

Storey's Way

Conservation Area Appraisal



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Front cover: dormer detail from 48 Storey's Way

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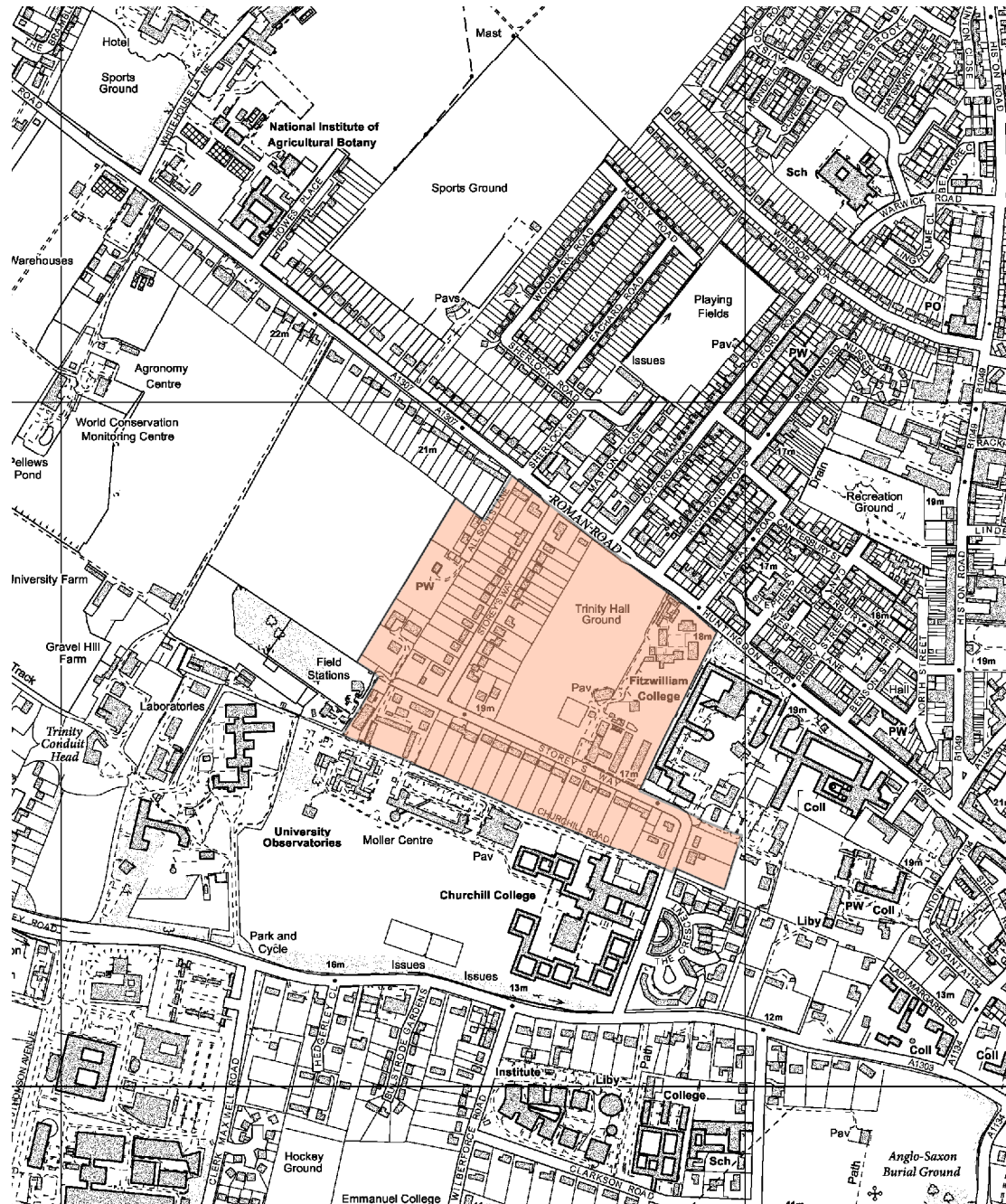
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Storey's Way Conservation Area shown shaded.
From Ordnance Survey. Map not to scale

1. Introduction

1.01 This appraisal seeks to define what is special about the Storey's Way Conservation Area, and to provide information about its architectural merit and historical development.

1.02 Storey's Way is one of twelve designated Conservation Areas in Cambridge: it was designated in 1984 and forms part of the area to the west of the city.

1.03 The aim of the Conservation Area review was to update the appraisal in terms of changes in the area. The Conservation Area was reviewed in 2017 and no extensions were considered to be necessary. The original appraisal was adopted by the Council on the 8th April 2008 and this revision was approved by the Executive Councillor for Planning Policy and Transport on the 1st April 2018.

1. 1 Method

1.11 The members of the Storey's Way Residents Association (SWRA) initially carried out the analysis of the area for the 2008 appraisal. This has been reviewed by Cambridge Past Present and Future who made suggestions for text alterations and provided updated photographs. These combine to show the essential characteristics of the area and how it might be protected and improved.

1. 2. Location

1.21 Storey's Way lies about a mile to the north west of Cambridge city centre in what was, until c2017, a semi-rural setting on the urban edge.

1.22 The area includes Storey's Way, All Souls Lane, and the Ascension Parish Burial Ground, a designated City Wildlife

Site. The major arterial routes of Huntingdon Road, Madingley Road, the A14, and the M11 surround the area.

1.23 It is almost completely encircled by university and college buildings and grounds. Beyond these spaces, to the north, is the wide arc of the A14 dual carriageway.

