

APPENDIX 7.1A HERITAGE ASSESSMENT

HERITAGE STATEMENT
THE BEEHIVE CENTRE
REDEVELOPMENT,
CAMBRIDGE

Quality Assurance

Site name: The Beehive Centre Redevelopment, Cambridge

Client name: Railway Pension Nominees Limited

Type of report: Heritage Statement

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Date: 28th August 2024

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Date: 28th August 2024



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1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Railway Pension Nominees Limited to accompany an Outline Planning Application submission for the proposed redevelopment of the Beehive Centre, Cambridge (also known as The Beehive Centre Redevelopment), hereafter referred to as 'the site'. This submission is an amended version of that submitted in 2023 and follows on from additional discussions and feedback with the Local Planning Authority.
- 1.2 The site is currently occupied by a retail park containing large retail units along the east, south-east and south-western boundaries with the remainder of the site occupied by surface car parking. It is located adjacent to the boundary of the Mill Road (St Matthew's) Conservation Area and in the vicinity of a number of heritage assets including a number of terraces within the conservation area identified as being 'positive unlisted buildings'. Due to the scale and extent of the proposed re-development of the site, there are also assets further afield that require assessment in terms of potential impacts arising.



Figure 1 - Google Earth Aerial showing the location of the site, marked in red

- 1.3 This report identifies the relative heritage value of the existing site with reference to Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 200-214). It also makes an assessment of potential impacts based on the information provided with the Outline application.

Authorship

- 1.2 This document has been prepared by Kate Hannelly-Brown BSc (Hons) MSc IHBC (Partner, Heritage and Design). It has been reviewed by Sarah Wearing BA (Hons) (Senior Heritage Consultant) and Daniele Haynes BA(Hons) MSc (Associate Heritage Consultant).

Heritage legislation, policy and guidance

- 1.3 The legislation, policy and guidance summary is set out in Appendix 1.

Methodology

- 1.3 Our methodology is set out in Appendix 2.

Scope and Limitations of the Report

- 1.7 The level of detail provided within this assessment is “proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance” as set out in Paragraph 200 of the National Planning Policy Framework.
- 1.3 Photographs contained in this report (where no source is given) are those of the author. Sources are provided for all other photographs and images, the copyright of which may remain with the original author. This report should therefore not be used for any purpose that may infringe the original copyright.
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2.0 Historic Context

- 2.1 The area in which the proposed site is found was still in use as fields, known as East or Barnwell Field, up until 1807, when the Enclosure Act occurred and much of the common field was bought by the University and colleges. Over time, the land was developed, with college-owned land tending to be leasehold property and therefore developed more slowly.
- 2.2 The second major route which defined the area was the Eastern Counties (later Great Eastern) railway line, built in 1845. The railway brought jobs and prosperity to the area, encouraging the development of housing for the new railway workers and speculative housing to support the growth of the city.

Map Regression

- 2.3 A review of available historic maps has been undertaken to assist in the understanding of the building's history. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable particularly the later Ordnance Survey (OS) maps and, taken together with written archival date and physical evidence, can help to refine the history of a site.
- 2.2 For much of the site's history, the land and wider area was open fields on the edge of the city. Development of the area only really commenced following the construction of the railway in 1845.

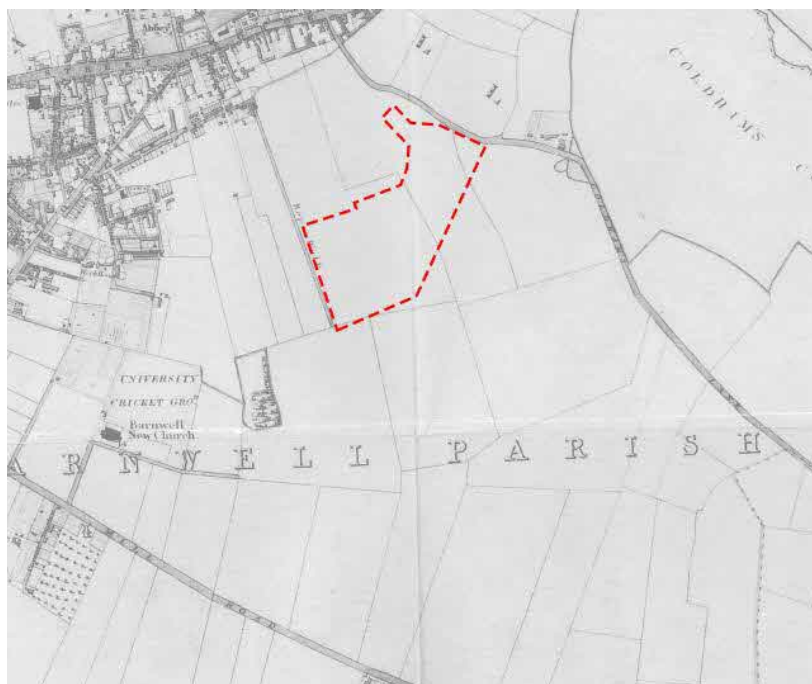


Figure 2 - Extract from Baker's Map of Cambridge, 1830. The approximate location of the site is marked in red.

- 2.3 The tithe entry for the site states that, in the mid-19th century, it was owned by Corpus Christi College, who appear to have occupied the majority of the area, although some small strips of land were rented to local farmers.

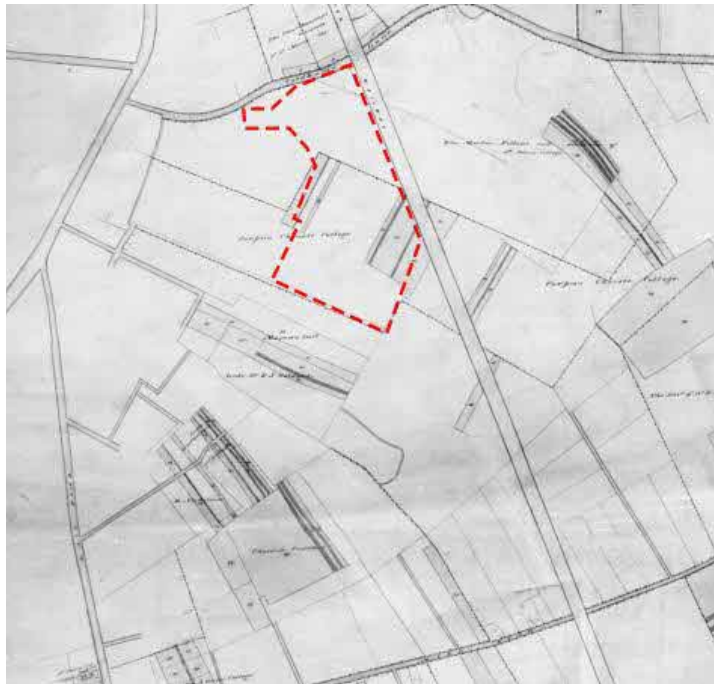


Figure 3 - Extract from the Tithe Map for Cambridge St Andrew the Less, 1847. The approximate location of the site is marked in red.

- 2.3 The introduction of the Eastern Counties railway line encouraged the development of the surrounding area in the mid-19th century. The site, however, remains in agricultural use into the 20th century.

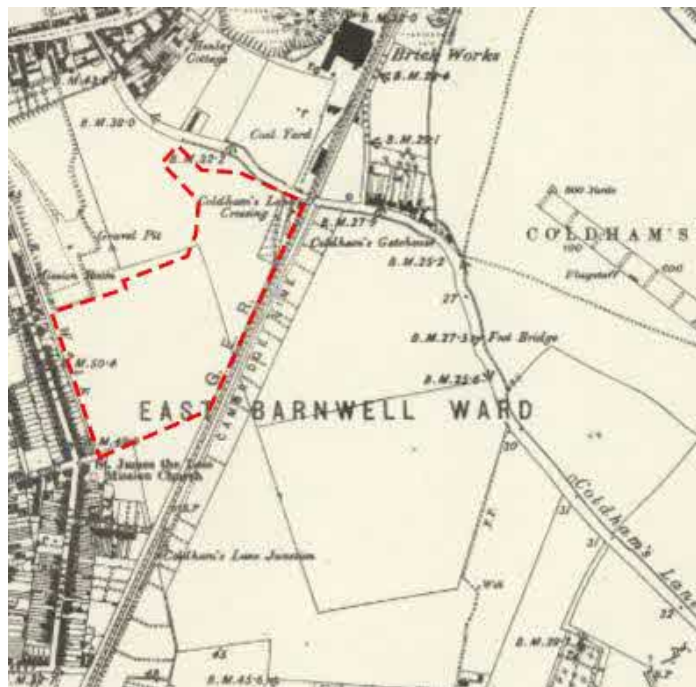


Figure 4 - Extract from the OS Map of 1888. The approximate location of the site is marked in red.



Figure 5 - Extract from the OS Map of 1904. The approximate location of the site is marked in red.

- 2.2 By the 1950s, some development had begun to be erected on and adjacent to the site. On the 1952 map below, it is clear that Silverwood Close had begun to be laid out to the north-west of the site. Much of the site appears to have remained as open space. However, the map does show some railway sidings had been constructed in the north of the site, and a large structure had been built in the south-west corner, accessed from Sleaford Street.



Figure 6 - Extract from the OS Map of 1952. The approximate location of the site is marked in red.

