fen, are not attractive. Going west along Fen Causeway, the first of the main Leys School buildings is a rather austere red brick structure when viewed from the road, but it forms the northern edge of the Upper Quad.

### ***Trumpington Road with New Bit and the Botanic Garden***

The section of Trumpington Road in the Conservation Area, runs from Fen Causeway to Brooklands Avenue. On the left (east) is Brookside, which follows Hobson's Brook to the Botanic Garden and on the right (west) is, first of all, the main entrance building to the Leys, the King George V Gatehouse. Built at the start of the First World War and designed by Sir Aston Webb, it is of red brick with limestone dressings to mullion and transom windows, central archway and the projecting bay above, which has a parapet and coat of arms. On the plain tiled roof is a bell tower with a small copper cupola on top and in front of it all, are a pair of wrought iron gates with an overthrow, set between rusticated red brick piers, surmounted by stone ball finials. These are all listed, grade II. Also listed within the school are the Chapel 1905 – 6 and the Headmasters House, which occupies the original Leys villa of 1815.

Further along Trumpington Road are more school buildings, glimpsed through trees and then the modern sports centre. This whole stretch of Trumpington Road is lined with mature trees. Next is Belvoir Terrace, an elegant, three storey high small terrace with basements of gault brick with six over six pane sash windows to the ground and first floors and three over three paned sashes to the top floor. An arched entry connects the listed terrace to Vine Cottage in a similar style, which is of local interest. It is slightly forward of the main terrace block and is by Salvin, 1857.

New Bit follows and provides views between its roadside horse chestnuts. It is an open common, tree lined and triangular in shape, crossed at its northern edge by a foot and cycle path, which runs along the high gault brick garden wall to Vine Cottage and links New Bit to Coe Fen. At the tip of the triangle, close to the junction of Trumpington and Chaucer Roads is the elegant listed Trinity Hall milestone of 1728, the first of a long line along the old road to London, telling us that we are one mile from Great St Mary's Church. New Bit was once partly arable, but was reclaimed as common. Along with the Leys (before the school was built), it provided cattle grazing for the small dairies that sprang up in the newly built New Town to the east. The cows used the little iron footbridges over Hobson's Brook to get from New Bit to their milking sheds. New Bit is now lined with 'Cambridge' iron post and rail fencing, painted black and looking very smart.

On the opposite side of Trumpington Road, beyond Brookside, Hobson's Brook continues, fenced from the road with post and rail fencing, all painted black again. These railings, running the whole length of the brook are listed, grade II. The Botanic Garden lies beyond and it is glimpsed through wrought iron gates with a semi-circular overthrow between two rusticated stone piers. They date from around 1765 and came from the original Botanic Garden in Free School Lane. On either side is screen iron fencing of around 1850 and in front is a single span cast iron footbridge of 1850, decorated with rosettes and the University Arms – all by Swan Hurrell of Market Hill and listed, grade II and a charming composition.

Further along is another footbridge by the same founders, this time giving access to the small Brooklands Lodge, a cottage ornée, of grey gault brick and in the Gothic style with arched windows with shutters, listed grade II. The Botanic Garden contains Cory Lodge, a building of 1924 by Baillie-Scott and named after Reginald Cory, a generous benefactor of the garden. It is of white painted brick, two storeys high with a slate roof and a porch and verandah with pillars. It is also listed, grade II and houses the library and offices.

### ***Brooklands Avenue***

The north side of the road is in the Central Conservation Area, the south side is within the Brooklands Avenue Conservation Area. The road is tree-lined, creating an avenue, and many of the trees are hornbeam. The Cambridge and County Bowls Club is the first building, single storey with concrete tiles and rendered walls. To the east is the bowling green and a small pavilion with a little clock tower. Next is Brooklands Court, a modern group of buildings in

cream brick laid in a stretcher bond with a concrete tile roof. The next building houses the Ancient India and Iran Trust. It is a five bay, solid villa of grey gault brick with a hipped slate roof and overhanging eaves and steps going up to the front door. The windows are a mix of one over one pane timber sashes and two over two set in four inch (100mm) reveals above stone sills.

The following 'villa' is another gault brick and tile building with a central projecting bay and a date of 1863 on the gable. It has arched windows and an arched doorway with ground floor bay windows either side of the door. The next is used by health services and has a projecting conservatory on the front which detracts and then comes No. 17, which is a large gault brick house with stone detailing and canted two storey bay windows either side of a grand front entrance complete with columns supporting a flat canopy. There is a one over one pane sash window on the first floor above the door and above that in a triangular gable is a small arched window. The property has been extended to the east with a two storey wing.

Then some newer buildings including the Hope Nursing Home of white brick, before the end of the road is reached with the charming Royal Albert Homes on the corner with Hills Road, which are listed grade II. The foundation stone has a date of 28<sup>th</sup> June 1859.

## 5. Architectural Overview

The two main built-up areas of this section of the Central Conservation Area, New Town and Glisson Road/ Station Road are characterised by rows of terraced houses and 'villas'. Generally two storey, some rise to three or even four storeys, but they are usually built of gault brick from local clays, laid in a Flemish bond and with windows (usually sash, where they survive) within four inch (100mm) reveals. It is the variation in detailing of these buildings which gives visual interest and charm. Some include red bricks over windows and doors or as string courses. These are usually buildings of the last two decades of the 19<sup>th</sup> century. Others have limestone dressings.

New Town has the earliest buildings, with Downing Terrace on Lensfield Road dating from 1819. There are terraces of fine quality late Georgian houses, with decorative fanlights and some balconies. Some of the terraces have basements and windows tend to be six over six hung sashes without horns. It is the manner in which development took place that gives architectural interest with individual sites within New Town being developed at different times by different developers and builders. Thus there is a subtle mix of different styles, form and detail.

Around Glisson Road, much was developed during the 1880s and 1890s. Architectural detail is subtle; bay windows, sometimes just on the ground floor but also rising to two storey and including basements, are of gault brick or limestone. Windows, here with horns, are often two over two or one over one pane, but always recessed. There are design motifs which could help identify builders, for example the design of individual groups of houses on Tenison Avenue.

Roofs are always of natural slate and sometimes hipped. Many of the terraces are palisaded with small front gardens and low brick walls to the road and paths of red tile leading to front doors. Fanlights over doors vary, some are plain, rectangular or semi-circular, sometimes with glazing bars.

A number of modern buildings of the late 20<sup>th</sup> and early twenty-first centuries have made an impact. Many are tall in relation to their surroundings, with some reaching in excess of five storeys. The 'CB1' development around the Railway Station is creating a new urban area which relates to the redevelopment of the former cattle market across the Hills Road bridge. It is important to ensure, at the interface between this mixed use development and the villas and terraces of Hills and Station Roads, that height, bulk and design respects the older buildings.

The scale of, say, the Chemistry Department or Hanover Court need not be repeated. Unfortunately, where brick is used, it is invariably in the dull stretcher bond which adds to monotony and architectural detail 'features', tend to be contrived. However, the Highsett development is still an exemplar and the Coronation Street/ Russell Court development of 1974 shows how new housing can follow the 'grain'. Some assertive new buildings add interest too, such as the Unilever and Crystalgraphic data buildings in Union Road.

There are two landmark buildings of Citywide importance. These are the sad remains of Fosters Mill silo and the spire of the Roman Catholic Church on the corner of Lensfield and Hills Roads. Other buildings, such as St Paul's Church on Hills Road, are of local townscape importance.

## 6. Trees, Landscape and Open Spaces

The landscape of the Conservation Area is built up, but to the west and south are large open spaces, created by Sheep's Green, Coe Fen, New Bit, the Leys School playing fields and the Botanic Garden. The last named is a grade II\* registered Historic Park and Garden, an educational resource, but also important visually and for wildlife. Sheep's Green, Coe Fen and New Bit are City and County Wildlife Sites.

The commons are grazed and, with the river, are important wildlife sites in the heart of a busy City. Sheep's Green has the remains of former river courses and streams. It has fine willow trees, some of which are ancient pollards and being close to Lammas Land, it has a strong recreational use. Less so Coe Fen and New Bit, which are more open with trees at the margins, although the trees in these areas are over-mature and a strategy for replacement planting is required to maintain the character.

The Leys School playing fields are a private space with only public glimpses of it. It is well managed with formal sports pitches, which contrast formality with the more 'natural' open spaces.

The City Council publication, Nature Conservation Strategy: Enhancing Biodiversity (2006), and the joint publication with the Cambridge Preservation Society Coe Fen and Sheep's Green Conservation Plan (2001), give details of the wildlife and landscape importance of the commons (including New Bit) and measures required to maintain and improve them. This includes enhancing species poor grassland, maintaining old pollarded willows and the network of riverside willows. The continuation of grazing is important as is selective mowing and ditch management. The commons have an important informal recreation function and a 'balance' has to be struck to avoid conflict with nature conservation and biodiversity.