1.24 Since 2008 the university's plans for the North West Cambridge Development (NWCD) have begun. Whilst the NWCD does not directly threaten the character of the Conservation Area, it will inevitably have an impact. The scheduled provision of 12,000 cycle racks on the NWCD gives an indication of its scale and importance, and of the future cycle traffic that will arise in and around the site. The main cycle path across the NWCD, the Ridgeway, which leads from Girton corner to the Storey's Way cul-de-sac opened in 2017. Sto-

rey's Way will provide a more direct and attractive route into the city for cyclists and pedestrians than either Huntingdon Road or Madingley Road. As such it is likely to become a heavily used route so it will be important for traffic to be managed to ensure the safety of both cyclists and pedestrians, particularly since car traffic will inevitably increase unless strictly controlled.

Entrance to The Ridgeway Cyle and Pedestrian Path From Storey's Way



2 . The Planning Policy Context

2.01 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities (LPA's) 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'.

2.02 The special character of Conservation Areas means that the control of development is stricter than in other areas.

2.03 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

2.10 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The chapter on conserving and enhancing the historic environment discusses heritage assets which include Conservation Areas.

2.2 Local Policies

2.21 The Cambridge Local Plan sets out policies and proposals for future development and land use.

2.22 An outline planning application was approved in 2013 for development on the North West Cambridge Development Site. This set out the parameters of the development between Maddingley Road and Huntingdon Road.

3 . Summary of Special Interest

3.01 The special character of Storey's Way is derived from the fine detached family houses with their spacious gardens (as defined by the original L-shaped plot of about 42 acres which was allotted to the Trustees of Storey's Charity by the Enclosure Award of 1805), and mature planting, which are interspersed with parts of the collegiate grounds of Fitzwilliam and Churchill Colleges.

3.02 The area includes seven Listed Buildings, an Historic Park and Garden and weight Buildings of Local Interest. Virtually all were built between 1912 and 1924 (the chapel in All Souls Lane however, dates back to 1875) and represent fine examples of the architecture of that period. In addition,

many of the trees are subject to Tree Preservation Orders.

3.1 General Character

3.11 There are three major distinct character areas within the Storey's Way Conservation Area.

- The main central area, which consists of Storey's Way lined by large detached houses.
- Colleges and their grounds.
- The Ascension Parish Burial Ground.



62 Storey's Way

3.12 Storey's Way is an early twentieth century suburban linear layout with houses stepped back from the road at a uniform distance with large front and rear gardens. It benefits from large mature trees, which lessen the impression of 'urbanity' and present a compact, semi-rural 'face'.

3.13 An exception to this domestic character is the discrete space of the Ascension Burial Ground, which reinforces the landscaped feel, enhanced by the presence of the cemetery, the Chapel and the former sexton's cottage.

3.2 Landscape Setting

3.21 The area includes significant green space such as the playing fields of Trinity Hall and Churchill College, the Ascension Parish Burial Ground, the wooded areas of the old University Botany Field Station and the fields of the University farm. It is likely, however, that this vista will begin to change over the coming years as the buildings on the NWCD increasingly take shape.

3.22 Because of the comparative flatness of the topography, there are no particular high viewpoints or panoramas, and the overall impression is of a common building height and massing. The only exceptions to these heights are the new College buildings on part of the former Trinity Hall sports ground (the Wychfield site).

3.23 There are however, frequent views and vistas from many vantage points along Storey's Way.

3.24 Other important features are a track from Huntingdon Road to Gravel Hill Farm, lined by protected, mature chestnut trees, which provides a seasonal border to the view across the 19-acre field. The Ascension Parish Burial Ground, hidden from both Huntingdon and Storey's Way, is accessed by a verdant, rural pathway leading into the cemetery. This is a large,

enclosed, natural space, the tombs and graves surrounded by flowers, dense undergrowth and mature trees, which is seen only when one is inside the cemetery.

3.25 Adjacent to the garden of No. 34, is the extensive woodland of Gravel Hill, which contains mature conifers and deciduous trees.

3.3 Historic Development

3.30 Until the time of the Enclosure Act in 1802, the area between Huntingdon Road and Madingley Road was largely arable fields, stretching westwards from close to the River Cam to the parish boundaries with Grantchester, Barton, Coton, Madingley and Girton. It had seen little change for some 500 years. The area in the seventeenth century is shown in David Loggan's Prospect of Cambridge from the West Fields (in Cantabrigia Illustrata of 1685), which was sketched from the Coton footpath near what is now the University Athletic Ground. A little later, The Prospect of Cambridge from the North West by Samuel and Nathaniel Buck was drawn from the gravel-pits above Trinity Conduit Head. The only significant building on the site by the early 20th century was the University Observatory completed in 1823.

3.4. Archaeology

3.41 St Neot's Way (Madingley Road) was probably a pre-Roman trackway, and Huntingdon Road has been in use since Roman times. The additional name for this road, Via Devana, dates from the nineteenth century. The triangular area between these two roads contained the whole of Grithow Field, and to the east of what is now Churchill College, a small part of Middlefield. These fields were almost all divided into arable strips, but there were also a few patches of pasture, some gravel-pits and clay-pits and a few hedged closes near the Girton boundary

3.42 Archaeological investigations have been carried out at several locations within the Storey's Way area. In 2002 at Gravel Hill Farm it was found that much of the area has been disturbed by post medieval [1540AD to 1900AD] gravel and coprolite quarrying, with only small areas of undisturbed ground.

3.43 Excavations at 44 Storey's Way in 2000 revealed four chalk or lime extraction pits [18th century?], in which two 14th century sherds were found.

3.44 Metal detector surveys in the area of proposed student accommodation in Storey's Way confirmed the existence of a single section of medieval ditch, thought to be a trackside ditch for Grit How Way, a route from Castle Hill to the gravel quarries at Grit How.