- 2.3 In the late 1960s, the Co-op supermarket chain had been given permission to build a discount warehouse on the site to enable its customers to shop somewhere that was easy to park. This new building was known as Beehive 1.¹
- 2.3 The OS map of 1970 shows the Co-op warehouse in the north of the site. The map also shows that the south of the site had been further developed in the mid-20th century. Here, the site was occupied by builders' yards, warehouses, a factory, a dairy, and a bakery. Outside of the site boundaries, an instrument works had been established to the west of Silverwood Close.



Figure 7 - Extract from the OS Map of 1970. The approximate location of the site is marked in red.

- 2.10 During the 1980s and 1990s, further retail units were added to the Beehive Centre and the site gradually became an out-of-town retail park. The site has been in its current form since at least the late 1990s, as can be seen in figure 8.
- 2.11 The former instrument works located to the north-west of the site was redeveloped in 2001-2006 under application C/01/0257. It is now the St Matthew's Gardens residential estate.

¹ Chris Elliott, "Aldi? It was all at the Co-op in the Sixties", Cambridgeshire Live, 6th December 2016. <https://www.cambridge-news.co.uk/news/history/aldi-co-op-sixties-12272503>



Figure 8 - Aerial of the site from 1999 (Google Earth). The site is marked in red.



Figure 9 - Aerial of the site from 2006 (Google Earth). The site is marked in red.

3.0 Heritage Assets

- 3.1 This section identifies heritage assets which relate to the site. In the case of this application submission, the following heritage assets are local to the proposed development and have been identified as they may be affected by the current proposals. The identification of these assets is consistent with 'Step 1' of the GPA3 The Setting of Heritage Assets.
- 3.2 All relevant List Descriptions can be found in Appendix 1. Any buildings or structures considered to fall within the curtilage of the above listed buildings would be considered to form part of the listed building and impacts would be assessed accordingly.

Immediate context of the site

- 3.2 In the case of this application, the following built heritage assets may be affected by the current proposals to develop the site:
1. Mill Road Conservation Area;
 2. St Matthew's Church – Grade II;
 3. 247 Newmarket Road – Grade II;
 4. Cambridge Gas Company War Memorial – Grade II;
 5. St Andrew the Less – Grade II;
 6. York Street Terraces (excluding nos. 86-92a even, 98-104 even and 101-111a odd) – Positive Unlisted Buildings;
 7. Ainsworth Street Terraces – Positive Unlisted Buildings;
 8. Stone Street Terraces– Positive Unlisted Buildings;
 9. Sleaford Street Terraces– Positive Unlisted Buildings;
 10. York Terrace(s) – Positive Unlisted Buildings;
 11. 33-38 Abbey Walk – Buildings of Local Interest;
 12. Sturton Street Terraces – Positive Unlisted Buildings;
 13. 179 Sturton Street – Positive Unlisted Building;
 14. 192-198 Sturton Street – Positive Unlisted Buildings;
 15. Milford Street Terraces – Positive Unlisted Buildings;
 16. Gwydir Street Terraces – Positive Unlisted Buildings;
 17. Edward Street Terraces – Positive Unlisted Buildings;
 18. Norfolk Street Terraces – Positive Unlisted Buildings;
 19. Norfolk Terrace – Positive Unlisted Buildings;
-



Figure 10 - Aerial demonstrating the location of the assets listed above

Wider Context of the site

3.2 There are also a number of built heritage assets within the wider context which may be affected by the current proposals to develop the site when considering the development in long range views to, from and across them. These assets are noted below:

- 20. Central Conservation Area;
- 21. Riverside and Stourbridge Conservation Area;
- 22. Kite Conservation Area;
- 23. New Town and Glisson Road Conservation Area
- 24. Castle and Victoria Road Conservation Area;
- 25. West Cambridge Conservation Area;
- 26. University Library – Grade II;
- 27. King's College Chapel – Grade I;
- 28. St John's College – Grade I;

- 29. All Saints Church – Grade I;
- 30. Jesus College – Grade I;
- 31. Church of Our Lady and the English Martyrs – Grade I;
- 32. Christ Church – Grade II;
- 33. Mill Road Cemetery – Grade II Registered Park and Garden;
- 34. Custodian’s House Mill Road Cemetery – Grade II;
- 35. Old Cheddars Lane Pumping Station – Scheduled Monument;
- 36. Chapel of St Mary Magdalene Stourbridge Chapel – Grade I;
- 37. Church of St Mary the Great – Grade I.

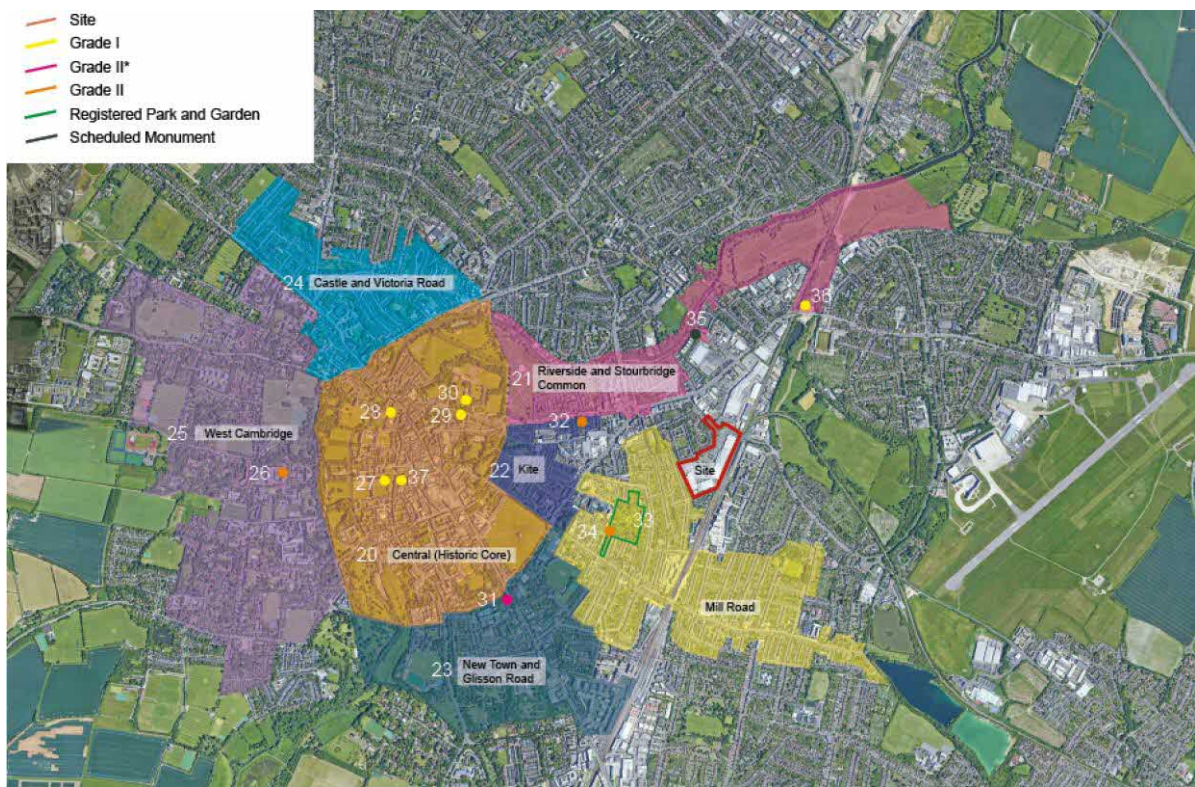


Figure 11 - Aerial demonstrating the location of the assets listed above. The coloured transparencies show the surrounding conservation areas which may be impacted.

4.0 Significance Assessment – Immediate Context

2.1 The below evaluation of significance and subsequent conclusions have been assessed in line with the methodology outlined in Section 3 and consider the following:

- The relevant planning legislation as well as the policies set out in the National Planning Policy Framework (NPPF) and objectives of the Planning Practice Guidance;
- Historic England ‘Conservation Principles: Policies and Guidance’;
- British Standard 7913 (2013) Guide to the ‘Conservation of Historic Buildings’;
- Guidance set in Historic England advice notes.

Mill Road Conservation Area



Figure 12 - Map showing the Mill Road Conservation Area

2.2 The Mill Road Conservation Area forms part of the ‘Cambridge Conservation Area No. 1 Central’, which was originally designated in 1969. The Mill Road and St Matthew’s area was added in 1993. A conservation area appraisal was produced by the City Council in 1999 and subsequently updated in 2011. In 2018, the Central Conservation Area was divided into several smaller designations, of which the Mill Road Conservation Area is one.

2.3 The built form of the area is predominantly laid out on an almost grid like-street pattern. Many of the buildings in the conservation area are terraced, two storey houses built between the late 19th century and the early 20th century. They tend to be positioned directly on or very near to the back of the pavement, resulting in an enclosed, small-scale urban character.

2.2 The residential properties are mostly constructed in yellow or white gault brick with red brick being used, on some examples, to pick out details such as lintels, string courses and quoins. Rooflines generally run parallel to the highways and tend to be slated. Whilst none of the

residential houses stand out in any noticeable way, there are a number of buildings, all in other uses, which give the streetscape some punctuation and provide views/focal points along streets. There are also examples of modern infill development within the area.