Not only are they important for wildlife, but trees are important visually. They provide a backdrop to the Conservation Area, which has high levels of positive trees. Many of the mature individual trees and groups are protected by Tree Preservation Orders, although groups such as those around the Cambridge Assessment offices at the north end of Hills Road and those around the Royal Albert Almshouses at the junction with Brooklands Avenue should perhaps be considered for further Preservation Orders as they are important 'foils' for the buildings and make a strong contribution to the townscape of the area. Other street trees also act as foils for less attractive buildings, softening their impact and visually improving the aspect. Opportunities for new street planting should be encouraged.

The Botanic Garden provides much tree cover which can be seen some distance away. The publication by Cambridge Architectural Research Conservation Plan for Botanic Garden, University of Cambridge (draft February 2004) explains in some detail the development and significance of the Garden and is a practical guide for future development. The Garden is an institute of the University and its significance lies in its collection of living plants and its association with botanical research and education. It is also an

important public amenity, attracting around 120,000 visitors a year and a fine landscape feature. The Conservation Plan describes it thus, “The mature and beautiful landscape of the 19<sup>th</sup> century part of the Botanic Garden retains its distinctive 'gardenesque' layout, characteristic of the early Victorian period. The systematic beds are unique in their conception. The more recent eastern extension contains a number of specialised gardens making use of the Garden's expert knowledge of botany and horticulture.”

New buildings both within and outside the Garden can have a serious impact on its ambience and setting. Several new buildings of the 1970s and 1980s are clearly visible, particularly in the eastern extension.

Smaller in scale but equally important in terms of contribution to the character of the area, is the open space between Trumpington Road and Brookside. As mentioned previously, the Conduit Head is located to the north of this area, by Lensfield Road, and the fine railings around the head and alongside Trumpington Road are grade II listed. However, a smaller feature is the lower, simpler railings to the eastern side of the space, along Brookside, which are just as important to the character of the area.

The open space is owned and maintained by all the owners of the properties along Brookside, some of whom tend to the railings more avidly than others: there are areas along the length that are in need of repair and/or maintenance. The loss of these railings would be detrimental to this area as a whole as they help to keep the space in good order.



## **7. Key Characteristics of this section of the Conservation Area**

1. The western part of the Conservation Area is dominated by three large open spaces, Sheep's Green, Coe Fen and New Bit.
2. The commons form part of a green wedge which penetrates the City east to west.
3. The Commons are important open spaces visually, for informal recreation and for wildlife. They bring countryside into the heart of a busy City.
4. The expanse of open space is extended by the Leys School grounds, which include formal sports pitches.
5. The Botanic Garden continues this tree rich open space to the south of the Conservation Area. It is an important scientific collection of living plants, but besides its research and educational value, it provides public access.
6. The landscape importance of the Botanic Garden can be adversely affected by tall and intrusive new development.
7. The archaeological interest of this section of the Conservation Area includes the route of the Roman road to Colchester and possible settlement on the hinterland of the Roman town, the route of Civil War defence ditches along Fen Causeway and Lensfield Road and the early seventeenth century line of Hobson's Conduit.
8. The area owes its development to the early 19<sup>th</sup> century enclosure of the East (Barnwell) Field.
9. The area developed in New Town from 1819 and then further eastwards, reaching the Glisson Road area in the 1880s and 1890s.
10. Gault brick houses with slate roofs predominate.
11. The area is characterised by streets of terraced housing and 'villas' of the 19<sup>th</sup> century
  - The terraces are characterised by consistent materials; gault brick with occasional red brick or limestone detailing and natural slate roofs.
  - The terraces usually have small front gardens behind low brick walls
  - There are subtleties in the architectural details of the terraces and villas, which are the peculiarities of individual developers.
  - With the exceptions of the Brookside area, Lensfield Road and the edges of the Botanic Garden, New Town is characterised by small artisan dwellings, whereas the Glisson Road area was developed with the housing of the professional classes.
  - Brickwork is usually laid in Flemish bond in traditional buildings.

- Windows are set in four inch (100mm) reveals. They are usually sash types of timber.
- There are a number of new and visually assertive buildings, particularly around the Railway Station and New Town.
- Street trees in the terraced New Town area are limited with greenery provided by smaller garden specimens, usually to the rear of properties. Although the Glisson Road area is grander, street trees are still limited (except in Harvey Road), but the area is characterised by villas with substantial gardens.

## **8. Issues and Recommendations**

The New Town and Glisson Road section of the Conservation Area has quiet residential streets of well-kept houses. These streets have a visual unity and the buildings subtle differences. Many of the subtleties can be destroyed by inappropriate alterations – replacement windows being an obvious example. However, such alterations are mercifully rare, the worst cases being the terraces on Hills Road. The use of Article 4 Directions to control alterations to principal elevations should be considered.

The public realm is generally in good order. Streets are usually well paved and street furniture is not generally obtrusive. There are areas where visual improvement is needed, including the wire mesh fencing around the Primary School in Russell Street.

The railings around Hobson's Conduit Head should be painted to match the others along Brookside.

The shop fronts and signs in Hills Road are gradually eroding the quality and appearance of the street and require control.

The height and bulk of buildings in the Station area and around the edges of the Botanic Garden has had an adverse effect on the character of the area.

The boundary of the existing Conservation Area excludes parts of the west side of Hills Road, Coronation Street, King George IV Street and Union Road. It is recommended that these areas be included in a revised Conservation Area boundary. It is also recommended that the boundary be adjusted to exclude modern apartments between Station Road and Hills Road.

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

- Nos. 15, 16, and 17 King George IV Street
- Nos. 1&2, 3&4, 5, 7&8, 9&10, and 11&12 Harvey Road
- Christian Science Church (formerly Methodist), Panton Street
- Nos. 27 – 29 (former National School), Russell Street
- Nos. 11, 12, and 13 (Elie Almshouses), St Paul's Road
- No. 30 Union Road (former Roman Catholic School).

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## Appendix 1: Listed Buildings

Street	Building	Grade	Description
<b>Brookside</b>	1	<b>II</b>	Early/Mid C19. Grey gault brick. 2 storeys, four windows to street, sashes with glazing bars. Panelled double doors with stone pilastered surround. Timber dentil eaves cornice with wide eaves overhang. Hipped and gabled slate roof. The garden front has a two storey semi-circular bay with French windows below, and a plat-band at first floor cill level. The interior features include a good staircase and enriched plaster cornices.
	Telephone kiosk by bridge	<b>II</b>	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.
<b>Gresham Road</b>	Gresham Court (former Owen Webb House)	<b>II</b>	Circa 1830. 2 storeys; gault brick; hipped slate roof; has an entrance front porch with fluted Greek Ionic columns with entablature. 5 windows, French windows and one canted bay on the ground floor, sashes with glazing bars above. Some original internal fittings remain.
	3 & 3A	<b>II</b>	No 3: Circa 1830. Grey gault brick. 2 storeys, 4 windows, sashes with glazing bars. Panelled door with fanlight over. Hipped slate roof. No 3A: At right-angles to No 3. 2 storeys, 4 windows, sashes with glazing bars. Hipped slate roof.
<b>Hills Road</b>	War Memorial	<b>II</b>	World War I memorial. 1922. Bronze figure by R. Tait McKenzie. Stone-faced brick plinth. Rectangular. Base with inscriptions supporting sarcophagus with rounded ends to north and south. Sarcophagus carved with high-relief plaque to the east side, coats of arms to remaining 3 sides. Sarcophagus supports full-size bronze figure of British soldier in military dress striding forward, rifle slung, gazing to right.
<b>Hills Road (west side)</b>	Church of Our Lady & the English Martyrs	<b>II*</b>	1887-1890. Built from designs of Messrs. Dunn, Hansom and Dunn in modern Decorated style on cruciform plan with polygonal apse, central lantern and north-west tower with spire. A stone church considerably enriched with carving, and a good example of late C19 Gothic architecture. Inside, a stone tierceron vault. Wooden figure of St Andrew crucified presented by and to the design of Augustus Welby Northmore Pugin 1843. The statuary by Boulton of