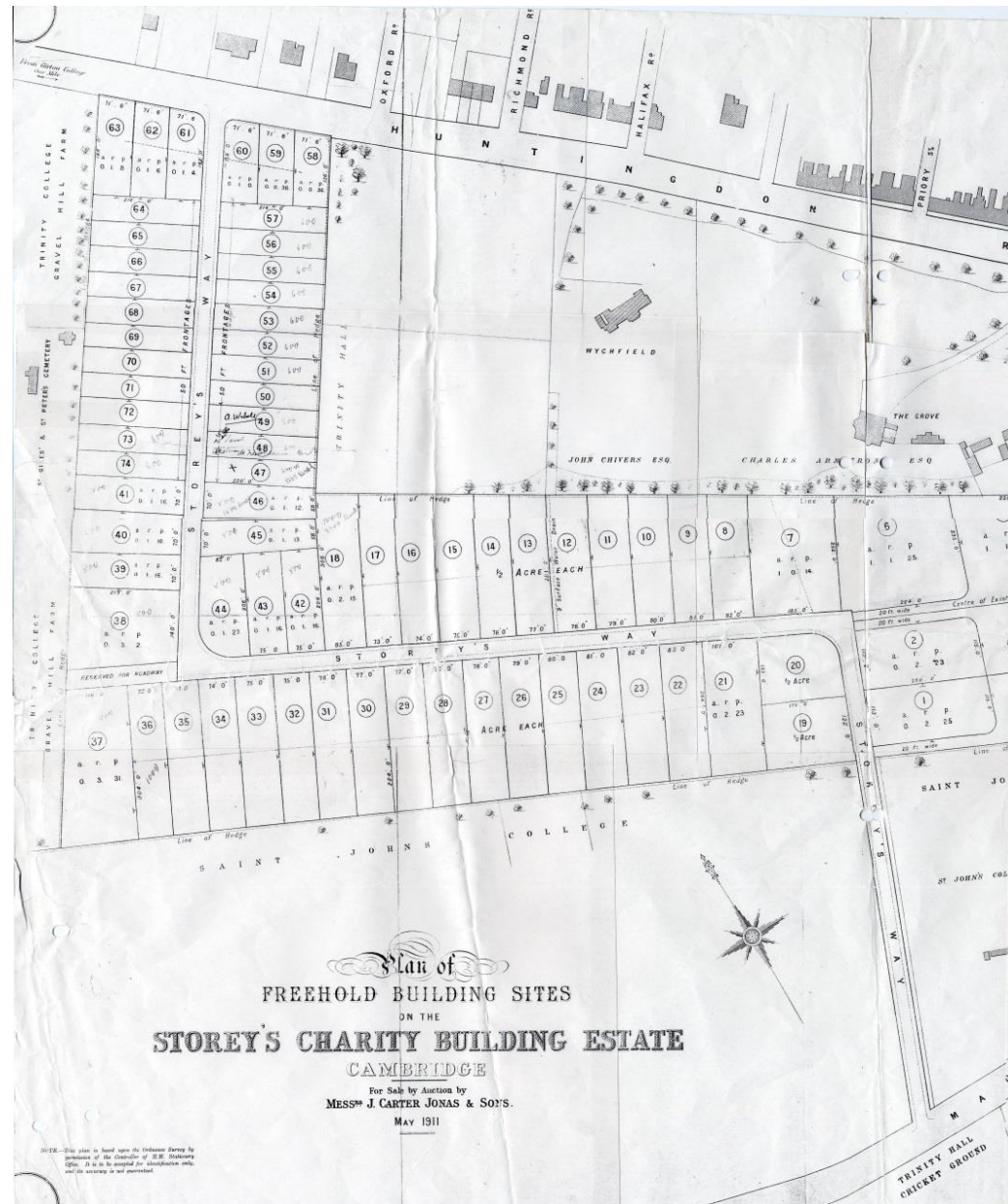


Former Chapel of All Souls

4 . The Trustees of Storey's Charity

Storey's Charity Building Estate: Original Plan

4.01 The Enclosure Award of 1805 allotted an L-shaped plot of about 17 hectares to the Trustees of Storey's Charity. The charity was established in 1692 when 'Edward Storey of Cambridge, gentleman', bequeathed the rents and profits of his estate for the construction of ten almshouses for the benefit of widows of Anglican clergy, and of widows and maidens 'of sober life and conversation' of the parishes of St Giles and of Holy Trinity.



4.02 The northern arm of the plot, with a frontage to Huntingdon Road, about a mile [1.6 kilometres] from Magdalene Bridge, ran south/south west for about a quarter of a mile [approximately 0.4 kilometres] ending at Mt Pleasant, opposite the buildings of Storey's Farm in Castle End. In the late nineteenth century this land was bounded to the west by the cemetery of St Giles and St Peter (now known as the Ascension Parish Burial Ground), and by the Gravel Hill Farm of Trinity College [see Archaeology], and to the south by land belonging to St John's College.

4.03 To the east, and partly to the north, were Trinity Hall Field and the substantial and spacious properties of Wychfield House (1884), The Grove (1813) and The Orchard (1882). Emma Darwin, widow of Charles Darwin, occupied The Grove for several years in the 1880s and 1890s, and two of her sons, Horace and Francis, had the other houses built.

4.1 The Storey's Way Estate

4.10 By the late 1890s the Trustees of Storey's Charity, having decided to raise capital for re-investment by selling some of their agricultural land for high quality housing development, commissioned the firm of Carter Jonas to draw up plans for a Building Estate covering about 35 acres [14.1 hectares]. Access to Madingley Road, which was considered essential to the success of the scheme, was achieved by negotiations with St John's

College in 1906. Some seven hundred feet of roadway from the southeast corner of the Estate was to run south on St John's Land, along the western boundary of the College's kitchen garden

4.11 The principal roadway was constructed in 1911; part of Storey's Farm had become Storey's Way. The most easterly portion of the original Storey's Farm plot had already been sold to St Edmund's House.