- 2.3 Within the Mill Road Conservation Area Appraisal's Townscape Analysis Maps, there are only four buildings which have been statutorily designated, although a large number of unlisted buildings have been identified as being buildings of local interest or positive buildings of townscape merit. These include a number of buildings with proximity to the proposed development site. Buildings identified as being positive are commonly good examples of their style, detailing and building materials providing the streetscape with interest and variety. These buildings have been considered by Cambridge City Council to make a positive contribution to the character and appearance of the conservation area.
- 2.3 There are three areas of open space within the conservation area which are considered to be of interest. The areas of open space and numerous trees in the area create a positive, green, suburban character.
- 2.2 The conservation area is set within a very urban context with Victorian and 20th century buildings lining the surrounding roads. Despite not being included within the designation, the north-south railway line is located at the centre of the conservation area. The line forms a boundary between the city side of Mill Road and the Romsey Town area of the designation.
- 2.3 Overall, the conservation area is a neatly-detailed, consistent and well-preserved example of a late-Victorian suburb and, as such, is considered to hold a **good** level of significance.

Setting

- 2.3 The setting of the Mill Road Conservation Area is formed by the wider city of Cambridge providing a strong context for the conservation area. There are elements of this setting, particularly the industrial/commercial sites, which do not positively add to this and are adverse in their impact. However, when taken overall, the wider setting is considered to make a **good beneficial** contribution to the significance of the conservation area.

Contribution of the site

- 4.10 The site is located to the west of the St Matthew's part of the conservation area. In most instances, there is no awareness of the site in its current form from within the asset, due to the effect of intervening built form and street enclosure. However, the south-west parts of the site are located directly adjacent to the designation's boundary. Here, the commercial character and scale of the buildings mark a stark contrast with the residential suburban character of the conservation area. In addition, the orientation of the buildings on site, particularly in the south-west corner where service yards dominate, results in the site feeling very separate and unwelcoming when viewed or approached from the asset. As such, the site in its existing form is considered to be a **moderate-high adverse** aspect of the Mill Road Conservation Area's setting.
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Figure 13 - View of the footpath located between the conservation area and the south-western boundary of the site

The Church of St Matthew – Grade II

- 4.11 The Church of St Matthew was added to the Statutory List for Buildings of Special Architectural or Historic Interest, at Grade II, on 2 August 1996.



Figure 14 – The Church of St Matthew

- 4.12 The church was constructed in 1866 to designs by R.R. Rowe. It was built to serve the residential streets constructed around the building and was designed in response to the Oxford Movement. It is built in Cambridge gault brick with red brick dressings and has slate roofs. It has been

constructed on a Greek cross plan consisting of an octagonal central core with four radiating arms. Each exposed side of centre core is lit through two paired lancets with a central oculus. The pyramid roof is topped by a glazed octagonal lantern, itself with a pyramid roof capped by four gables. The radiating arms also feature two twin lancets with oculi to the gable ends, and smaller, similar, paired lancets to their flanks. The west arm features a bell-cote with clock below.

- 4.10 The significance of the church, as a result of its evidential, aesthetic, historic and communal value, is considered to be **good**.

Setting

- 4.14 The setting of the Church of St Matthew is formed by the terraces of two-storey residential buildings which surround it. Collectively, these form an urban context which is softened by the presence of mature vegetation along the roads and within private gardens.
- 4.10 Views of the main body of the church are limited to the buildings and roads immediately around the asset due to the dense urban grain of the area. The spire can be appreciated from further afield although, again, the surrounding built form and vegetation limit views of the church spire, particularly from the north.
- 4.10 Therefore, the setting of the Church of St Matthew is considered to make a **good** contribution to the building's significance.

Contribution of the Site

- 4.14 The site is located approximately 250m to the east of the Church of St Matthew. Due to the intervening built form, in addition to the low height of the existing buildings on site, the site does not have a visual relationship with the church. Therefore, the site in its current form is considered to make a **neutral** contribution to the setting of the Church of St Matthew.

247 Newmarket Road – Grade II

- 4.10 247 Newmarket Road is located on the northern side of Newmarket Road. It was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 3rd February 1994, at Grade II.
- 4.10 The building dates to the early 19th century, appearing to be shown on the 1930s Baker Map of Cambridge (Figure 2). The building is two storeys in height with an attic level. Formed in gault brick, it has a plain gambrel tiled roof with a brick end stack.
- 4.10 The front door is set to the right-hand side with a six-over-six sash window, without horns, to the left. Above is a matching sash window to the first floor. At eaves level is a dentil detail which adds interest to the front façade. To the rear, the building appears to have been extended with various additions that appear to be modern in nature. The burgage plot of the property is still legible, although does appear to have been slightly altered over time.
- 4.21 Although not inspected internally for the purposes of this report, the property provides an example of a 19th century dwelling in this part of the city. It does not appear to be associated with an architect or occupant of interest, but it does show its evolution in the materials of its construction, providing evidence from a range of centuries.
- 4.14 Overall, the building is considered to hold a **good** level of heritage value.
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Setting

- 4.10 The immediate setting of the building is formed by the domestic curtilage in which it sits and its relationship with Newmarket Road. Its extended setting is formed by the wider streetscape and the buildings within it. The setting has been significantly altered over time, dramatically changing the original context of the building. Nonetheless, the setting is considered to make a **moderate** contribution to the significance by providing it with a reasonably legible urban context.

Contribution of site to setting of building

- 4.14 The site is located 200m south of No. 247 Newmarket Road. Due to intervening built form, there is no direct visual connection with the site. The site therefore makes a **neutral** contribution to the setting of the listed building in its current form.

Cambridge Gas Company War Memorial – Grade II

- 4.10 The Cambridge Gas Company War Memorial is located on the north side of Newmarket Road. It was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 7th October 2015, at Grade II.
- 4.10 The war memorial was erected in 1921 in memory of the eighteen employees of the Cambridge Gas Company who fought and died in the First World War. Six further names were added to the memorial following the Second World War.
- 4.14 The gas works have subsequently been demolished and the memorial relocated circa 30m to the south of its original position.
- 4.10 The war memorial is constructed as an octagonal cupola with niches under a domed roof. It stands on a square plinth and measures 3.5m in height.
- 4.10 The memorial is considered to hold a **good** level of value as it is a well-constructed, distinctive monument commemorating 20th century world events.

Setting

- 4.10 The setting of the memorial is formed by the paved court in which it sits and its relationship with the wider Newmarket Road. This setting provides a context and understanding for the monument for the local community. As a result, the setting, in particular its immediate setting, provides a **good** contribution to the special interest of the memorial.

Contribution of site to setting of building

- 4.31 The site is located 270m south of war memorial and, as with 247 Newmarket Road, as a result of the intervening built form, there is no direct visual connection with the site. It therefore makes a **neutral** contribution to the setting in its current form.

St Andrew the Less – Grade II

- 4.10 The Church of St Andrew the Less was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on 26th April 1950.
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4.10 It is a small church of early 13th century date, consisting of chancel and nave, and was originally part of the Augustinian Barnwell Priory complex. It is built of rubble with some dressed stone. The church was restored in 1854-6, and the vestry and organ-chamber were added in the late 19th century.

4.10 The church is considered to hold a **good** level of significance.



Figure 15 Church of St Andrew the Less, viewed from Newmarket Road.

Setting

4.10 The setting of the church is defined by the busy Newmarket Road. While Abbey House and the Cellarer's Checker are within the setting to the north, the church is now more readily accessed from Newmarket Road and has lost its direct physical connection with the remains of the Priory.

4.10 The church is situated within a small churchyard and, while planting provides from screening from the road to the south, the location of the church is still defined by being at the busy roadside.

4.10 The setting also includes the 19th century terraced streets to the north, historic and modern shop buildings along the north of Newmarket Road, and modern apartment buildings opposite on the southern side of Newmarket Road.

4.10 The Elizabeth Way and Newmarket Road roundabout has had a large impact upon the setting of the church, which is now dominated by traffic. The effects of this can also be seen on the exterior walls of the church which have been darkened by pollution.

- 4.39 The immediate setting, ie the churchyard, is considered to make a **medium beneficial** contribution whilst the wider setting makes a **medium adverse** contribution to the setting of the asset.

Contribution of site

- 4.40 Although the site forms part of the wider context of the church, there are no direct views between the two and no historic or functional connection between the sites. As such, the site in its current form is considered to make a **neutral** contribution to the setting of the asset.

York Street Terraces (excluding nos. 86-92a even, 98-104 even and 101-111a odd) – Positive Unlisted Buildings

- 4.41 These properties are recorded in the Post Office Directory of Cambridgeshire in 1879 as being occupied by labourers, cab drivers, college servants and other similar occupations. The properties form terraces on either side of York Street.
- 4.42 The dwellings are two storeys in height and constructed from gault brick and roofed in slate with gault brick stacks. The doors feature rectangular fanlights with a brick lintel over. Each window would originally have been 2-over-2 sashes, though many have been replaced. Many of the properties have been painted externally, more so on the west side of the road than the east. The significance of the properties, although not internally inspected, is considered to be **low/moderate**.



Figure 16 - View of the properties on York Street

Setting

- 4.43 From within York Street itself, the setting of the terrace is defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape. Within the constraints of York Street, the setting is notably Victorian suburban in character, and it makes a **good beneficial** contribution to the terraces' significance.
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Contribution of the site to setting

- 4.14 In contrast, the Beehive Centre buildings to the east of York Street have a strong commercial, inward and boxy feel to them, very unlike the small-scale of the conservation area in which the terraces sit. The rear of York Street feels like a definite 'edge', beyond which the existing development is not beneficial as a setting. In winter months, there is no visual screening provided by the perimeter landscaping and the juxtaposition of building scales and character is sudden and unsympathetic in design and materials. The effect of the existing conditions on the site are **moderate-high adverse** to the setting of the terraces in York Street.