			Cheltenham.
	Walls and Gates to Roman Catholic Church	II	Fronting Lensfield Road. 1890, contemporary with the church. Red brick wall with stone coping. Gate piers the same with decorative details and carved animals. Wrought iron gates.
	Pair of gatepiers west of Roman Catholic Church (Lensfield Rd)	II	Early C19. Pair of decorative cast-iron openwork gatepiers.
	Rectory to Roman Catholic Church	II	Circa 1890, contemporary with the church. L-shaped. Red brick, in the Tudor style, stone dressings. Doorway with 4-light windows on either side, One 6-light window on upper floor, others single light casements. Castellated, slate roof, decorative chimneys.
	Wall & gatepiers to Rectory		Red brick, stone capped wall and gatepiers. No gates.
	2 (Wanstead House)	II*	Circa 1825. 2 storeys; gault brick; plaster dressings; hipped slate roof; symmetrically designed front with dentilled and modillioned caves-cornice; 3 windows, moulded architraves, glazing bars; central doorway with eared architrave, swags on frieze above, flanking fluted Corinthian columns with entablature with pulvinated frieze and dentilled cornice. Particularly important for the inclusion of features from Colen Campbell's 1st major work, Wanstead House in Essex (1715-21) demolished in 1824. The entrance doorcase as described above; other doorcases, window architraves, panelling and plasterwork. The dining-room is particularly rich in these fittings. Also marble fireplaces and fine wrought-iron balustrade to the staircase. Also some good fittings of 1825.
	4 & 6	II	Early C19 grey gault brick, altered circa 1865 (see Nos. 12-18 (even)). The ground floor of No 6 is original with grooved stucco, that of No 4 has a pilaster treatment with a single tripartite sash. Platbands at all levels and window heads, heavy projecting window heads on first floor. Three floors, four windows to whole, sashes with glazing bars. Six panel door with rectangular light over. Heavy Italianate/Florentine eaves cornice, parapet, roof not visible.
	8 & 10	II	Early C19. Grey gault brick, partly painted. 3 storeys and basement, 2 windows, sashes with glazing bars. No 8 has no doorway, No 10 has a panelled door with

			fanlight over. Parapet with string course. Slate roof.
	12 to 18	II	Early C19 terrace completely re-fronted 1860-5 by John Edlin, and possibly with an added attic storey. Stucco, grooved on the ground floor. Four storeys and basement, thirteen bays. Plain sash windows, elliptical heads to the first and second floors. Doors in seventh, tenth and thirteenth bays. Additional door to left of first bay, tenth bay now a window. Decorative features include bracketed cills to windows, cast-iron balcony on heavy brackets to first floor. Heavy band to second floor, this projects on a console bracket which forms the keystone above each window, similar treatment to upper floor windows; heavy modillion cornice to second floor, lighter cornice to parapet, roof not visible from street. A further outstanding feature are the projecting terracotta heads with piers between the first floor windows, a vigorous Italianate feature with four different designs.
	20 & 22	II	Early C19. Grey gault brick. 3 storeys and basement. Parapet, slate roof. No 20. 2 windows, sashes with glazing bars. Panelled door with rectangular light over. No 22. 3 windows, mid C19 sashes; modern bay on ground floor. Round headed doorway with modern door.
	Milestone outside no.100	II	Milestone. Erected in 1731 by Dr William Warren. Stone block inscribed with "1 mile from Great St Mary's Church Cambridge". This is the first of a series of milestones that were erected to mark the distances between Cambridge and Haverhill. Dr Warren was a Fellow of Trinity Hall, who was also responsible for erecting a series of 16 milestones on the old road to London.
	Royal Albert Homes	II	Mid/Late C19. By Peck and Stephens of Maidstone. In 3 blocks. Nos. 9-20 (consec). Facing Hills Road. Foundation stone dated 1861. In the Gothic style. Grey gault brick with red and blue brick dressings and string course. 2 storeys. Pointed headed windows, 6-light below, 2-light above. Panelled central tower with the clock missing. Many gabled slate roof with different sized gables. Nos. 1-8. Facing Brooklands Avenue. Dated JS 1877, and 1879 in different gables. As main block but lacking the tower. The gables are arranged in different sizes, LSSLLSSSL with the larger ones set forward. Nos. 21-25 (consec). Block at rear. Probably slightly later. 5 gables only,



			much plainer decoration.
<b>Hills Road (east side)</b>	Church of St Paul	<b>C</b>	1841. By Ambrose Poynter. Chancel and North Vestry added in 1864, the transepts in 1893 (by Temple Moore). Red brick with blue brick diapering and limestone dressings. In the Perpendicular Early Tudor style. Castellated throughout. 6-light windows with diamond lattice panes. Slate roof. The west tower of 3 stages with angle turrets and clock. Clock dated 1841, the 3rd stage has 3-light windows with 4-centred heads. Castellated parapet. INTERIOR: Part of nave divided off to form meeting and other spaces. Worship area retains C19 stained glass in former chancel and chapel windows.
	Highsett (Nos. 1A-37) & front retaining wall	<b>II</b>	Block of 31 flats, six maisonettes and garages front retaining wall. 1958-60 by Eric Lyons for Span Developments Ltd; Z Pick engineer; Leslie Bilsby, builder. Brick cross-wall construction with concrete floors, mostly tile hung. Flat roof over broad cornice. The group set in a courtyard plan mirroring that of the traditional Cambridge Colleges, but with openings in the east, west and north-west corner elevations where the upper floors are supported on pilotis. The views through to the rear garden, though now with semi open screens and gates, are an important part of the composition. Three storeys. The north elevation has the maisonettes set over the garages, the other elevations with flats of various sizes; the first and second floor plans the same, and at these levels the east and west elevations mirror each other. Timber and UPVC windows set in continuous bands, an irregular pattern of side casements and pivoted toplights; deeper living room windows with transoms, Mineral board fascias. Open stairwells with some timber louvred screens designed for drying clothes. INTERIORS: not inspected. Front of site with attached walls of dark brick, slit openings within them. now with bars, and original slate nameplate. The first element built in a larger scheme, and the only one constructed as intended in the 1958 brief Eric Lyons and Geoffrey Townshend had worked together in private practice until in 1954 Townshend set himself up as a developer specialising in sensitive infill sites, with Lyons as his architect and Bilsby the builder. At a time when most speculative housing was of poor quality, they established an enviable reputation with a style that was humane, appropriate to its setting and beautifully

			<p>planted. As important were the tenant management companies they set up, then an innovation and which has seen their schemes maintained in perfect condition. Above all, they established a standard of high quality, well detailed housing at moderate cost which was highly successful and widely influential. Most of their best known work is in London's southern suburbs; Highsett is of special interest for its courtyard plan and careful relationship between the flats and their setting. It is also one of their most asymmetrical and architectural compositions. 'At Highsett Eric Lyons and Span Developments have attempted to show, with a phased development of courts, the continued validity of the 'collegiate' plan for domestic purposes' (The Builder). 'Like Pimlico's Cubitt, or Nash, or Ralph Allen, seeing a situation, (Lyons) both exploited it to his own advantage and solved it to the general advantage. As with those earlier men the client's taste was a given factor of the first importance, not an irrelevancy to be wooed by the architect' (Architectural Review). 'Highsett so far displays all the best Span qualities: a firm outline and clear definition of spaces; well-planned flats ...and a pleasantly relaxed use of materials' (Cambridge New Architecture). Included as one of their best works from their most creative period, and as their best work outside London.</p>
<b>Lensfield Rd (south side)</b>	Roman Catholic Church, walls and gate piers		See Hills Road (west side)
	Scott Polar Research Institute	II	<p>Research institute and museum. 1933-34 by Sir Herbert Baker. Yellow brick laid in English bond and stone dressings. Machine tiled roof. Classical style. 2 storeys and dormer attic. North front is a 4-window range, the central 2 window bays slightly recessed with stone quoins; stone quoins also to main angles. Central double timber doors within raised surround. One large arched 8/12 sash right and left with carved keystones. Between them is a circular niche with bust of Captain Robert Falcon Scott, explorer. Stone platband between the floors. Outer bays with one 8/8 horned sash to each floor. Stone balustraded parapet, in centre of which is inscription: QV AESIVIT ARCANA POLIV ADET DEI. Hipped roof with 4 hipped dormers fitted with casements. Returns with 3 8/8 horned sashes to each floor. 2 hipped dormers to</p>