4.12 All the rest was included in the Building Estate, which ended at the present Murray Edwards/St Edmund's boundary. 74 freehold plots were offered for sale, of which the six most northerly ones have addresses in Huntingdon Road. By the end of 1914 eighteen plots had been sold, but during and immediately after the Great War, sales were slow and the last plot was not sold until 1932.

4.13 The plots varied in size from a quarter of an acre [0.1 hectares] in the northern area to one third of an acre [0.13 hectares] in the southwest corner, and half an acre [0.23 hectares] elsewhere. There were also a very few at the eastern end of the central section of the road which were larger than an acre [0.4 hectares]. Until recently, there was no building on the northern side of the central section of Storey's Way, since the plots there were bought by the owners of the contiguous properties (Trinity Hall Field, Wychfield, The Grove and The Orchard) and added to their respective grounds. Consequently, the inhabitants

of the new road were fortunate enough to have an open outlook preserved to the north for some time. For half a century, there was no new building close to the estate in any direction, except along Huntingdon Road.

4.2 Conditions of Sale

4.21 The Trustees imposed a number of Conditions upon the purchasers in order to ensure the creation of a pleasant ambience on the Estate.

- All buildings were to be of a domestic nature (with possible exceptions for educational or religious use).
- No building was to be nearer to the road than 30 feet [9.1 metres].
- Every purchaser was to provide a fence, hedge or wall on his frontage and on one other designated boundary.
- Business use of properties was prohibited.
- Minimum building costs were stipulated to ensure optimum quality of the houses: £1,000 on each of the larger plots, and £800 on the smaller ones. (These costs were later raised to £1,200 and £1,000 respectively.)
- The building of two houses on one plot was allowed but only two plots were divided with a house on each plot (present numbers 11/13 and 30/32). Semi-detached houses were allowed but only three pairs were built: nos 2/4 and 18/20 where each house occupied a full plot and 11/13 where each house stood on a half plot. The rest were substantial detached houses, some of considerable

architectural merit. Apart from two (No's 21A and 68) all the houses were built within about two decades of the opening of the road.

4.22 There has been some erosion of the tight conditions imposed by the original trustees, for example the removal of boundaries, but, by and large, their concerns have mostly been respected.

4.3 Post-War Development

4.30 The building of Churchill College, which began in 1961, signalled an era of change. This has continued until the present day with the development of the St John's Housing Estate opposite Churchill, and the extensions and new buildings of Fitzwilliam and Murray Edwards (formerly New Hall) colleges. While these developments fall outside the Conservation Area, Trinity Hall's Wychfield 'Garden Community' development, built in 2008, is within the boundary. The Wychfield development is largely in sympathy with the architectural vocabulary of the area, however it is of denser and more structured layout.

4.31 Since 2010, two large Arts and Crafts style houses (nos. 32A and B) have been built. Number 64 has undergone a major renovation with white render and engineered timber cladding and an oversized dormer. Despite conforming to the building line and retaining the front boundary beech hedge it appears to sit rather uneasily beside its neighbours.



4.4 The Ascension Parish Burial Ground

4.40 This burial ground, listed as a Wildlife Site by Cambridge City Council, was formerly known as the Cemetery of St Giles with Peter (St Giles Cemetery). The cemetery was established in 1857 and the first burial took place in February 1869. It is an ecumenical burial ground and in the words of Lucy Slater, its most recent historian, 'it contains graves and memorials to many who were famous in the life of Cambridge'. Amongst many well-known names here are the two philosophers, Wittgenstein and Moore.

4.41 The character of the Burial Ground has been largely maintained over the years but the setting is changing with the recent and planned developments on adjacent sites and the two new houses (32A and 32B Storey's Way) on its South boundary. To the west the views over the fields towards Gravel Hill Farm are changing as the NWCD is constructed.

Ascension Burial Ground
Headstones

5 . Spatial Analysis

Dog-leg Traffic Calming



5.01 Storey's Way is a fine suburban road of distinct, but complex, character. The landscape and open spaces do much to contribute to the character of the area.

5.02 The most clearly defined open space in the Storey's Way area is Trinity Hall's playing field. There are less defined open spaces, such as the views down the lime avenue to the Grove, to Trinity Hall's sports pavilion, and to the Wychfield hostels.

5.03 Abutting the Conservation Area are The Crescent, and Churchill College. The Crescent and the collegiate sections have a more open aspect. The open space in front of buildings allows views to the architecture beyond, especially in the case of Churchill, where the modern

buildings are set against minimal lawn and hard landscaping. Where trees are important, they are planted formally.

5.04 There are three major differentiations in space along the extent of this Conservation Area: the Ascension Burial Ground, the northern end of Storey's Way where it terminates at Huntingdon Road, and the opposite end of the road which leads up to Churchill College and beyond.

5.05 The first identifiable space, which is the most intimate and enclosed space, with a predominantly rural feel, is the Ascension Burial Ground. Much of the cemetery is hidden from all street views, but may be glimpsed from some of the back gardens of the houses in the north

section of Storey's Way. The cemetery is also partially marked by an old brick wall.

5.06 The approach to the cemetery, down a private lane owned by the Church of England, offers a surprisingly rural aspect for somewhere so close to one of Cambridge's main arterial roads within the city limits. Informal hedges lie on either side and there are fields beyond.

5.07 Secondly, in marked contrast, is the entry into Storey's Way from the northern end, where the junction with busy Huntingdon Road, is more open, with a wide tarmac street and generous spaces between each property on either side. Between each house may

be glimpsed deep side gardens and occasionally, the enclosed, treed rear plots. The gardens often contain mature trees, which give the road a green and enclosed appearance.

5.08 As one proceeds from the more open northern end southwards, a sharp bend occurs, with traffic calming pinch points and bollards. This is the narrowest point in the Conservation Area.