Ainsworth Street Terraces – Positive Unlisted Buildings

- 4.10 Ainsworth Street is located at the eastern edge of the Mill Road Conservation Area, running north-south with properties forming terraces on either side of the road. The terraces were constructed in the 1870s, with date stones on properties on the road dating from 1871 and 1877. These properties are recorded in the Kelly's Directory of Cambridgeshire in 1883 as being occupied by shopkeepers, carpenters, beer retailers and other similar occupations.
- 4.10 The buildings are constructed of gault brick over two storeys, with slate roofs and gault brick chimney stacks. The buildings on the east side at the north end appear to be larger, with No. 2 being a three-bay house with a central doorway. The others are two-bay with a single window on the ground floor and two on the first floor, with the door located as a pair with the adjoining house in either the first or second bay, which also appear at the southern end of Ainsworth Street, on both sides of the road.
- 4.14 The houses on the west side of Ainsworth Street are also two bays but with only a single window on the first floor. Doors on both sides of the road either have rectangular fanlights with a lintel over, or segmental fanlights with a segmental arch above. The majority of the properties sit on the pavement, with the exception of No. 10 at the northern end on the east side and the southern half of the east side, which are set back behind low brick walls, some with railings. After No. 10, all of the properties on the east of the road are the same as on the west, with the single first-floor window.
- 4.10 All windows would have originally been 2-over-2 sash windows; however, many have been replaced. Many of the properties have been painted externally, and a handful rendered, although most retain their original brick façade with lintels painted either white or red. A handful of properties at the southern end have canted bay windows.
- 4.10 The significance of the properties, although not internally inspected, is considered to be **low/moderate**.

Setting

- 4.10 From within Ainsworth Street itself, the setting of the terrace is defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape. Within the constraints of Ainsworth Street, the setting is notably Victorian suburban in character, and it makes a **good beneficial** contribution to the terraces' significance.
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Figure 17 – View from the north end of Ainsworth Street, showing the Beehive Centre sheds to the north-east

Contribution of the site to setting

- 4.51 The site is approximately 45m to the north-east of Ainsworth Street, and the buildings of the Beehive Centre are visible from the northern end of the street in views along Sleaford Street, particularly in the winter months when there is no visual screening provided by the perimeter landscaping. However, other than the houses at the north end, from the majority of Ainsworth Street, there is no visual link to the site. As such, it is considered that the site has a **low-moderate adverse** effect on the setting of the Ainsworth Street terraces in its current form.

Stone Street Terraces– Positive Unlisted Buildings

- 4.52 Stone Street is located at the eastern edge of the Mill Road Conservation Area, running east-west from Ainsworth Street with properties forming terraces on either side of the road. The buildings on the southern side of the road are earlier than the northern side, with the houses on the north, including Stone Terrace at the eastern end, not appearing until the 1901 OS Map.
- 4.53 No. 8 is a three-bay property with a cart arch in the first bay which would have originally led to a smithy at the rear, which can be seen on the 1886 OS Map. However, this has now been demolished, along with the Victorian properties originally at the eastern end on the southern side of the road and replaced by the 20th century Bury Court.
- 4.54 The buildings are constructed of gault brick over two storeys, with slate roofs and gault brick chimney stacks. The houses are two bays with a single window on the first floor. Doors on both sides of the road have rectangular fanlights with a lintel over. The majority of the properties sit on the pavement, with the exception of the Stone Terrace properties which are set back behind tiled areas, some with planting, and some with low brick walls at the property line. All windows would have originally been 2-over-2 sash windows; however, many have been replaced. All of the properties retain their original brick façade with white painted lintels.
- 4.55 The significance of the properties, although not internally inspected, is considered to be **low/moderate**.
-

Setting

- 4.56 Stone Street is much narrower than Ainsworth Street from which it leads and terminates in a dead-end caused by the railway line. The setting of the terrace is defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape. Within the constraints of Stone Street, the setting is notably Victorian suburban in character, and it makes a **good beneficial** contribution to the terraces' significance, although Bury Court at the eastern end detracts from this.

Contribution of the site to setting

- 4.57 The site is approximately 120m to the north of Stone Street. There is no visual link to the site due to the intervening buildings and landscaping of the new development in the eastern extension of Sleaford Street. As such, it is considered that the site has a **neutral** effect on the setting of the Stone Street Terraces in its current form.

Sleaford Street Terraces– Positive Unlisted Buildings

- 4.58 Sleaford Street is located at the eastern edge of the Mill Road Conservation Area, running northeast-southwest from Sturton Street with properties forming terraces on either side of the road. The Positive Unlisted Buildings are those between Sturton Street and York Street/Ainsworth Street.
- 4.59 The buildings on the southern side of the road are earlier than the northern side, with the southern terrace (excluding the separate Nos. 2 and 4) having a worn name/date stone (potentially Gladstone Terrace?) with a date of 1881 visible. The northern terrace of 8 houses is known as 'Memorial Buildings' with crosses moulded in the lintels above the windows and doors. It was constructed at some point between 1886 and 1891.
- 4.60 Nos. 1 & 3 are two large four-bay semi-detached dwellings, known as Ebenezer Villas, and dated 1884. The facades are symmetrical, with the doors in the third and second bays respectively. No. 22, a large, detached, three storeys plus basement villa was originally known as Rivar House and is constructed of a dark brown/black brick.
- 4.61 The buildings are predominantly constructed of gault brick over two storeys, with slate roofs and gault brick chimney stacks. The houses of Gladstone Terrace are two bays with a single window on the first floor, whereas Memorial Buildings have two windows at the first floor. Doors on both sides of the road either have rectangular fanlights with a lintel over, or segmental fanlights with a segmental arch above. The properties are set back behind low brick walls, some with railings.
- 4.62 All windows would have originally been 2-over-2 sash windows; however, many have been replaced. Most of the dwellings have a canted bay window at the ground floor, apart from Nos. 1-3 and 2-4. Rivar House has a double height canted bay over the basement and ground floor. Nos. 2-4 are a semi-detached pair, with a pair of windows at the ground floor separated by a carved pillar. The majority of the properties retain their original brick façade with white painted lintels, with only one rendered property and one painted.
- 4.63 The significance of the properties, although not internally inspected, is considered to be **low/moderate**.
-

Setting

- 4.64 The setting of the terrace is defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape, although Sleaford Street does have more variety than the surrounding streets. Within the constraints of Sleaford Street, the setting is notably Victorian suburban in character, and it makes a **good beneficial** contribution to the terraces' significance.



Figure 18 – Sleaford Street

Contribution of the site to setting

- 4.65 The site is approximately 105m to the north-east of Sleaford Street, although there is no direct visual link to the site due to the intervening buildings of York Street. As such, it is considered that the site has a **neutral** effect on the setting of the Sleaford Street terraces in its current form.

York Terrace(s) – Positive Unlisted Buildings

- 4.66 York Terrace is located at the eastern edge of the Mill Road Conservation Area, running north-south from Sleaford Street with properties forming terraces on either side of the road. The buildings on the eastern side of the road are earlier than the western side, other than Nos. 1-3, as in the 1886 OS Map, there is a building marked as 'York Cottage' whose landscaped grounds runs the length of York Terrace. By the 1901 OS Map, York Cottage has been demolished, Nos. 1-3 have been constructed, and Worboys Brewery, which was located on Sturton Street but had a rear entrance on York Terrace, takes up the middle of the east side of the road.
- 4.67 The buildings are constructed of gault brick over two storeys, with slate roofs and gault brick chimney stacks. The houses are two bays with a single window on the first floor. Doors on both sides of the road have rectangular fanlights with a lintel over. The properties all sit on the pavement, and all windows would have originally been 2-over-2 sash windows; however, many have been replaced. The majority of the properties retain their original brick façade with white painted lintels, with only a handful either painted or rendered.
-

- 4.68 The significance of the properties, although not internally inspected, is considered to be **low/moderate**.

Setting

- 4.69 York Terrace is much narrower than Sleaford Street from which it leads and terminates in a dead-end caused by a 21st century gated private residential development. The setting of the terrace is defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape. Within the constraints of York Terrace, the setting is notably Victorian suburban in character, and it makes a **moderate beneficial** contribution to the terraces' significance, although the mid-20th century and modern developments on the eastern side and at the northern end detract from this.

Contribution of the site to setting

- 4.70 The Beehive Centre is approximately 106m to the east of York Terrace, although there is no direct visual link to the site due to the intervening buildings of York Street. As such, it is considered that the site has a **neutral** effect on the setting of the York Terrace(s) in its current form.

33-38 Abbey Walk – Buildings of Local Interest

- 4.71 The properties comprise of a row of terraced houses which are two storeys in height. The buildings are constructed from gault brick with slate roofs and gault stacks with red brick details. There is a finial detail above the eaves level of No 37 which is of interest.

- 4.72 The west (principal) elevation features a front door with a rectangular fan light and a bay window adjacent. At first floor level, there are two, two-over-two sash windows.

- 4.73 Some properties have had their attics converted with roof lights inserted on the principal elevation and roof extensions to the rear. The original rear outshots to the properties now feature single and, in the case of No.33, two-storey extensions.

- 4.74 Three additional properties have been constructed to the south of the terrace; however, these are not included within the BLI designation. The significance of the properties, although not internally inspected for the purposes of this report, is considered to be **moderate** due to their retained evidential and aesthetic value part of a late-Victorian development.