			west return, one to east return and a chimney stack. INTERIOR. The 2 arched windows light small interconnecting halls with shallow domed ceilings painted with aspect of globe from north pole (west) and south pole (east), by MacDonald Gill, 1934. Coffered transverse arch between the two. In front of halls are a pair of unfluted columns right and left, with palmette capitals painted gold.
	41-57 (Downing Terrace)	II	1819. Range of small terraced houses. Two storeys; gault brick; slate roof; with continuous wall arcade, plain brick pilasters and semi-circular arches, glazing bars and shutters ground floor; segmental head 1st floor; doorways grouped in pairs occupying one bay with reeded surrounds, having two windows above with heads following curve of arcade arch. No 53 (intended for central feature, but right end of range destroyed or never built):- three storeys; stuccoed in bays, three windows with pilasters and pediment. No 43 has a modern door and the glazing bars are missing.
	Hobson's Conduit Head	II*	Erected on Market Hill 1614, re-erected in present position in 1856. Hexagonal stone structure with moulded plinth; niche in each side with shell-head; entablature surmounted by strapwork cresting, achievement of Royal Arms on one side, putti and carved beasts at angles and ogee-shaped top surmounted by pineapple finial. Restored 1967. Interesting as the fountainhead of a very early public water supply.
	Railings around Hobson's Conduit	II	Late C19. Cast-iron spear-head railings.
<b>Panton Street</b>	27-41	II	Early Mid C19. Grey gault brick. 2 storeys and basement 2 windows, sashes mostly with glazing bars. Paired round-headed doorways, panelled doors except No 41. The first floor windows are out of alignment with the ground floor opening. Slate roof.
	Gates of the Panton Arms PH	II	Mid C19 Cast and wrought iron gates. With the lettering Greene King & Co.
<b>St Eligius Street</b>	Freemasons Hall (formerly Cheshunt College)	II	1913-14 by Morley Horder. In a very attractive free Neo-Tudor style; main range with square central porch-tower and two symmetrical bay windows projecting wings of different lengths height and design. Pale brick with buff stone dressings. 2 storeys and attics. 2 and 3 light mullioned windows, and centred bays. Leaded lattice windows. The South range contains the Chapel, 2 storeys, 2-

			light windows with traceried heads. All the blocks are Joined. All are pantiled with gabled roofs.
<b>Station Road</b>	The Railway Station	II	1845. Architect Sancton Wood. White gault brick. Stone bracket cornice. 15 tall round-headed arches, originally all open but of which only the 5 northernmost ones now are. The centre 6 arches have been completely enclosed with semi-circular fanlights in the heads, and the 4 southernmost arches partly enclosed with open heads. Stone roundels in the spandrels of the arches with coats of arms of the Colleges, the City and various City officials of the time. The original design of the station was materially altered in 1863.
<b>Trumpington Road</b>	Cory Lodge (Botanic Garden)	II	1924. By M H Baillie Scott. White painted brick house of 2 storeys with horizontal rows of windows with wood shutters. Porch and verandah have pillars. Low pitched slate roof.
	The Leys School King George V Gateway and Library	II	The King George V Gateway and Library 1913-14 by Sir Aston Webb. Entrance has 5 bay arcade with on inner side steps ascending on either side. 3 gables. Central cupola. Red brick with stone dressings.
	The Leys School Chapel	II	1905-6, By Robert Curwen. Decorated style with buttresses. Turret with cupola. Glass by H J Salisbury. Woodwork mostly by amateurs. Red brick with stone dressings.
	The Leys School Gate to Trumpington Rd	II	In front of the King George V Gateway and contemporary with it. Circa 1913, probably by Sir Aston Webb. Rusticated red brick pier with stone ball finials. Wrought-Iron double gates with overthrow carrying a coat- of-arms.
	The Leys School Headmaster's House	II	Circa 1820. Grey gault brick on stone plinth 2 storeys. 3 bay front with the side bays projecting and pedimented. All sash windows with glazing bars. Single storey stone screen across centre bay forming a porch, 2 Doric columns. Original 2 storeyed bay on south front. Continuous wide projecting eaves cornice on shaped brackets. Slate roof. The interior features including a fine staircase, good doorways and fireplaces, and enriched plaster cornices, Barrel vaulted cellars. Later bay window on the east and single storey, 2 window projection on north.
	Milestone beside the road opposite Brooklands Ave	II	The first of a series of 16 stones set up on the old road to London by William Warren in 1728 under the will of Dr William Mowse Master of Trinity Hall 1552-3. It is

			a rectangular stone with inset rounded head and has the arms of Trinity Hall impaling Mowse and a pointing hand. The inscription reads "1 Mile to Great Saint Maries Church Cambridge" "A D" (the date illegible but was 1728). See also the datum mark on Great St Mary's Church.
	Railings along west side Hobson's Brook from Hobson's Conduit to Trumpington Rd	II	Circa 1850. Moulded standards with elbowed stays and plain rails. Marked Headley and Edwards, Cambridge.
	Bridge over Hobson's Brook opposite Pemberton Terrace	II	Dated 1851. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name, Hurrell (Swan Hurrell of Market Hill).
	Bridge over Hobson's Brook midway along Brookside	II	Dated 1851. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name, Hurrell (Swan Hurrell of Market Hill).
	Bridge over Hobson's Brook entrance to Botanic Garden	II	Dated 1850. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name Hurrell (Swan Hurrell of Market Hill). The West end of the bridge has iron gates with flanking railings, all with spear-head uprights
	Entrance Gateway to Botanic Garden	II	Circa 1765. Wrought iron gates with semi-circular overthrow between rusticated stone piers. They come from the original Botanic Garden in Free School Lane. Circa 1850. Semi-circular cast iron screen on red brick base.
	Bridge over Hobson's Brook at Brooklands Lodge	II	Date obscured but circa 1850. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes.
	Brooklands Lodge	II	Early C19. Grey gault brick. In the Gothic style. 1 storey and semi-basement, 2 windows with pointed heads and external shutters. Pointed arched panelled door with fanlight over. Hipped slate roof.

## Appendix 2: Buildings of Local Interest

Street	Building	Description
<p><b>Brooklands Avenue</b></p>	<p>University Bowls Club <b>(actually The Cambridge and County Bowling Club)</b></p>	<p>The Cambridge and County Bowling Club was founded in 1928 and opened its greens in Brooklands Avenue in 1929. The large single storey indoor pavilion contains a two rink indoor green which was opened in 1933 and is the oldest purpose built indoor green in the country. The building itself is not of great architectural interest, but it is of local historic interest. The outdoor pavilion, built in 1930, is considered to be a positive building and merits BLI status.</p> <p>HISTORY (from: <a href="http://www.cambridgetimetraveller.com">www.cambridgetimetraveller.com</a>)</p> <p>On June 19<sup>th</sup> 1930, Alderman Mowbray Webber officially opened the new pavilion at the Cambridge and County Bowling Club on Brooklands Avenue, Cambridge with a silver key presented to him by the architect, J.W. Pate of Round Church Street, Cambridge. It was one of four new sports pavilions built in Cambridge that year.</p> <p>Having opened its bowling greens in 1929, the Cambridge and County Bowling Club had to do without a proper pavilion for the inaugural season as the original plan to buy a portable wooden pavilion from F and H Sutcliffe of Heydon Bridge had fallen through. This would have cost the club £231 and would have measured 50' by 20'. So instead they employed Cambridge builders S Ginn and Sons to construct a pavilion for them at a cost of £1,538. Ginns had been chosen instead of Coulson and Son, Kidman and Sons, J Negus and Son and C Kerridge, who had also put in tenders.</p> <p>The original plans show that the pavilion had a kitchen and changing rooms at the rear of the building, and was to be built at the Hills Road end of the site. The plans were altered when it was decided to build it behind the two greens instead. The second of these greens has now had flats built on it (Brooklands Court). As the new site was not so deep the plans had to be altered, with the kitchen and changing rooms now placed on either side of the main hall. The pavilion also had a small bar, which also sold Player's, Craven's and Golden Flake cigarettes, and a Secretary's Room. Ginn's built the building of red brick with a moulded plinth over the window arches; the rest of the brickwork they covered with cream-coloured cement roughcast. The roof was covered with Loughborough plain tiling and had a turret containing a sychronome clock that was supplied by Messrs Munsey and Co. On top of the oak turret they put a steel weather vane.</p> <p>Apart from Ginn's, a number of other firms were involved, including T.H. Freeman of Histon Road who did the plumbing, Messrs Norton and Naylor of Staffordshire who did the electrical work, while the plastering was done by Mr E. Bond of Coleridge Road</p>

		<p>in Cambridge. When completed the pavilion with all the fittings cost the club £1,900.</p> <p>Despite the building of the indoor pavilion in 1933, the outdoor pavilion continued to be used fully during the summer months, but today it is mainly used as additional changing facilities when there is a major match on the outdoor green. When the club lost the use of the indoor pavilion, as it was required by the War Office from 1941 to 1949, they erected a snooker table in it, but this had to be dismantled when there was an important match on the outdoor green. The pavilion is also often referred to as the Ladies' Pavilion, as it later became the home of the Ladies Section of the club.</p> <p>The other pavilions built in Cambridge in 1930 were the Hobbs Pavilion on Parker's Piece, the sports pavilion for the former County High School for Boys and the Macfarlane-Grieve Pavilion at the Perse School.</p>
<b>Brookside</b>	2	<p>This building is occupied by St. Mary's Junior School. It is detached and has four storeys, including a basement. The walls are Gault brick, the gutters are plastic, and all the windows are timber-framed. There are three chimney stacks. The hipped roof has a slate covering.</p> <p>The second and first floors each have four 2/2 vertical sash windows. The ground floor has three 2/2 vertical sash windows, and the basement has one 2/2 vertical sash and two 1/1 horizontal casement windows. The second floor windows have curved tops. There are plat bands below the second and first floor windows. The main entrance has stone steps leading up to the timber door. These are covered by a metal arched canopy, with decorative wrought iron supports. There are wrought iron railings to the front of the property. The south elevation has iron balconies on the first and second floors and bay windows on the ground floor.</p>
	3,4	<p>This four-storey building is occupied by the Mander Portman Woodward Independent Fifth and Sixth Form College. It 3 and 4 are a semi-detached building. The walls are Gault brick with decorative red brick. The roof is slate and there are five chimneystacks. The second floor has large gables and dormer windows. Three of these have 2/2 vertical sash windows with shaped tops, and the fourth has two 2/2 vertical sash windows with flat tops. There is an additional small extension with three 2/2 vertical sash windows. The first floor has one bay with three 1/1 vertical sash windows, another bay with four 1/1 vertical sash windows, two 1/1 additional vertical sash windows, two 2/2 vertical sash windows with pointed tops and two 2/2 vertical sash windows with flat tops. The ground floor has three bays, two with three 1/1 vertical sash windows each and one with four 1/1 vertical sash windows, plus an additional three 1/1 vertical sash windows. The basement has two bays, each with one 1/1 and two 1/1 vertical sash windows.</p>