5.09 The third sense of a different space is found at the southern end of the Conservation Area, where there is another 90-degree bend as the road rounds towards Churchill College. The rear portions of the grounds of Fitzwilliam and Murray Edwards Colleges meet at this corner. Despite the busy road, this part of Storey's Way is comparatively quiet, and there is a degree of enclosure relating from the landscaped surrounds. Pleasant views may be glimpsed down the avenue of lime trees towards The Grove at this corner, and the open spaces at the rear entrance to Murray Edwards.

5.010 The new Fitzwilliam and Trinity Hall student accommodation buildings set at the eastern end of central Storey's Way have blocked views across the former sports ground previously enjoyed by residential houses opposite. Now that part of the road frontage is entirely built upon, with modern landscaping

and straight perpendicular paths in the foreground leading from the pavement into the new buildings.

5.011 The boundaries of Storey's Way houses vary from low hedges, to the occasional crenellated or palisaded fence, often with traditional wrought iron or wooden gates. Because the majority of the houses are detached, there are spaces between them; through which domestically planted rear gardens may be seen.

5.012 Fitzwilliam and Trinity Hall Colleges have attempted to soften the impact of their buildings and assimilate them into the road by the use of hedgerows and tree planting, both new and established.

5.013 In this Conservation Area, the overall sense is one of personalised, well-tended, valued private spaces.

5.1 Traffic

5.10 Storey's Way is a much-used road, particularly as it is accessed from both Madingley and Huntingdon Roads. It is the only route to the west of Lady Margaret Road which connects Madingley and Huntingdon Roads.

5.11 Speed reduction bumps are installed along the entire length of Storey's Way. The road turns sharply at both ends of the central straight

section, and, where it turns northwards towards Huntingdon Road, there are a collection of kerbs, islands and bollards that form a very narrow pinch-point that will only allow light and narrow vehicles to pass. The bollards have been hit on numerous occasions and some have been knocked out of vertical alignment or destroyed.

5.12 The volumes of traffic, especially of bicycles, using Storey's Way as a through road are likely to increase considerably over the coming years as the population of North West Cambridge grows.



48 Storey's Way - Grade II* Listed Building and Grade II Historic Park and Garden



Wychfield - Student Accommodation for Trinity Hall

6 . Architectural Overview

6.01 Storey's Way is particularly characterised by the regularity of its plots, which were developed over a comparatively short space of time and laid down mainly according to the original Conditions of Sale.

6.02 There is a mild variation between the various groups of houses along the street, but most properties are large, detached houses, built around World War I and during the inter-war period.

6.1 Storey's Way North (includes 137-145 Huntingdon Road)

6.10 This area contains mostly two-storey detached houses.

6.11 The first houses were built in 1912, with the majority being built before 1930 and a few from the post-war period. The houses are characterised by a continuity of style of the 1920s but with a wealth of variation in roofs, gables, decorative timbering, tile detail, windows, porches and brick or render finishes. A few are semi-detached. All have good gardens and off-street parking. Large hedges and some huge trees and shrubs contribute to the general verdant and semi-rural feel.

6.12 No.30 is a listed Arts & Crafts house, and Nos. 25 Storey's Way, and Nos. 141, 143 and 145 Huntingdon Road are all Buildings of Local Interest. These are described in detail in the Appendix 1.

6.2 Storey's Way cul-de-sac and Wolfson Flats

6.21 The short section of road extends west from the width restriction bollards.

6.22 There are two Buildings of Local Interest in this stretch of road, Nos 34 and 44, commercial offices and some college buildings.

6.23 In 2001-2 three graduate accommodation blocks, Broers House, Bondi Houses and Hawthorne House, were built by Churchill College in the grounds of Whittingehame Lodge, a Building of Local Interest. They are in a style that endeavours to bridge the transition between the 1960s original college building and the Arts and Crafts houses nearby. These blocks won both an East of England RIBA Award and a David Urwin Award in 2002. The rather austere brick building, The Wolfson Flats which were built in 1968 by David Roberts, is sited around a central courtyard. These have recently

been upgraded and provide pleasant graduate family accommodation.

6.24 The main house at No. 38, owned by Churchill College and leased by AECOM as offices until September 2017, is due to be used as postgraduate accommodation. The ugly office buildings behind 38 are due to be demolished and replaced with postgraduate student accommodation blocks. These blocks have been designed by the architect of the adjacent Churchill College postgraduate flats, Broers, Bondi and Hawthorne Houses, to be in sympathy with them.

6.25 More recently, two large family houses have been built (numbers 32A and 32B) in the garden no. 34. These are contemporary interpretations of the Arts and Crafts style. They are largely tucked away from general view but do have some impact on the character of the adjacent Burial Ground and will be visible to pedestrians and cyclists travelling into the area along the new cycleway from the North West Cambridge site.

6.3 Storey's Way – East-West Section with Nos. 61, 63, 76

6.31 This section of Storey's Way, which lies opposite the Trinity Hall playing fields and some imposing new College buildings, contains the largest and most attractive detached houses in the road. All the houses have front gardens with off-street parking. Beech hedges, some very tall trees and wooden fences border these gardens.

6.32 The houses were built from 1912, with the majority constructed during the 1920s, plus a few more modern properties. There are several Baillie Scott houses in the 'Arts and Crafts' style located at the west end of the road. No. 48, a grade II* Listed Building with a garden listed as grade II on Historic England's Register of Historic Parks and Gardens, is the most renowned. No.52 is a Building of Local Interest. The rest of the houses have a uniformity of style of the 1920s with plenty of interesting variations in detail, blending in with the northerly section of the road.

6.33 Large College buildings dominate the east end. Fitzwilliam College now has its main entrance on Storey's Way, with an award winning new three-storey building fronted by a large cycle storage area. Attempts are being made to hide this area by planting. Alongside this building is an avenue of lime trees, with

a broad gravel carriage path leading towards the detached traditional houses beyond.