Figure 19 - View of Abbey Road, showing finial detail to No 37.

Setting

- 4.75 The setting of the terrace is, in the first instance, defined by the individual properties' domestic curtilages. Beyond these boundaries are further domestic properties which create an urban character and a sense of enclosure to their wider setting. The height of the surrounding properties remains predominantly two storeys; however, as one moves northwards past St Matthew's Piece, buildings increase in height to three/four storeys.

4.10 St Matthew's Piece is located to the north. Whilst there are no direct views into the park from the properties due to their orientation, it does allow for some sense of space when experienced from Abbey Walk, directly to the west of the properties. However, this spacious feel is limited when the trees lining the park are in full leaf.

4.14 The setting of 33-38 Abbey Walk has an urban character and is considered to make a **moderate beneficial** contribution to the properties' significance.

Contribution of the Site

4.10 The site is approximately 110m to the south-east of 33-28 Abbey Walk however, due to the relatively low-lying nature of the site and the intervening built there is no direct visual link between the two receptors. As such, it is considered that the site has a **neutral** effect on the setting of the Abbey Walk terraces in its current form.

Sturton Street Terraces – Positive Unlisted Buildings

4.10 These properties comprise two pairs of semi-detached villas which are two-storeys in height, constructed from gault brick with tiled roofs and featuring a red brick course below the eaves and at first floor level. Each property features a rectangular fanlight with masonry lintel, and a single-storey projecting bay to the ground floor with a hipped plain tiled roof. The houses feature end-stacks of gault brick with a red brick course.

4.10 The properties originally had a central two-storey outshot, No. 187 has had an additional two-storey extension to the rear and the attic converted with a small roof extension. No.183 has also had its attic converted but with rooflights inserted into the rear elevation rather than a roof extension.

4.31 The buildings have not been inspected internally for this submission, however the external value of the buildings is considered to be **low/moderate**.

Setting

4.10 The properties are all located within their individual domestic curtilages with mature vegetation present. The buildings surrounding the properties are residential in scale and style although there are examples of buildings of a higher scale and of a more industrial appearance to the north.

4.10 Directly to the east is St Matthew's Piece, which provides a sense of spaciousness in the area, although the low fence and trees which line the park in addition to the low walls of the properties' eastern boundaries, ensure that the area feels physically distinct from 181–187 Sturton Street.

4.10 The setting of 181–187 Sturton Street is urban in its character, although this is softened through mature vegetation within private gardens, along the streets, and within St Matthew's Piece. As such it is considered to make a **moderate beneficial** contribution to the significance of the buildings.

Contribution of the Site

4.10 The site is approximately 140m to the east of Sturton Street. Due to the inward facing nature of the buildings and the intervening built form to the east, there is no direct visual connection with the site. As such, it is considered that the site, in its current form, has a **neutral** effect on the setting of the Sturton Street terraces.

179 Sturton Street – Positive Unlisted Buildings

- 4.10 179 Sturton Street, also known as Hanley House, is located at the corner of Sturton Street and Geldart Street. It was originally set within its own large, landscaped grounds, adjacent to the grounds of the Church of St Matthew and its Vicarage.
- 4.10 The building is a detached property, constructed of gault brick over two storeys, with a slate roof and gault brick gable end chimney stacks. It has a symmetrical frontage of three bays, with a central doorway with segmental fanlight and arch above, and canted bay windows on both ground floor windows with circularly perforated parapets. On the first floor are three recessed sash windows, originally 2-over-2, although the ones in the first and third bays are actually 1-over-1 sashes separated by a timber mullion. The house retains its original brick façade with white painted lintels.
- 4.10 The significance of the property, although not internally inspected, is considered to be **low/moderate**.

Setting

- 4.10 The building was originally set within its own large gardens and was surrounded by a gault brick garden wall, which lined the corner of Sturton Street and Geldart Street. In the early 21st century, a detached dwelling was built directly south of Hanley House, and two semi-detached dwellings were constructed directly to the north of the property. The originally large gardens to the west are now parking for the new buildings and another detached property. The majority of the garden wall has also been removed, with only a section on the corner remaining.
- 4.10 Although Hanley House's immediate setting has changed due to infilling, Sturton Street, onto which it faces, is still predominantly a Victorian residential street, defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape. Within the constraints of Sturton Street, the setting is notably Victorian suburban in character, and it makes a **moderate beneficial** contribution to Hanley House's significance, although the modern properties detract from this, both adjacent to and opposite the asset.

Contribution of the site to setting

- 4.31 The site is approximately 152m to the south-east of Hanley House, although there is no direct visual link to the site due to intervening buildings. As such, it is considered that the site has a **neutral** effect on the setting of Hanley House/179 Sturton Street, in its current form.

192-198 Sturton Street – Positive Unlisted Buildings

- 4.10 These properties comprise two pairs of semi-detached villas, built in 1903 according to their date stones. The properties are two-storeys in height, constructed from gault brick, with slate roofs, and featuring a red brick dentil course below the eaves. Each property features a semi-circular fanlight with painted masonry arch, and a two-storey projecting bay with a hipped roof. The houses feature end-stacks of gault brick with a red brick dentil course.
- 4.10 Three of the four properties have had two-storey side extensions in varying styles to incorporate a garage. While each property originally had a two storey rear outshot, the dwellings have since been extended with a variety of single storey extensions. As with the previous buildings, an internal inspection has not been carried out for this submission, however the external value of the buildings is considered to be **low/moderate**.
-



Figure 20 - View of 198-192 Sturton Street

Setting

- 4.10 The immediate setting of the buildings is formed by their individual curtilages beyond which are other domestic properties. To the north is St Matthew's Piece, which creates a sense of space within the building's setting. The properties to the north of the park are of a greater height but do not appear overwhelming due to their distance from the properties and the intervening park.
- 4.10 Overall, the setting of 192-198 Sturton Street has an urban character. This is softened by the presence of mature vegetation within the gardens, along the roads and within St Matthew's Piece. The setting of the buildings is therefore considered to make a **moderate beneficial** contribution to the significance of 192-198 Sturton Street.

Contribution of the Site

- 4.10 The site is located approximately 145m to the south-east of 192-198 Sturton Street. As a result of the intervening built form there is no visual awareness of the site in its current form. As such, it is considered that the site has a **neutral** effect on the setting of 192-198 Sturton Street.

Milford Street Terraces – Positive Unlisted Buildings

- 4.10 Milford Street is located at the centre of the Mill Road Conservation Area, running northeast-southwest between Gwydir Street and Sturton Street with properties forming terraces on either side of the road.
- 4.10 The buildings are predominantly constructed of gault brick over two storeys, with slate roofs and gault brick chimney stacks. Doors on both sides of the road either have rectangular fanlights with a lintel over, or segmental fanlights with a segmental arch above. The properties on the northern side of the street at the east end are set back behind low brick walls, some with railings, the others are set on the pavement.
-

- 4.10 The buildings in Milford Terrace range between the late 1860s and early 1900s. The terrace to the south, called Clara Terrace, is the earliest, dating from 1869, with the terrace of four houses on the north, containing Nos. 12-15, date from the 1870s, and the final terrace of three houses to the north containing Nos. 16-18, date from the 1880s.
- 4.100 No. 15A, known as Clyde House, was an infill house constructed in the early 1900s, built in red brick, with a gable facing the street, with an elaborate bay window complete with Corinthian columns and wavy crenelated parapets. Nos. 19-21 at the eastern end appear to have been constructed at the same time, with the same bay windows and dentilled eaves. These were constructed from gault brick, with red brick detailing.
- 4.101 All windows would have originally been 2-over-2 sash windows; however, many have been replaced. The majority of the properties retain their original brick façade with white painted lintels, with only a handful either painted or rendered.
- 4.100 The significance of the properties, although not internally inspected, is considered to be **low/moderate**.

Setting

- 4.100 The setting of Milford Street is defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape. Within the constraints of Milford Street, the setting is notably Victorian suburban in character, and it makes a **good beneficial** contribution to the terraces' significance, although Beaconsfield House at the western end detracts from this.

Contribution of the site to setting

- 4.100 The site is approximately 166m northeast of Milford Street, although there is no direct visual link to the site due to the intervening buildings. As such, it is considered that the site, in its current form, has a **neutral** effect on the setting of the Milford Street terraces.

Gwydir Street Terraces – Positive Unlisted Buildings

- 4.100 Gwydir Street and Upper Gwydir Street are located at the centre of the Mill Road Conservation Area, running north-south with properties forming terraces on either side of the road. Gwydir Road itself runs for approximately 550m, but for the relevant purposes of this report, we are only analysing the northern part, approximately 140m in length.
- 4.100 Gwydir Street was originally one long unbroken road; however, it is now blocked by a paved pedestrian-only section outside the Alexandra Arms (No. 22-24), only allowing vehicular passage from the north as far south as Milford Street. The southern part of the street allows access north from Mill Street up to No.26 Gwydir Street.
- 4.100 The houses within Gwydir Street date from the late 1860s to the mid-1880s, with those in the north being the earliest. The buildings are predominantly constructed of gault brick over two storeys, with slate roofs and gault brick chimney stacks. Doors on both sides of the road either have rectangular fanlights with a lintel over, or segmental fanlights with a segmental arch above. The majority of the properties are set on the pavement. Some properties have garage doors built into the house, suggesting that these would have originally been cart entryways into rear working yards.
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- 4.100 All windows would have originally been 2-over-2 sash windows; however, many have been replaced. Only one property, No.12, has been built with a bay window. The majority of the properties retain their original brick façade with white painted lintels, with only a handful either painted or rendered.
- 4.100 The properties in Upper Gwydir Street are mainly limited to the east side of the road, with only two buildings on the west side, No. 18 & 20. No. 20 was originally constructed as a Temperance Mission Hall, which opened in 1885. Nos. 1-10 were constructed in 1878 and were constructed of gault brick over two storeys, with slate roofs and gault brick chimney stacks. Doors have rectangular fanlights with a lintel over, and all of the buildings have their original brick façade with white painted lintels. One of the properties, No. 8, has a cartway which has been filled in to create another downstairs room.
- 4.100 The significance of the properties, although not internally inspected, is considered to be **low/moderate**.