		It also has three small top-hung casements and one 2/2 vertical sash. There are stone steps leading up the main entrance of each building.
	5	This is a four-storey plus attics, detached building, occupied by the Perse Junior School for Girls. The walls are Gault brick and the roof is tile, with two chimney stacks. There are three dormer windows. The second floor has three 2/2 vertical sash windows with stone surround. The first floor has three 2/4 top-hung casement windows with stone surrounds and pediment over the top of the frame. The ground floor has two 2/2 vertical sash windows with a stone surround, and the basement has two 6/6 horizontal casement windows. All windows are timber-framed. There are stone steps leading up to the main entrance. The timber door has a stone canopy supported on corbels. There are wrought iron railings to the front.
	6	A tall gault brick building of 3 floors, basement and dormers to attic. 3 bays with door to left side, limestone surround, round arch with keystone to panelled door which has semi-circular fanlight and narrow round headed windows the each side with a brick wall alongside steps leading to the street. There is a door beneath the steps. Centre bay of 1/1 sash windows with low window -box iron railings to first floor and then end bay has canted, limestone bay windows to basement, ground and 1 <sup>st</sup> floors, 1/6 sashes of timber (2/2 to basement). Flat lead roof to bay windows. All windows have gauged gault brick arches with limestone edges and stone sills. Windows are set in four inch reveals with round moulded brick edges. Dog tooth string course between ground & 1 <sup>st</sup> floors, plain string between 1 <sup>st</sup> & 2 <sup>nd</sup> and broad frieze to cornice. To left is single storey section, heightened in recent times with modern windows. The roof is slate with end stack and the 3 dormers have hipped slate roofs, casements and timber bargeboards.
	7	Two storey house of gault brick in Flemish bond with basement and attic. Red brick detail to window arches, which have limestone keystones. Red brick banding and red brick bold cornice. 5 bays wide with bay containing front door, recessed on left hand side. Steps between a pair of low gault brick piers with copings and iron gate lead up to arched double doors with modern canopy above. Windows above are 2/2. Second, third and fourth bays of windows in four inch reveals and the bay between them has canted bay windows to ground floor and basement with a low parapet on top (3/1 sashes to basement windows). First floor has tall plastic windows divided into 3 panes. Above and to dormers are 2/2 sashes and basement. Slate roof with high gable stacks and 4 gabled dormers with ball finials.
	8 to 12 consec	A row of villas, 3 storeys with basements and attics of gault brick in Flemish bond and limestone dressings. Wrought iron railings with finials to front and following steps to pavement. Each villa has door to left and bay



		windows to right. Bays run from basement to 1 <sup>st</sup> floor, canted with limestone around windows of 1/1 timber sashes (2/2 to basements). Doors have doorcases of limestone with acanthus leaf consoles supporting small flat canopies, 4 panelled doors with semi-circular fanlights. Above are 1/1 sashes. Slate roof above projecting cornice, rows of stacks between villas and dormers.
	13 & 14	As above but slightly lower in height and bay windows running from basement to ground floor only. Windows 2/2 no dormers and doors with upper panels glazed and rectangular fanlights.
	15 & 16	As above again but with bay windows running from basement to 1 <sup>st</sup> floors. Windows 2/2 sashes, except above the front door which are 1/1 as are the bay windows. Front doors paired at the top of steps with railings. 4 panels with upper panels glazed to no15. Rectangular fanlights. Doorcase has triangular pediment supported on scrolled brackets with scallop shell detail above and acanthus leaf below and plain pilasters – all in limestone. 4 dormer windows in slate roof.
	17	'School of Education'. 3 storeys with basement. Brown brick in English bond. 12/12 sash windows with limestone surrounds. Similar limestone around central double front doors with rectangular fanlight and railings lining steps to pavement. Roof hidden behind parapet.
	18 & 19	3 storeys and basement with wrought iron spear railings in front. Bay windows from basement to 1 <sup>st</sup> floor either side of central front door. Bay windows of limestone with parapets 2/2 with 1/1 side lights, canted. Door is recessed, 6 panel door with central moulding with arched windows above on both floors with limestone surrounds and keystones to the arches – all 2/2. Stone quoins to corner of Pemberton Terrace and the gable to this street has blind windows within stone surrounds either side of central door with rectangular fanlight and sturdy pilasters framing the door and supporting a simple canopy. Arched window above. Hipped slate roof.
	20 & 21	Pair of early C19 houses, 2 storey with basements and dropped dormers. Each is of 2 bays with a sash window to the left of the front door and 2 6/6 sash windows without horns above. Ground floor sashes are of 3 lights, the centre being 3/3 without horns and side lights of 4 panes vertical. Similar windows to basement. 2 dormers to 21 face Brookside of 6/6. No 20 has one dormer of same type facing Brookside and one facing Pemberton Terrace. Semi-circular fanlights over 4 panel front doors. Fanlight to 21 has decorative glazing bars, no 20 is plain. Gault brick in Flemish bond and slate roof. Steps and iron railings lead to road with iron fencing in front. Brick flank wall to Pemberton Terrace.
	22	2 storey with lean-to roof over front bay window and door. 8/1 sashes to ground floor and 6/1 above. White

		painted brick with slate roof.
<b>Coe Fen</b>	Hodson's Summerhouse	1887. Built for John Hodson as a changing room for his daughter when she went swimming in the river. In 1902-6, Hodson constructed a brick wall enclosing the area to increase privacy. The summerhouse is a small pedimented building with a four centred entrance arch to the north. It was lit through sash windows and had a canted oriel to the south. The doors, roof and windows have now gone, leaving only the shell. Although not in very good repair, the building is clearly a very unusual building type and has an attractive setting within the Central Conservation Area.
<b>George IV Street</b>	18	Two storey house of early 19th century. White painted brick and low pitched slate roof behind a parapet. 6/6 sash window either side of central door and row of 3x 6/6 sashes in timber above, all in four inch reveals. String course below first floor sills.
<b>Gonville Place</b>	Gonville Hotel	The core of the original Gonville Lodge of gault brick min Flemish bond with 6/6 timber sash windows. 2 storey but heightened with hung tiles hiding a flat roof. Modern extension wings to either side.
<b>Harvey Road</b>	6	Mid to late C19. Gault brick. Left-hand side of an asymmetrical block. Two storeys, basement and attic. The bays are set forward. Squared bay windows on left and right. Paired sashes. Continuous drip mould over ground floor windows. Eaves band. Gable and dormer both forge boarded. Tiled roof. *Birthplace of John Maynard Keynes, 1883-1946
<b>Hills Road (east side)</b>	39 Felbrigg) & 41 (Beechwood) (formerly Listed as 41&43)	A pair of detached early – mid C19 gault brick houses, extended and altered. No 39 (Felbrigg) is 3 storeys with basement and hipped slate roof with gable stacks. Three bays. Central bay has round arched recess rising through 3 floors and including the front door, which is modern (plastic) as is the canopy over and steps with railings. Above is a 6/6 sash with an arched window on the 2 <sup>nd</sup> floor, 3/3 with fanlight above. Either side of the door are 6/6 sashes all timber without horns on all floors, including basement. The brickwork has been cleaned.  No.41 (Beechwood) gault brick in Flemish bond, 2 storeys with basement. Hipped slate roof with gable stacks. 6/6 timber sash windows.
	Claremont 1-6	Mid C19. Model development of 6 houses in two terraces facing each other over an oval landscaped area with a narrow driveway around. There is a working gas lantern on a fluted cast iron column at the South Western end. T-plan, two storey terraces of three houses each. Gault brick with stone trim and artificial 'slate' hipped roofs with moulded blue clay ridge and hip tiles. A main brick chimney stack between each house with over-sailing courses at the top and four or six square plan, tapering white fireclay pots. End and intermediate stacks are similar but smaller. Ground floor – Central wide front door, single solid panel below, two obscure glazed above with