6.34 No. 74, Atholl Lodge, the Fitzwilliam College's Masters Lodge, was built in 1931. This is a brick, pebbledash and stone house with an impressive tower. It stands in a prominent position on the bend in the road.

6.35 Nos. 63 and 76 are both Listed Buildings, and form a grand entrance into Storey's Way. A very old yew hedge with a 'cut out entrance' surrounds No. 76.

6.4. All Souls Lane & Ascension Parish Burial Ground

6.37 This area extends from Huntingdon Road to the back of the garden at No. 34 Storey's Way.

6.38 There are two buildings in the cemetery: the former sexton's cottage at the entrance, and the former Chapel of All Souls at the heart of the original cemetery. The chapel is now the workshop of the well-known lettering artist, Eric Marland, some of whose work can be found in the cemetery. The chapel building, a Building of Local Interest, is a fine example of a traditional nineteenth century design found in many cemeteries of the period.



Former Chapel of All Souls

7 . Trees, Landscape and Open Spaces

7.01 Storey's Way is a fine suburban road of distinct, but complex character. The landscape and open spaces contribute significantly to the character of the area.

7.02 Generally, the collegiate sections have a more open aspect, for their courtyards are set back from the road. For the most part, the Colleges have used mature trees to soften the impact of their buildings upon the street. The architecture is glimpsed through tree canopies across open space, as at the Lime Avenue to The Grove, Trinity Hall's sports pavilion, and Wychfield's 20th century hostels.

7.03 The role of trees in this respect is important and should be maintained and renewed. Murray Edwards, Fitzwilliam and Trinity Hall have attempted to soften the impact of their most recent buildings and assimilate them into the townscape by the use of hedgerows and robust boundary treatment, retaining existing mature trees and planting new landscaping.

7.04 These elements are typical of the residential area and are crucial for creating its particular character.

7.05 Trinity Hall's playing field is the only noticeable open space; views across it to Huntingdon Road give dimension and scale to the area. The periphery of the playing field is planted, all of these trees are important to the area. The semi-mature planting to Storey's Way is beginning to enclose the street and the mature trees on the northern boundary can be viewed over the rooftops of the houses on the northern section of the dogleg. Whilst the College has secured a new generation of trees on the northern and southern boundaries, recent felling around the pavilion has left it exposed and this backcloth of trees should be renewed, as should the western boundary.

7.06 For the rest, the character of the area comprises distinguished large properties set well back from the road, in gardens which complement the dwellings by their size and planting. The gardens are mature, with the boundary positively marked at the back of the pavement, and planted with trees and shrubs.

7.07 The garden of No. 48 is of particular merit and historical significance; the

architect M H Baillie-Scott designed not just the building, but the fittings and fixtures therein and the layout and planting of the front and back gardens. The front garden has a formal layout with clipped yews set in grass with gravel paths. Like the architecture, it is an interesting composition of asymmetrical symmetry. The rear garden shares these characteristics, but some of the planting has been lost, though the pergola and central feature survive. The garden to No. 48 is grade II on Historic England's Register of Historic Parks and Gardens.

7.08 From the street, the appearance is one of small, medium and tall trees in both front and back gardens, under planted with shrubs. It is often possible to glimpse the canopies of the tall trees over the roofline. This is important, as it gives the area maturity, depth and space and links it to the surrounding area. The more successful gardens have been designed to relate to the house, rather than presenting a screen of vegetation to the road. The planting for the most part is typical of an English garden, there are instances of more exotic choices, but these should not be encouraged.

7.09 Trees line both sides of the road for most of its length, their canopies overhang the pavement and carriageway to frame the views and soften the street-scene. The large trees fulfil this function for the most part and they are planted at sufficiently close intervals for the theme to carry through. So the connections begin with the beeches at No. 139 (the Fitzwilliam College student accommodation) and No. 141 Huntingdon Road, and are carried through the length of the road by mature lime, horse chestnut, pine, beech and silver birch trees. The understorey of small/medium trees is, in its own way, as significant as the big trees, for it contributes to the sense of enclosure and suburbia. Whilst new planting can renew the ambience of the street relatively quickly compared to replacing a mature forest tree, it is important to ensure continuity of planting of these smaller but valuable trees.

7.1 The Gardens

7.11 The influence of the Arts & Crafts Movement is still recognisable. Many of the gardens have a clearly defined boundary, which encloses the garden. Yew and beech hedges are common, as are close-boarded or slatted, low, wooden fences. In some, remnants of the original garden layout survive; the garden close to the house would have been laid out in a formal design

with a lawn and 'wild garden' beyond. Some newly planted gardens reflect this philosophy. However, where the front boundary has been removed (as at nos. 58 and 61), the open frontage is to the detriment of the street scene.

7.12 Plants were carefully chosen and planted in natural groupings to create unity and beauty. The underlying design was carefully planned, but the garden appeared as a fine combination of plants, noted for their foliage and texture, with flowers providing a continuous display of carefully crafted colour. The garden was to provide a perfect setting for the house and the house was to embellish the garden. Some of the paths, fences and features laid out in the gardens also survive: typically they used fine building materials and traditional crafts.