Setting

- 4.111 The retention of the corner pub, the Alexandra Arms, which dates from c.1870, adds to the traditional Victorian streetscape within Gwydir Street. There is also a ghost sign on No. 1 Gwydir Street. The setting of Gwydir Street is defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape. Within the constraints of Gwydir Street, the setting is notably Victorian suburban in character, and it makes a **good beneficial** contribution to the terraces' significance.

Contribution of the site to setting

- 4.112 The site is approximately 230m east of Gwydir Street and Upper Gwydir Street, although there is no direct visual link to the site due to the intervening buildings. As such, it is considered that the site has a **neutral** effect on the setting of the Gwydir Street terraces and Upper Gwydir Street terraces in its current form.

Edward Street Terraces – Positive Unlisted Buildings

- 4.100 Edward Street is located in the north-west of the Mill Road Conservation Area, running east-west between Upper Gwydir Street and St Matthew's Street with properties forming terraces on either side of the road.
- 4.112 The buildings are predominantly constructed of gault brick over two storeys, with slate roofs and gault brick chimney stacks. Doors on both sides of the road either have rectangular fanlights with a lintel over, or segmental fanlights with a segmental arch above. The properties are all set on the pavement.
- 4.100 All windows would originally have been 2-over-2 sash windows; however, many have been replaced. The majority of the properties retain their original brick façade with white painted lintels, with only a handful either painted or rendered.
- 4.100 The significance of the properties, although not internally inspected, is considered to be **low/moderate**.
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Setting

- 4.112 The setting of Edward Street is defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape. Within the constraints of Edward Street, the setting is notably Victorian suburban in character, and it makes a **good beneficial** contribution to the terraces' significance.

Contribution of the site to setting

- 4.100 The Beehive Centre is approximately 224m east of Edward Street, although there is no direct visual link to the site due to the intervening buildings. As such, it is considered that the site has a **neutral** effect on the setting of the Edward Street terraces in its current form.

Norfolk Street Terraces – Positive Unlisted Buildings

- 4.100 Norfolk Street is located in the west of the Mill Road Conservation Area, running east-west from Gwydir Street with properties forming terraces on either side of the road. Norfolk Street itself runs for approximately 345m, but for our report, we are only analysing the eastern part, approximately 160m in length.
- 4.100 The buildings are predominantly constructed of gault brick over two storeys, with slate roofs and gault brick chimney stacks. Doors on both sides of the road either have rectangular fanlights with a lintel over, or segmental fanlights with a segmental arch above. The properties are all set on the pavement. Towards the western part of the road, the original Victorian houses have been replaced by a mid-20th century shopping precinct with flats above.
- 4.111 On the south side of Norfolk Street, the original Victorian Infant School remains, although it has now been converted and sub-divided to four residential properties.
- 4.112 All windows would have originally been 2-over-2 sash windows; however, many have been replaced. The majority of the properties retain their original brick façade with white painted lintels, with only a handful painted.
- 4.100 The significance of the properties, although not internally inspected, is considered to be **low/moderate**.

Setting

- 4.112 The setting of Norfolk Street is initially defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape, with a Victorian suburban character. However, the 20th century additions further westwards detract from the setting of the remaining Victorian terraces on the southern side of the street. Overall, the setting makes a **moderate beneficial** contribution to the terraces' significance.

Contribution of the site to setting

- 4.100 The Beehive Centre is approximately 245m east of Norfolk Street, although there is no direct visual link to the site due to the intervening buildings. As such, it is considered that the site has a **neutral** effect on the setting of the Norfolk Street Terraces in its current form.
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Norfolk Terrace – Positive Unlisted Buildings

- 4.100 Norfolk Terrace is located in the west of the Mill Road Conservation Area, running north-south from Norfolk Street, then turning 90 degrees to run east-west, with properties forming terraces on either side of the road.
- 4.112 The buildings are predominantly constructed of gault brick over two storeys, with slate roofs and gault brick chimney stacks. Doors on both sides of the road have rectangular fanlights with a lintel over. The properties are all set on the pavement. In the east-west part of the road, the properties are only on the southern side of Norfolk Terrace. The road forms a U-shape with Blossom Street returning to Norfolk Street. Norfolk Terrace is bordered to the south and east by Mill Road Cemetery.
- 4.100 All windows would have originally been 2-over-2 sash windows; however, many have been replaced. The majority of the properties retain their original brick façade with white painted lintels, with only a handful painted.
- 4.100 The significance of the properties, although not internally inspected, is considered to be **low/moderate**.

Setting

- 4.100 The setting of Norfolk Terrace is defined by the narrowness of the street and the apparently contiguous character of the scale, materials and layout of the local townscape, with a Victorian suburban character. However, the 20th century Alex Wood Hall and the attached houses on the west side at the entrance to Norfolk Terrace detracts from the setting of the remaining Victorian terraces on the eastern side of the building. Overall, the setting makes a **moderate beneficial** contribution to the terraces' significance.

Contribution of the site to setting

- 4.101 The site is approximately 365m east of Norfolk Terrace, although there is no direct visual link to the site due to the intervening buildings. As such, it is considered that the site has a **neutral** effect on the setting of the Norfolk Terrace(s) in its current form.

Summary

Below is a summary of the above findings:

ASSET	TYPE	SIGNIFICANCE	CONTRIBUTION OF SETTING	CONTRIBUTION OF SITE TO SETTING
Mill Road	Conservation area	Good	Good beneficial	Moderate/high adverse
The Church of St Matthew	Grade II	Good	Good beneficial	Neutral
247 Newmarket Road	Grade II	Good	Moderate beneficial	Neutral

Cambridge Gas Company War Memorial	Grade II	Good	Good beneficial	Neutral
St Andrew the Less	Grade II	Good	Good beneficial	Neutral
York Street Terraces	Positive unlisted buildings	Low/Moderate	Good beneficial	Moderate/high adverse
Ainsworth Street Terraces	Positive unlisted buildings	Low/Moderate	Good beneficial	Low - Moderate adverse
Stone Street Terraces	Positive unlisted buildings	Low/Moderate	Good beneficial	Neutral
Sleaford Street Terraces	Positive unlisted buildings	Low/Moderate	Good beneficial	Neutral
York Terrace(s)	Positive unlisted buildings	Low/Moderate	Moderate beneficial	Neutral
33-38 Abbey Walk	Buildings of Local Interest	Moderate	Moderate beneficial	Neutral
Sturton Street Terraces	Positive unlisted buildings	Low/Moderate	Moderate beneficial	Neutral
179 Sturton Street	Positive unlisted building	Low/moderate	Moderate beneficial	Neutral
192-198 Sturton Street	Positive unlisted buildings	Low/moderate	Moderate beneficial	Neutral
Milford Street Terraces	Positive unlisted buildings	Low/moderate	Good beneficial	Neutral
Gwydir Street Terraces	Positive unlisted buildings	Low/moderate	Good beneficial	Neutral
Edward Street Terraces	Positive unlisted buildings	Low/moderate	Good beneficial	Neutral
Norfolk Street Terraces	Positive unlisted buildings	Low/moderate	Moderate beneficial	Neutral
Norfolk Terrace	Positive unlisted buildings	Low/moderate	Moderate beneficial	Neutral

5.0 Significance Assessment – Wider Context

3.1 The below evaluation of significance and subsequent conclusions have been assessed in line with the methodology outlined in Section 3 and consider the following:

- The relevant planning legislation as well as the policies set out in the National Planning Policy Framework (NPPF) and objectives of the Planning Practice Guidance;
- Historic England ‘Conservation Principles: Policies and Guidance’;
- British Standard 7913 (2013) Guide to the ‘Conservation of Historic Buildings’;
- Guidance set in Historic England advice notes.

Central (Historic Core) Conservation Area

3.2 The Central Conservation Area was designated on 25 February 1969 and has undergone numerous extensions/alterations since this time. In November 2018, the conservation area was split into separate areas. The Central (Historic Core) Conservation Area covers the historic core of the city.



Figure 21 - Map showing the Central Conservation Area

2.3 At its simplest, the city can be viewed as a series of rings. The central area is the commercial core, surrounded by the colleges, university and residential buildings and beyond this are the river and open spaces. The defining topographical characteristic of central Cambridge is that it is very flat. The taller buildings, such as St John's and King's College Chapels, therefore become prominent landmarks within the cityscape.