		<p>semi-circular obscure glazed fanlight under radial rubbed arch each with carved keystone, (2 lions masks, 2 female heads, 1 male head and 1 acanthus leaf). The arches spring from decorative padstones with acanthus leaves and the brick jambs have stop chamfers. A pair of stone framed, canted bay windows with a flat roof behind a parapet with moulded drip to each house. Main timber vertically sliding sash windows have a central glazing bar (two over two), narrower versions to bay flanks. First floor – Three symmetrically placed sashes, as below, with stone sills and lintels. A stone or brick roll eaves mould supports regular, curved timber eaves brackets, each with a turned acorn pendent. Stone name plate to each terrace. Rear elevation – A shared pair and a single extension to each terrace with catslide roofs, matching chimney stacks and similar joinery to the front. Main windows are sashes under shallow arched brick heads. Interiors – Two main ground floor reception rooms flank the central entrance hall, some have 'classical' fire surrounds, (some timber, some marble), panelled doors and run cornices.</p>
	55-59 (with 1-7 Station Road)	<p>Large corner building of 3 storeys and 28 bays originally housing 3 shops on Hills Road, 3 on Station Road and with the Great Northern Hotel between on the corner. Gault brick with stone detailing and a slate roof. The first floor has large 2/2 sash windows with arched stone heads. The second floor has similar but smaller windows with flat stone heads. Above is a decorative cornice with dentils and pendentive brackets between the windows. The windows at 1st and 2nd floor are bricked up in bay 12 (from the left), as is the 2nd floor window in bay 15. With the exception of the first shop (55 Hills Road), which had five bays, the other shops were of three bays. The hotel seemingly occupied bays 12 to 19. Some original shopfronts with pilasters with stepped console brackets survive to 59 Hills Road, 7 Station Road and in part to Nos. 55, 57 and 5. Large ridge stacks survive at each end and between bays 5 &amp; 6, 8 &amp; 9, 11 &amp; 12, 19 &amp; 20 and 22 &amp; 23.</p>
	63-99 odd Eastbourne Terrace	<p>Built sometime between 1863 and 1888. Terrace of 19 houses, the plans alternately handed. Each 2 bay, 2-storey plus basement and dormer. Panelled door with arched head and plain fanlight. Bay window to ground floor with slate roof. Windows 2/2 sashes with flat brick arches to 1st floor. Shared stacks. Dormer window in same bay as bay window. Originally all had small front gardens behind low walls. Various incremental alterations have taken place.</p>
	101-123 odd College Terrace	<p>Terrace of 12 houses, virtually identical to the above, but only 2 storeys plus basement.</p>
	125	<p>Built between 1863-1888, probably as railway coal yard offices and manager's house. 2 storeys, 3 bays in gault brick with overhanging hipped slate roof. Central panelled door with red brick flat arched head. To each side are bay windows to ground floor with</p>

		slate roofs. 3, 6/6 sashes to first floor with similar heads to ground floor. End stacks. Rebuilt front garden wall in disrepair. Part of an iron gate and railing survives to S. Ground floor boarded up (May 2004). At the other side of the gateway is a small gate lodge.
	The Earl of Derby PH	Late C19, probably purpose built public house. 2 storeys, 3 bays to main W and S elevations. Gault brick with hipped slate roof. Ground floor W elevation has flat roofed addition to N with canopied entrance and rusticated plasterwork wrapping around to part of S elevation. All windows are 6/6 sashes. N end stack and ridge stack to S side.
<b>Hills Road (west side)</b>	38-44 (formerly Listed as 42-44)	42 & 44 are a pair of early to mid C19 grey gault brick buildings with a slate roof and a large stack between them with 6 chimneys with pots. On the first floor are pairs of 8/8 timber sashes without horns and there is a pitched dormer to each above. On the ground floor, both have shop fronts; no.42 with pilasters (now tiled) support a projecting, plain console and frame a deep fascia and modern plate glass shop window with a recessed shop door. No.44 has no pilasters, a canted glass shop window with mullions and a recessed door. To the north side of 42 is a door with rectangular fanlight and above a short fascia framed by consoles. This gives access to the flat above. No. 40 is a gault brick house stepped back from the road but with a C20 extension at ground floor level to create a shopfront, which is modern. Above are replacement windows. No 38 projects forwards again. Gault brick and slate with modern shopfront below and a projecting bay window above. On its flank walls are a painted signs "Bulls Dairies for pure cream Jersey milk supplied" and a picture of a Jersey cow's head.
<b>Lensfield Road</b>	59-65 odd	3 storey terrace with basements, early C19. Gault brick, slate roof. Pairs of 4 panel front doors with fanlights reached by 4 steps; 2/2 sash windows. Limestone canted bay windows with parapets, running from basement to first floor. Decorative cornice. Remains of iron railings to front. No 65 projects forward and terminates the terrace. On its flank wall are two 'blind' ground floor windows with brick surrounds, a round blank window to the first floor again with gault brick surround and a limestone platband. It has low window box rails to the first floor bay. It has been sandblasted.
<b>Panton Street</b>	26	Circa 1830. Grey gault brick. Two storeys, three windows, sashes with glazing bars except for one late C19 bay on ground floor. Panelled door with fanlight over in arched opening. String course at first floor level. Slate mansard roof.
	32	Early to mid C19. Grey gault brick. Two storeys and basement, three windows, sashes with glazing bars. Panelled door with rectangular light over. Cast iron railings to step. Slate roof.

	42, 44 ,46 and 48	1851. Grey gault brick. Two storeys, seven windows to row, sashes with glazing bars. Carriage arch between Nos. 44 and 46. Panelled doors with fanlights over. Hipped slate roof to whole.
<b>Station Road</b>	1-7 (with 55-59 Hills Road	See 55-59 Hills Road
	9-15 Arundel Villas, 17 St Andrews, 19-29 Salisbury Villas	Group of houses built c1874 possibly by Richard Reynolds Rowe. Arundel Villas are two pairs of semis which had their own shared access. Salisbury Villas were six detached properties with another shared access whilst in-between was the largest house, St Andrew's, which had its own double access to Station Road. All the properties are similar in style, of 2-3 storeys with semi basements, of gault brick with red brick and stone dressings and slate roofs. Whilst all the buildings are different, they share common features and mostly Gothic detailing; Most have prominent gables and end chimney stacks (except no. 13) and plate glass sash windows. The original separate (but shared) accesses have now been consolidated into one combined access road / car park, though the lime trees adjacent to the road. 'No-fines' concrete boundary wall to Station Road and Tenison Road (qv).
	Early no-fines concrete wall to Nos. 9-29 Station Road	Shuttered concrete boundary wall to 9-29 Station Road running along the roadside and turning the corner into Tenison Road. Built of 'no-fines' cement, the individual 'lifts' can be clearly seen. Some sections have a cement render.
	City Roomz (was Sleeperz Hotel)	Probably built in 1863 for the Midland Railway as one of three parallel ranges of warehouse building; its twin and the larger central range were demolished by 1927. Gault brick with pitched roof felted over. The main façade is to the S and has a range of relatively haphazardly spaced multi-paned windows, blocked windows and rebuilt brickwork. The ground floor has fenestration within shuttered iron loading doors. The W elevation has loophole doors and the remains of a crane jib in the gable apex. The E has a modern timber-clad extension.
	Fosters Mills	Built 1898. Architects Calder and Kitchen of Hull. For the Foster Family. Painted gault brick.
	Statue of Ceres outside former Spiller's Laboratory	Laboratory demolished. Whereabouts of statue unknown but likely to be relocated into the public realm of the 'CB1' development.
	32-38 Wilton Terrace	Terrace of 4, 2-bay houses built sometime between 1863-1888. Gault brick with red brick detailing. Crow-stepped end gables. The panelled entrance doors are in bays 1,4,5 and 8 and have steps up. Above are 2/2 sashes with stone lintels and red brick relieving arches to ground and first floors. In the other bays are two storey bay windows with slate roofs. The front window of each bay has 2/2 sashes, the narrow side windows are plate glass sashes. Glazed brick 'spandrel' panels above and below the ground floor

		windows. Corbelled brick eaves detailing. Large central chimney stacks in each pair of houses. No fine concrete boundary wall to front, high gault brick boundary wall to rear; both of interest.
	Crane base on triangle site rear of Station Rd	Base of crane erected sometime between 1863 and 1888 within the Great Northern Railway's goods yard. Cast iron with six fins bolted to concrete base. Circular cast-iron plinth surrounded by a course of sett work with tapering column rising from it to height of approx 6ft. Domed column top with heavy drip beneath has connection shaft to missing jib above. Beyond the concrete base is a brick 'kerb'.
<b>Trumpington Road</b>	6 Belvoir Terrace (Vine Cottage)	1857, by Anthony Salvin. The house was built on to an existing cottage, which remains to the rear. It was built for and first occupied by Professor William Selwyn. Whilst a striking contrast with the neighbouring terrace, it does utilise the local brick and Welsh slate but the junction between the two is odd. The coach arch through the terrace adjacent to the house perhaps suggests that the terrace was intended to be longer and symmetrical. Some fireplaces of the period remain. Salvin worked extensively in Cambridge and this house for a local academic displays his domestic rather than collegiate work. There have been some alterations, such as the insertion of garage doors into the cottage at the rear, and there are notable cracks evident in the walls of some rooms.