7.13 Some trees have Tree Preservation Orders (TPO's) (see Townscape Analysis Map) such as the row of lime trees on the left hand side of the approach to the Ascension Burial Ground in All Souls Lane, which are well cared for and maintained by the Church of England. There is probably a case for further orders on some of the more interesting trees in the northerly section – many in the original conservation area already have TPO's. These additional trees are identified as Trees of Significance (Appendix II)



Roadside Trees in Storey's Way

8 . Key Characteristics of the Area



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8.01 The preceding pages describe the essential characteristics of the Storey's Way Conservation Area. These combine to give the area its sense of place as a whole. Some key elements are fundamental to this and can be summarised as follows:

8.02 Uses

- A predominantly residential area, with some new collegiate student accommodation in central Storey's Way

8.03 Buildings

- 'Human scale' houses, mainly of 2 storeys
- Houses set back from the street with large front and rear gardens, behind hedges, low brick boundary walls or fences
- Balanced building designs, including Arts & Crafts, picturesque and cottage orne, neo-Georgian styles
- A strong rhythm – due to prominent capped chimneys, steep

pitched red tile roofs, canted bays, wide frontages, recessed porches

- A lively skyline with chimneys and gables with timber decoration, modillioned eaves
- Consistent materials – brick or render finishes, red tile roofs, panelled oak doors, [ranging from two to six panels, metal lights
- A range of decorative details, including lintels, windows [dormer or sash], stained glass lights or fanlights of

elaborate design, doors with carved rails and moulded muntins.

8.04 Streets and Spaces

- Primary road with strong linear form
- Secondary, secluded pathway to Ascension Parish Burial Ground
- Wide building frontages with mature planted front and rear gardens
- Off-street parking with large garages, mostly in keeping with character of house
- One large open space, the Ascension Parish Burial Ground, and large collegiate space of Trinity Hall sports ground
- A large number of visually important trees and shrubs, both within and on the edge of the area, many of which are in gardens
- Consistent low scale, planted hedges and continuous fencing, creating a sense of enclosure

8.05 The key individual trees are:

- 139 Huntingdon Road: beech, walnut.
- 141 Huntingdon Road: beech, birch.
- The Cedar at the junction of Madingley Road and Storey's Way has the ability to become a prominent feature after 50 years.

8.06 The key groups of trees are:

- Wychfield
- The Grove
- Land adjacent to No. 46

8.07 Abutting Conservation Area:

- Madingley Road frontage of Churchill College.

Ludwig Wittgenstein's Grave Stone, Ascension Burial Ground



9 . Issues

9.01 The Storey's Way Conservation Area is notable for its fine detached family houses with their spacious gardens (as defined by the Trustees of Storey's Charity).

9.02 The main issue for this Conservation Area is provided by the threat of redevelopment to these houses on their large plots.

9.03 Despite this perceived threat, most of the properties in the Storey's Way area remain largely in their original condition, with their distinctive architectural details intact.

9.04 The relationship of landscape to built form is an important characteristic of the Conservation Area and needs to be fully considered in the determination of any proposals for new or more intensive development.

9.05 Storey's Way, like much of Cambridge, is experiencing change. Many of the trees (of all sizes) are at maturity, or approaching this stage. If the trees are not replaced as they fail, the character of the road will change and its unique bosky environment will

be eroded. Whilst the Local Planning Authority cannot require an owner to replace a tree felled under a Section 211 Notice in a conservation area, every encouragement should be given to plant suitable replacement (s). If necessary, such powers as exist under the Town & Country Planning Act, 1990, should be used to protect trees with a Tree Preservation Order.

9.06 The area around Storey's Way is under considerable pressure for re-development and collegiate expansion, for example land adjacent to existing Churchill College buildings. The unique character could be easily eroded if any new building fails to recognise the contribution the trees, open spaces and gardens make to the area.

9.07 Road signage needs to take into account the sensitive Conservation Area context.

9.1 Works to Existing Buildings

9.11 The existing buildings in Storey's Way are vulnerable to changes, such as alterations to windows, and works to improve energy efficiency.



74 Storey's Way

9.12 The special provision for historic buildings (both listed and in the Conservation Area) under Part L of the Building Regulations, offer scope for flexibility in applying Building Regulation requirements which might otherwise harm the character of such buildings.

10. Summary

10.01 This appraisal has sought to identify what is special and unique about the Storey's Way Conservation Area.

10.02 It is apparent that both components of the Conservation Area, the natural and built, can only exist in harmony if both elements are considered to be of equal importance and treated accordingly.

10.03 Thus it is to be hoped that the contents of this document, which has tried to highlight the importance of all the natural and manmade features that are the essential components of Storey's Way, will be consulted in any aspect of development of the Conservation Area in the future.



36A and 36B Storey's Way

Appendix I: Listed Buildings and Buildings of Local Interest

M.H. Baillie Scott (properties denoted by*)

This architect, whose career spanned the years from 1892 to 1939, designed five buildings in Storey's Way. His interest was in the small, domestic scale house, with an emphasis on comfort, economy and beauty. He planned his houses with their attendant gardens as one unit, with open and spacious rooms, intimate alcoves, sunny verandahs, and an interesting texture of materials.

29 Storey's Way (1922)* Grade II
This house has a mansard roof with two hips, and dormer windows. There is a pair of French windows on the ground floor in the centre: these are flanked by deep sash windows on either side. Each window group has wooden shutters. The house has painted white brickwork, and typical brick Baillie Scott chimneys. To the side there is a 'neo-Georgian' doorway with oval windows on either side.

30 Storey's Way (1914)* Grade II
This house has been built in cottage style, which has been faced with stucco, and hung tiles. The hipped, steep-

pitched red tile roofs continue down to ground floor level in places. There are dormer windows in the front roof space. The brick chimneys have caps. There is a recently built oak porch, which is in keeping with the house, and a small cycle shed.

48 Storey's Way (1912-13)* Grade II*
This house is probably the most important example of Baillie Scott's work in Cambridge. It is built in the style of a 16th century Sussex farmhouse. The construction is brick with external render and limewash. The steep pitched red tile roof sweeps down to the ground floor on the left hand side of the building. The window frames are painted, with oak sills and metal lights. The oak entrance door has three vertical studded panels with a carved rail and moulded muntins, and long iron strap hinges and latch.

The garden to no. 48 is on Historic England's Register of Parks and Gardens as grade II.