3.2 A key aspect of the city's character is the numerous areas of open space that punctuate the built form. These areas of open space allow for wide-ranging views of the high-quality buildings found throughout the city and the riverscape. Due to the size of the conservation area, the Historic Core Appraisal, carried out by Cambridge City Council in 2016, has split the character assessments on

a street-by-street basis. Due to the location of the application site, the streets which may be impacted by re-development are Quayside, Bridge Street and Magdalene Street/Northampton Street.

- 2.2 Due to its historical, evidential, cultural and aesthetic value, the significance of the Central (Historic Core) Conservation Area is considered to be **high**.

Setting

- 2.3 The setting of the Central (Historic Core) Conservation Area is formed by the wider city of Cambridge. This provides a strong context for, and demonstrates the historic evolution of, the historic core. The wider setting is therefore considered to make a **good/high beneficial** contribution to the setting of the conservation area overall, although there are elements within this which are considered to provide either a neutral or adverse contribution.

Contribution of site to setting

- 2.2 Due to the relatively low scale nature of the site in its current form, there is little or no awareness of it in views from and across the central core of the conservation area. As such, in its current form, the site is considered to make a **neutral** contribution to the setting of the asset.

Riverside and Stourbridge Conservation Area

- 2.3 Riverside and Stourbridge Common Conservation Area was originally designated as part of the Central Conservation Area in 1969 and extended in 1993 and 2012. The area was allocated as a separate Conservation Area in November 2018.
- 2.3 The conservation area covers the stretch of the River Cam from Victoria Bridge north-eastwards to the city boundary. It comprises the river frontage and towpaths and the adjacent meadows, the north side of Maids Causeway and the north side of Newmarket Road towards the Leper Chapel.



Figure 22 - Map showing Riverside and Stourbridge Conservation Area

- 2.10 The river runs parallel to the former causeway and main road to Newmarket to the south, which has terraced streets running off it mostly of two-storey gault brick houses. Between the river and the road are the two commons and open fields. The towpath of the River Cam is populated with dog walkers, joggers and cyclists, riverside pubs, boathouses and moorings. Cattle graze the commons in summer.
- 5.11 The historical development of the Riverside and Stourbridge Common area is linked to the history of Barnwell and its common fields. Barnwell was a small settlement, lying to the east of Cambridge. Barnwell priory was founded in 1092 and was relocated to Barnwell in 1112. A leper hospital was also founded at Barnwell in the 12th century, which led to the development of the Stourbridge Fair.
- 2.10 By the 16th century, the fair was one of the greatest centres of trade in England, and its legacy can be found in the street names to the east of the Elizabeth Bridge such as Garlic Row, Cheddars Lane, Oyster Row and Mercers' Row.
- 2.10 The growth of the University and the expansion of Stourbridge Fair contributed to the increasing prosperity of Cambridge. This, combined with overcrowding and outbreaks of disease, meant that the town needed to expand. Enclosure came in 1802 with West Field and the Barnwell (East) Field following with the Award of 1811. In the Riverside and Stourbridge Common area, the earliest development was along Maids' Causeway to the north.
- 2.10 Boat racing was introduced to Cambridge in 1825, and town rowing probably started in the 1860s. Some of the boathouses along the river date to the 19th century and three are listed.
- 2.10 To the south of the conservation area are a number of residential streets which run from the river up to Maids' Causeway and Newmarket Road. Those linking Maids' Causeway to Midsummer Common include Brunswick Gardens, Parsonage Street and Auckland Road, which were part of the 19th century development of the area. The busy Maids' Causeway, Newmarket Road, and the connecting roundabout form a natural boundary between the riverside character of the conservation area, and the busier city centre.
- 2.10 The conservation area is considered to hold a **good** level of significance.

Setting

- 2.10 The setting of the conservation area includes the suburbs of Chesterton to the north and Barnwell to the south-east, and Jesus Green to the west. The Kite Conservation Area and the Grafton Centre are to the south. A "backcloth of trees" surrounds the commons to the south, which softens views of the urban setting beyond.
- 2.10 The wider setting is therefore considered to make a **good beneficial** contribution to the setting of the conservation area overall, although there are elements within this which are considered to provide either a neutral or adverse contribution.

Contribution of site

- 2.10 The site is currently visible in some views from the conservation area, although this visibility is limited due to intervening built form. The commercial character of the site creates a contrast with the residential nature of the area and the general appearance and use of the site creates a separation and disconnect between the two. As such, the site is considered to be a **minor adverse** aspect within the conservation area's setting.
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Kite Conservation Area

- 2.10 The Kite Conservation Area is named after the kite-shaped piece of land which lies between Emmanuel Road, Newmarket Road and East Road. It was originally designated as part of the Central Conservation Area in 1969 and allocated as a separate conservation area in November 2018. The area is mainly residential and is based on a grid pattern of streets characterised by historic terraces in a cohesive townscape.



Figure 23 - Map showing Kite Conservation Area

- 5.11 The area was laid out following the Enclosure Award of 1811 and began to be built upon from around 1815 onwards. The streets typically feature Georgian terraces of two or three storeys, built of gault brick with slate roofs. In some grander streets the houses have basements, bay windows and stone front steps. Nearly all of the houses are built on the back of the pavement or only slightly set back, and many have back gardens often containing mature trees. Most of the earliest buildings are now Grade II listed, and many others are on the City Council's list of Buildings of Local Interest.
- 2.10 These roads contain houses of comparatively modern size compared to the rest of the conservation area. They are typically two storeys with fairly narrow widths. Despite the surrounding modern development, the historic character of these streets has been well preserved, with almost all properties retaining original features and having planting in small front gardens which contributes positively to the street scene. The lack of traffic contributes to the private and peaceful feel.
- 2.10 The conservation area also contains Willow Walk, which provides a route from Fair Street to Emmanuel Road and Christ's Pieces. It has terraces of small, two storey 19th century houses and is only accessible to limited traffic. To the south of this is New Square, a lawned public square which was laid out in the 1820s. It was turned into a car park in the 20th century, however this was reversed following the pedestrianisation of Fitzroy Street and the creation of the Grafton Centre and the associated car park. The footpath crossing it is the pedestrian route from the historic commercial core, across Christ's Pieces and towards the Grafton Centre.
- 2.10 Clarendon Street is a main route through the conservation area and connects Parker's Piece to New Square and to Midsummer Common along Fair Street. It also contains 19th century terraced

houses of two and three storeys with basements, with similar terraced streets branching eastwards towards Emmanuel Road.

- 2.10 Overall, the conservation area is considered to hold a **good** level of significance.

Setting

- 2.10 East Road lies to the east of the conservation area, effectively forming a boundary (also the southern section of the Area extends across East Road to include Petersfield). It is a main traffic route and has many large-scale buildings such as the Crown Court, Anglia Ruskin University and student accommodation, a mid-20th century housing estate, and the buildings around the Grafton Centre complex. East Road therefore marks a sudden change in character when exiting the conservation area, and 'cuts off' the area from the Mill Road Conservation Area to the east, whereas historically the two areas would have been a natural continuation from one another. This is considered to make a **minor adverse** contribution to the setting of the area.
- 2.10 The Grafton Centre was built on the former site of historic houses and shops. This has resulted in the loss of through-routes between the north and south of the area and removed a sense of interconnectivity and continuation of historic character. This is considered to make a **medium adverse** contribution to the setting of the area.
- 2.10 To the north is the Riverside and Stourbridge Common Conservation Area, which includes the early and mid-19th century streets to the north of Maids' Causeway and Midsummer Common. The close proximity of the historic streets and the historic open space is considered to make a **good beneficial** contribution to the setting of the area.
- 2.10 Despite elements of the setting of the area being considered to be negative, overall the setting includes both the medieval historic core of Cambridge and significant 19th century development, as well as several significant green spaces. Therefore, the setting overall is considered to make a **medium beneficial** contribution to the significance of the conservation area.

Contribution of site

- 2.10 The site is located circa 500m east of the conservation area and is visually and physically separated by the intervening built form of both the Grafton Centre and the Mill Road Conservation Area. As a result of this separation, the site is considered to make a **neutral** contribution to the setting of the asset, in its current form.

New Town and Glisson Road Conservation Area

- 5.11 The New Town and Glisson Road 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, which contains mostly 19th century buildings in the form of terraces of small houses and bigger villas. To the east is the residential area around Glisson Road with spacious streets of terraces and townhouses, and to the south and west the conservation area includes water meadows and the Botanic Gardens. It was first designated as part of the Central Conservation Area in 1969 and allocated as a separate conservation area in November 2018
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Figure 24 - Map showing New Town and Glisson Road Conservation Area

- 2.10 The Area is characterised by fine houses in spacious grounds, modest terraces of humble cottages, and larger villa style houses with open space beyond. Buildings are mainly of the 19th or early 20th centuries, of gault brick with slate roofs.
- 2.10 In New Town, the houses and buildings are generally of two storeys. Along Brookside, the houses are three storeys with basements and attics, and their grand scale and careful detailing highlights them as the height of early-mid 19th century fashion. Hobson's Brook runs through private gardens opposite the villas of Brookside, which are bounded by fine black railings and feature cast iron footbridges.
- 2.10 The Area retains much of its original character. The 20th century slum clearance made way for the construction of council flats between Union Road and Coronation Street, and other larger buildings mostly associated with University departments have also been constructed during the 20th century. Whilst most of these are modern in style, Freemasons Hall (originally Cheshunt College) was built in 1914 in the Neo-Tudor style. The addition of larger buildings has respected the original street layout of New Town, and the overall character remains residential and buildings are generally of a domestic scale.
- 2.10 Since the early 20th century, many of the houses along Brookside and in the wider New Town area have been converted for use by independent schools. This has resulted in a change of landscape character surrounding these houses, as their grounds have been built upon, are now used as playgrounds, or have been hard surfaced for car parking. This change of character is part of the evolution of the area and makes an important contribution to its character today.
- 2.10 Overall, the conservation area is considered to hold a **good** level of significance.