## Suggested Additional Buildings of Local Interest

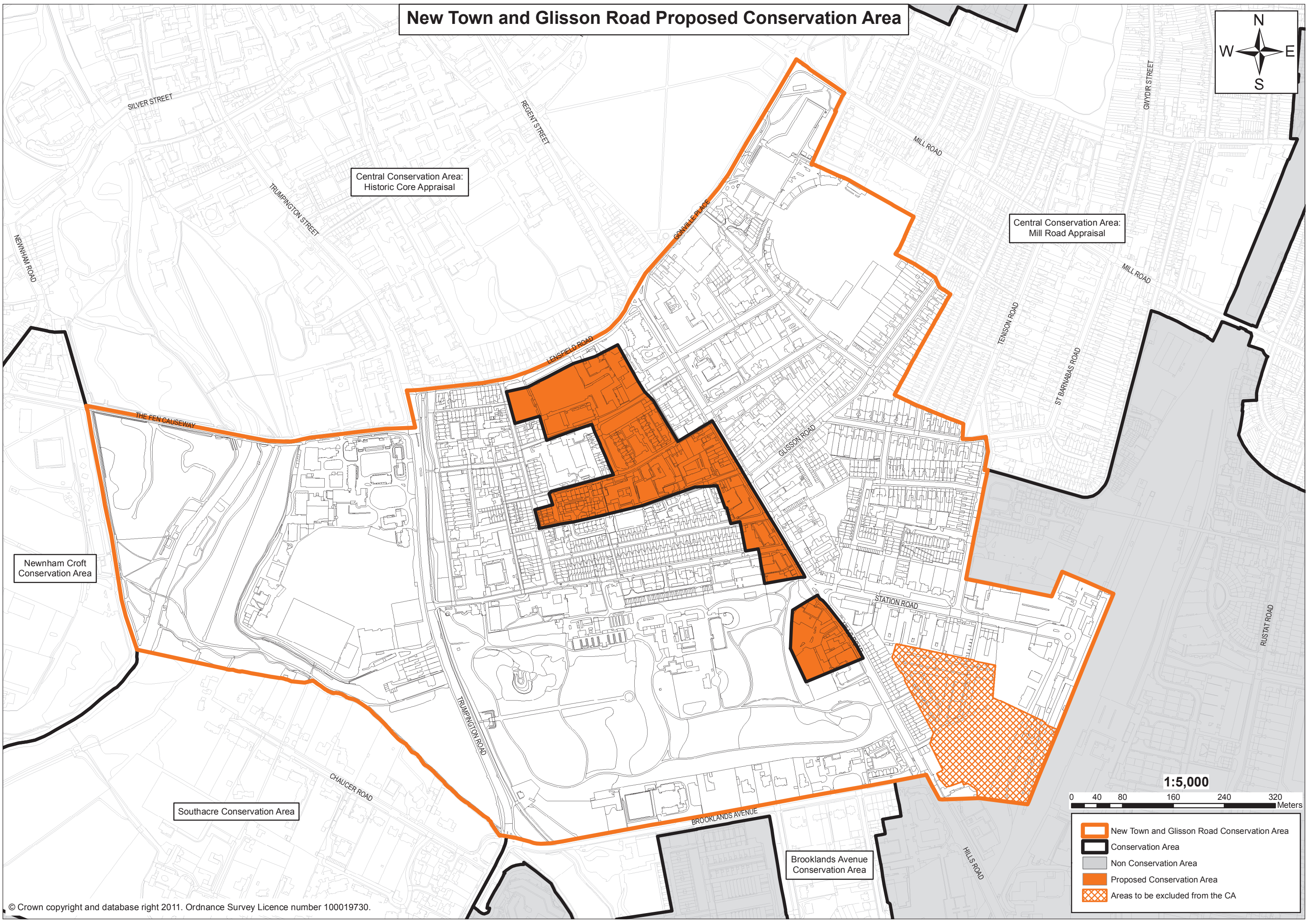
Street	Building	Reason
<b>Brooklands Avenue</b>	Outdoor Pavilion – The Cambridge & County Bowling Club	Built 1930 – see The Cambridge & County Bowling Club entry in Existing BLI list above.
<b>George IV Street</b>	15, 16, and 17	A row of three early 19th century houses, two storeys with low pitch roof behind a parapet with projecting cornice. Gault brick in Flemish bond to upper floor, ground floor rendered. Windows a mix of marginal glazed and 2/2. Front doors with small projecting flat canopies and rendered surrounds. Only no. 16 has its original door.
<b>Harvey Road</b>	1&2, 3&4, 5, 7&8, 9&10,11&12	No 6 Harvey Rd, the birthplace of Maynard Keynes is a BLI. It is part of a series of pairs of villas along Harvey Road, all of similar style and material and they form a group of mid C19 buildings of some style and with limited alteration
<b>Panton Street</b>	Christian Science Church	Formerly Primitive Methodist Church facing Panton St and Meeting Room ?Sunday School which faces to St Eligius Street. 1866 date to Chapel of Flemish bond gault brick and slate roof. Gable to Panton St 2 storeys. Ground floor has central flat roof porch with round arched doorway. Either side paired round arched windows, also to first floor lighting gallery. Central three light round arch window to first floor with date stone below. To rear is Sunday School with arched windows and of gault brick and datestone reading June 23 <sup>rd</sup> 1874.
<b>Russell Street</b>	27-29	Former National School of central section and two projecting wings, one for boys on the left, the other for girls. Two storeys in gault brick with pediments to gables. Three windows to each floor, ground floor windows arched topped beneath gauged brick arches with stone keystones, the central window is blind and platband running below the round arches. Above 8/8 with arched tops and gauged brickwork. In the triangle of the gables are circular louvres. Below central 1 <sup>st</sup> floor window, a stone banner saying National School.
<b>St Paul's Road</b>	11, 12, and 13 Elie Almshouses	Small group of 3 almshouses, L shaped, single storey with gable projection to the road. Polychromatic of gault brick in English bond with red brick bands and window arches. The gable has red brick diaper patterns. Plain tile roof, steeply pitched with low eaves and bargeboard to gable wing. Two tall gault brick stacks with single chimneys to gable wing, with red brick corbelled tops. Two tall ridge stacks to main building with paired chimneys, again with red brick detailing. Arch topped Gothic windows. Caius College almshouses were founded c. 1475 by Richard Ely and stood in Trinity Lane. In 1865 they were rebuilt on this

		site. (VCH vol 3 p. 146)
<b>Union Road</b>	30	Former Roman Catholic School 1867-8. Gault brick in Flemish bond with black mortar (sandblasted) with slate roof and red ridge coping. Main range to road with wing to left, which is gable to the road. Main range has pairs of windows either side of gabled centrepiece. Windows are 6/1 timber sash with limestone mullion dividing the two lights and limestone lintel. The centrepiece has a rose window above a three light arched topped window, all of gault brick and surmounted by a parapet gable with limestone coping and kneelers and cross finial. On the left is a bell turret (without bell), buttressed to the roadside with a sculpture of Christ holding a lamb beneath a slate covered canopy. Cross finials on all gables and turret. Gabled wing also gault brick and slate with limestone coping and kneelers to parapet. Two light window with limestone mullion and sill, 6/6 sashes.