54 Storey's Way (1922)* Grade II
This brick two-storeyed house is built in the 'neo-Georgian' style, with brick chimneys, a hipped roof and

modillioned eaves. The central portion of the house projects with a rectangular fanlight over the projected doorway and a scrolled pediment. Five oval windows are symmetrically arranged about the façade.

56 Storey's Way (1923)* Grade II
This house is built in the picturesque cottage style. It has a steep pitched tiled roof with leaded casement windows. The brick chimneys are capped.

63 Storey's Way (1912) Grade II
This house was designed in the 'neo-Georgian' style by T D Atkinson, and is built of yellow brick with rendered brick dressings, with a pantiled roof. This roof has modillioned eaves beneath a hipped roof. There are two hipped dormers fitted with two-light casements.

There is a projecting rusticated and rendered centre bay, which contains the doorway. The lugged timber doorcase contains a six-fielded panel door. Over the door is a canted tripled horned sash window with two windows of two panes, and six of six panes.

76 Storey's Way (1913) Grade II
A.A. Moberley designed this two-storeyed house, another in the 'neo-Georgian' style. It has a plain tile hipped roof, with four dormers fitted with two-light leaded casement windows. The windows to the front are horned sashes, those on the ground floor having gauged segmental skewback arches.

On an historical note, the philosopher Ludwig Wittgenstein (1889-1951) lived here from the end of 1950 until his death on 29 April 1952

Buildings of Local Interest

25 Storey's Way (1924)
This house was designed by H C Hughes, and is a single storeyed plastered brick property, with a mansard roof, a late example of the 'Cottage Orne' style. There are two chimneystacks at either end of the ridged roof. There are multi-paned casement windows on the first floor.

34 Storey's Way (1923)
This house was built for Professor F F Blackman, who designed the house himself. It is a large two storeyed property with a grand entrance porch, and symmetrical front with bay windows. There is a hipped tiled roof with brick chimneystacks and beneath, decorative pargetted walls and unusual drainpipes, which are decorated with the date and letters 'EFBFP'. There is a formal garden in front of the house, which is laid out with terraces, stonewalls and paths, and beyond the house, a thatched summerhouse.

44 Storey's Way (1913)
This two storeyed brick house with an attic floor was designed by London architects, Messrs Dunnage & Hartman. The exterior is rough case with a brick plinth. The house has a tiled roof with a pair of projecting gabled bays, and a central bay with a flat gable. There are four hipped gabled dormers. The east half-hipped gable has an oriel window on a single timber console.

There is a half-timbered porch on the front elevation, and weather boarding to the first floor at the rear.

52 Storey's Way (1913)
Robert Bennett and Wilson Bidwell of Letchworth designed this two storeyed brick house. There are casement windows with modern glazing bars, and lintels, which are formed from tiles, set edge on. The entrance door on the ground floor is recessed, and consists of panels with three window lights.

Mortuary – Former Chapel of All Souls (c1875), 10 All Souls Lane
Richard Reynolds Rowe, who was Diocesan Architect at about this time, possibly designed this chapel. The building is characterised by trefoiled side windows with plate tracery in the east and west windows. There is a similarly designed sexton's cottage/ gatehouse nearby.

141 Huntingdon Road (1912, 'Wayside', Storey's Way)
W.D.Collins built this house on a corner plot on Huntingdon Road and Storey's Way. It is an Arts & Crafts style house, with colour washed, pebble dashed elevations, and a hipped and gabled red tiled roof. The tall red/ brown chimneystacks have oversailing decorative brick courses, and some of the casement windows have leaded lights.

143 & 145 Huntingdon Road (1923)
These are a symmetrical pair of semi-detached two storey houses, which are linked by garages. The elevations are pebble dashed and with red plain clay tiled roofs. Each of the houses has two large square red brick chimney stacks. The recessed, open porches supported on pebble dashed columns. There is a projecting canted bay window with a flat lead roof to each ground floor. The rainwater goods are cast iron.

Appendix II: Trees of Note

Odds	
139 Huntingdon Road	copper beech, walnut, silver birch, conifers
141	beech, birch
5	silver birch
15	lime
19	yew, silver birch
25	red horse chestnut, yew
27	lime, 3 silver birch trees, cherry in front of house
29	dawn redwood, Norway maple cultivar 'Drummondii', golden yew, yew, rowan, conifers
31	crab apple, hawthorn, hazel
Wychfield	sportsfield, north boundary, mature trees incl beech important from road and over rooftops of northern dog-leg
Wychfield	mix of new planting to road boundary, crab apple, cherry, rowan, birch, hawthorn
Wychfield	beech by pavilion on sports field
Wychfield	established sycamore and whitebeam trees to road frontage forward of new building
Wychfield	group of beech, oak, horse chestnut, sycamore around Wychfield, 1960's and 1990's hostels
Fitzwilliam College	newly planted copper beech in front of new building
Fitzwilliam College	lime avenue to The Grove
Murray Edwards	Dalecarlica silver birch trees planted formally at gateway to college: sycamore beside Beaufort House
63	lime: pollarded lime trees: ash
Evens	
4	young whitebeams

8	horse chestnut
12	magnolia, crab apple
14	ash
16	crab apple, yew
18	conifers
26	horse chestnut, copper beech
28	beech
30	new planting,
48	yew formal planting of Baillie-Scott house
50	purple leaf crab apple
56	yew formal planting of Baillie-Scott house
58	2 purple leaf cherry formal planting in front of house
60	young beech, crab apple, rowan
62	willow, fir
64	silver birch, beech, oak, rowan
66	plum stock
70	cherry, rowan, holly
72	walnut, sycamore
Atholl House, 74	Purple leaved cherry
76	yew hedge
Churchill College: opposite The Crescent	5 silver birch trees
Churchill College	alder trees in highway

Storey's Way Conservation Area: Townscape Analysis