## Appendix 3: Maps

# New Town and Glisson Road Proposed Conservation Area



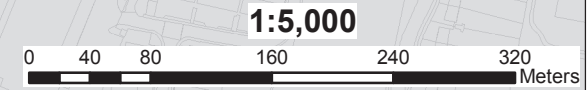
Central Conservation Area:  
Historic Core Appraisal

Central Conservation Area:  
Mill Road Appraisal

Newnham Croft  
Conservation Area

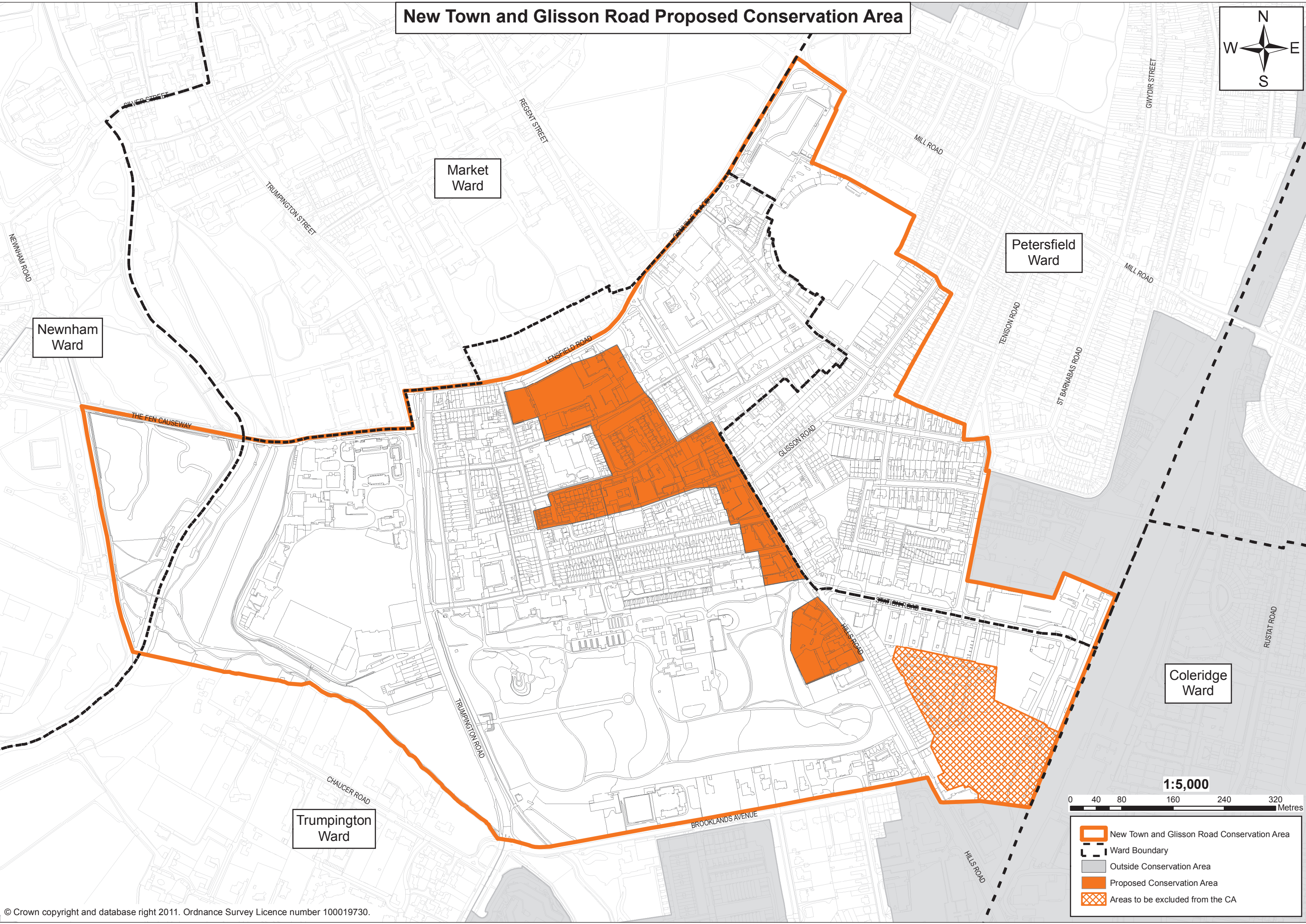
Southacre Conservation Area

Brooklands Avenue  
Conservation Area



- New Town and Glisson Road Conservation Area
- Conservation Area
- Non Conservation Area
- Proposed Conservation Area
- Areas to be excluded from the CA

# New Town and Glisson Road Proposed Conservation Area



Market Ward

Petersfield Ward

Newnham Ward

Coleridge Ward

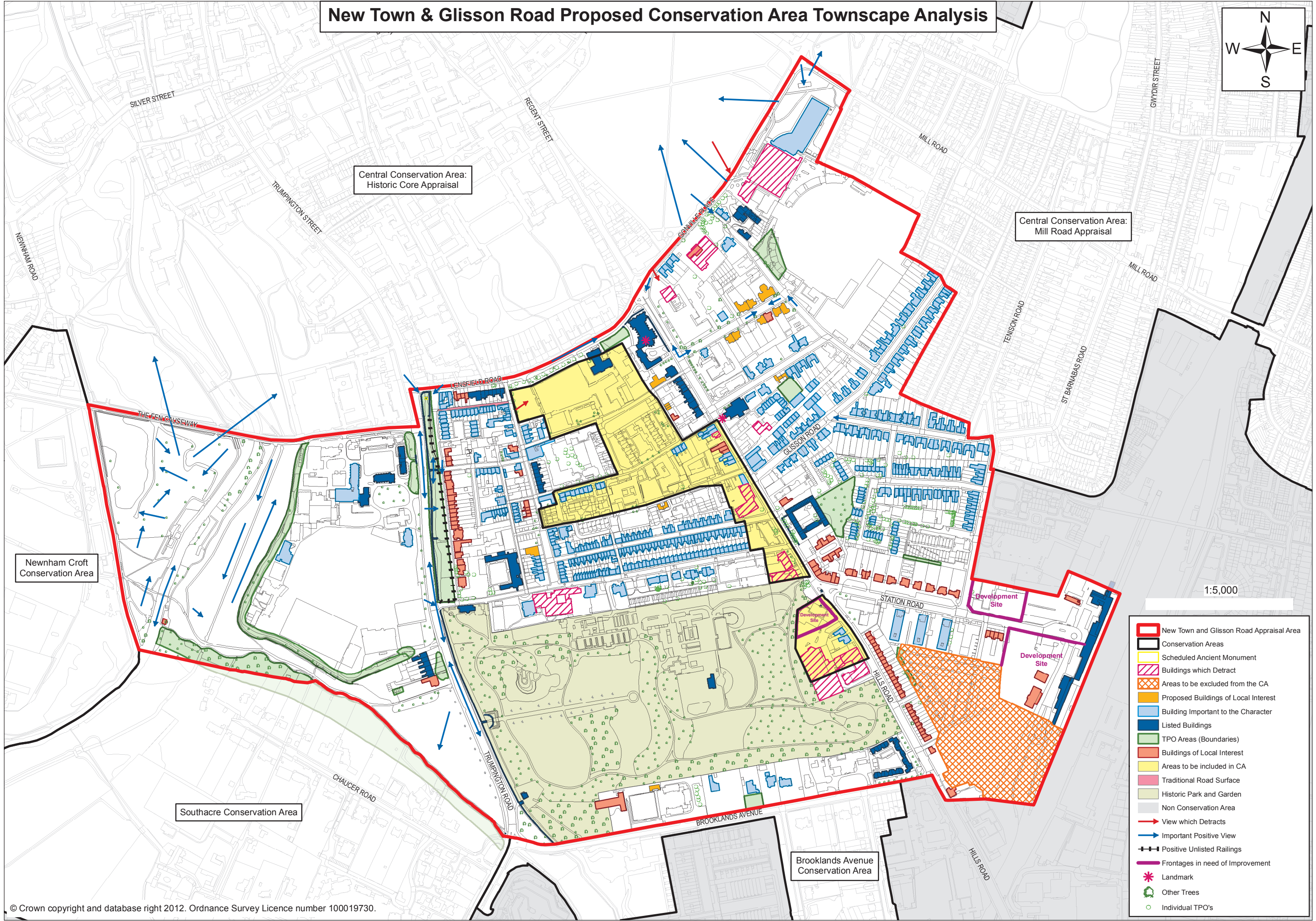
Trumpington Ward

1:5,000

0 40 80 160 240 320 Metres

- New Town and Glisson Road Conservation Area
- Ward Boundary
- Outside Conservation Area
- Proposed Conservation Area
- Areas to be excluded from the CA

# New Town & Glisson Road Proposed Conservation Area Townscape Analysis



Central Conservation Area:  
Mill Road Appraisal

Central Conservation Area:  
Historic Core Appraisal

Newnham Croft  
Conservation Area

Southacre Conservation Area

Brooklands Avenue  
Conservation Area

1:5,000

- New Town and Glisson Road Appraisal Area
- Conservation Areas
- Scheduled Ancient Monument
- Buildings which detract
- Areas to be excluded from the CA
- Proposed Buildings of Local Interest
- Building Important to the Character
- Listed Buildings
- TPO Areas (Boundaries)
- Buildings of Local Interest
- Areas to be included in CA
- Traditional Road Surface
- Historic Park and Garden
- Non Conservation Area
- View which Detracts
- Important Positive View
- Positive Unlisted Railings
- Frontages in need of Improvement
- \* Landmark
- + Other Trees
- o Individual TPO's