Setting

- 2.10 The setting of the conservation area is very urban in character with Victorian and 20th century buildings lining the surrounding roads to the north and south. Areas of open space in the north and west give a sense of openness, with the area around the river to the south-west of the

designation creating a more suburban and edge-of settlement feel. This contrasts with the setting to the east where the railway line and further built development form a more enclosed context.

- 2.10 Overall, the setting of the conservation area is considered to make a **good beneficial** contribution to its significance.

Contribution of site to setting

- 2.10 The site is located circa 820m north-east of the conservation area and is visually and physically separated by the intervening built form of the Mill Road Conservation Area. As a result of this separation the site is considered to make a **neutral** contribution to the setting of the asset in its current form.

Castle and Victoria Road Conservation Area

- 2.10 The Castle and Victoria Road Conservation Area was first designated as part of the Central Conservation Area in 1969 and allocated as a separate conservation area in November 2018. The designated area includes the 19th century residential development around Victoria Road and Chesterton Road, Histon Road cemetery, Edwardian development north-east of Huntingdon Road, and the Roman settlement and site of the Norman Castle around Castle Hill.



Figure 25 - Map showing Castle and Victoria Road

- 5.11 It is a predominantly urban area, with the small green space of Castle Mound having a distinct contrasting character. The area surrounding the Norman Castle was deliberately kept as farmland to protect the defensive effectiveness of the castle and remained this way until the Enclosure of the parish of Chesterton in 1840.
- 2.10 The area surrounding Castle Mound holds a high level of archaeological significance, being the site of the walled Roman town and the medieval castle that was re-fortified by Oliver Cromwell. The motte of the Norman castle survives and is a landmark site in the area as well as a leisure space, due to its distinctive man-made topography. Other important buildings in the surrounding area include St Peter's Church which has 12th century origins, Kettle's Yard art gallery which is housed in 18th century cottages, and the Folk Museum within a 16th century inn building.

- 2.10 The Conservation Area is considered to hold a **good** level of significance, with the area surrounding Castle Mound being considered to hold a **high** level of significance.

Setting

- 2.10 The area is bounded by the Historic Core Conservation Area to the south, Storey's Way Conservation Area to the northwest, and the West Cambridge Conservation Area to the west.
- 2.10 The conservation area is located in the highest part of Cambridge, the castle being positioned here due to its defensive advantage. From the top of Castle Mound there are panoramic views across the historic city.
- 2.10 The setting is considered to make a **good/high beneficial** contribution towards the significance of the conservation area.

Contribution of site

- 2.10 The site is located to the south-east of the conservation area. It is a considerable distance away, approximately 1.5km, and from within most of the area it is not considered to be a meaningful or recognisable part of the wider setting of the conservation area. The site does feature as a minor element in certain panoramic views across the city from Castle Hill; however, due to the relatively low-lying nature of the site, it is not a prominent feature in these views. Overall, the site is considered to make a **neutral** contribution to the setting of the conservation area in its current form.

West Cambridge Conservation Area

- 2.10 The West Cambridge Conservation Area was first designated on 3rd March 1972, before being subsequently extended in December 1984. It covers a large area to the west of the city centre and is concentrated on the spine road of Grange Road, with Madingley Road, and Barton Road to the south.



Figure 26 - Map showing the West Cambridge Conservation Area

- 2.10 This area was predominately in agricultural use up until the late 19th century, until changes in the law in 1882 allowed dons to marry, creating a need for rapid development of the area to house these new families. The Conservation Area today is notable for its spacious streets which are predominantly lined with detached buildings dating to the 19th and 20th centuries.
- 2.10 Buildings tend to be of the Arts & Craft aesthetic and are usually constructed in red brick with tiled roofs. These buildings are generally set back from the highway within green gardens and bounded by hedgerows and/or walls. There are also a number of University/College buildings within the Conservation Area. Despite the contrast between the residential buildings and the larger institutional structures, the quality of the built form ensures there is a sense of cohesion between the two differing elements.
- 5.11 Open spaces form an important part of the character and appearance of the area, which are mainly used as sports/recreational fields. The many gardens, although not immediately visible from the public domain, provide mature vegetation and trees which also add to the sense of green the area holds.
- 2.10 As a result of their use and massing, the residential buildings do not tend to present as focal points. The University/College buildings are much larger and more dominant in the streetscape. These buildings were designed to be prestigious additions to the Conservation Area and visually prominent.
- 2.10 Overall, it is considered that the West Cambridge Conservation Area holds a **good** level of significance as a result of its historic, aesthetic, evidential and communal values.

Setting

- 2.10 The setting of the West Cambridge Conservation Area is formed by the built form of the city to the east and north, with fields to the west and south. This provides a mixed context for the asset which adds to its interest. The setting is therefore considered to make a **good beneficial** contribution to the setting of the Conservation Area overall.

Contribution of site to Conservation Area

- 5.55 Due to the relatively low scale nature of the site in its current form, there is no awareness of the site from within the conservation area itself. In views across the conservation area from focal points beyond, for example from Red Meadow Hill, there is also a very little awareness of the site at present. As such, in its current form, the site is considered to make a **neutral** contribution to the setting of the Cambridge West Conservation Area.

University Library – Grade II

- 2.10 The University Library was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 10th May 1962, at Grade II.
- 5.55 Designed by Sir Giles Gilbert Scott, construction of the library began in 1931 and was completed in 1934. The structure is faced with two-inch handmade bricks 'of a lightish Indian red' from Great Missenden, Buckinghamshire, while the stone used for cornices and dressings is Clipsham or Weldon. The roofs - and the top surfaces of the cornices — were laid with special small Lombardic tiles. The same, rather exotic treatment and dramatic vertical emphasis was given to the tower, 157 feet high, where, at a high level, gallery-like openings are flanked by figures at the four corners representing the Four Winds of Heaven carved by E. Carter Preston, the sculptor used by Scott at Liverpool.
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- 2.10 Internally, the Entrance Hall, Catalogue Room and Reading Room are placed on a central axis. Colour and pattern is restricted to the noble Reading Room with its flat timber ceiling above the rows of generous high-level arched windows, where the influence of modern Swedish architecture is evident. Between these rooms are openwork doors of bronze ornamented in a manner which is genuinely Art Deco; that is, the decorative manner derived from the 1925 Paris Expo as reinterpreted by Scott.
- 2.10 When considered overall, the University Library is considered to hold a **good** level of significance.

Setting

- 2.10 The immediate setting of the library is formed by a number of surrounding College buildings set within a landscape setting. The extended setting is formed by the city of Cambridge to the east and the open fields to the west.
- 5.11 Overall, the setting of the building makes a **good beneficial** contribution towards its significance.

Contribution of site to Conservation Area

- 2.10 Due to the relatively low scale nature of the site in its current form, there is no awareness of the site from the library. In addition, in views across the library towards the core of Cambridge, there is also a very little awareness of the site. As such, in its current form, the site is considered to make a **neutral** contribution to the setting of the library.

King's College Chapel – Grade I

- 2.10 King's College Chapel was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 26th April 1950, at Grade I.
- 2.10 The chapel was founded by Henry VI and constructed between 1446 and 1515. The glass was added between 1515 and 1531 and is one of the finest and most complete sets of late medieval stained glass in Europe. The fan-vault of the roof was designed and built by John Wastell, master-mason, and is one of the largest in Europe. The timber roof was built by Martin Prentice and Richard Russel.
- 2.10 The building is of 24 bays and is constructed with varying stone externally: white magnesian limestone quarried in Yorkshire and oolitic limestone from Northamptonshire.
- 2.10 The building is an iconic symbol of Cambridge and is considered to hold a **very high level** of significance.

Setting

- 2.10 The setting of King's College Chapel is formed by its immediate context within the King's College grounds. Beyond this is the historic core of Cambridge. This setting makes a **high beneficial** contribution to the significance of the building.

Contribution of site to setting

- 2.10 Due to the relatively low scale nature of the site in its current form, there is no awareness of the site from the chapel itself. In views across the city towards the site, where King's College Chapel can be seen, there is also a limited awareness of the site. As such, in its current form the site is considered to make a **neutral** contribution to the setting of the asset.

St John's College (Chapel) – Grade I

- 2.10 St John's College was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 26th April 1950, at Grade I.
- 2.10 St John's College is formed by the buildings surrounding the First, Second and Third Courts. The Chapel dates to 1863-9 and is designed by Sir Gilbert Scott with a very tall nave and tower.
- 5.11 The chapel replaced a smaller chapel which had been built as part of the original construction of the College courtyard (the First Court). The wooden pews from this earlier chapel were relocated into the new Chapel where they remain today. This Tudor building was itself a replacement of an earlier building connected with the Hospital of St John which was on the site in the 13th century.
- 2.10 The Chapel was not originally conceived as having a tower but Henry Hoare who was an alumnus of the College, offered to pay for the cost of adding this to the design. Henry died prior to making the full payment but, as construction had commenced, the College completed the work, although they did not install bells due to the additional cost.
- 2.10 St John's College is considered to hold a **very high** level of significance.

Setting

- 2.10 The setting of St John's College is formed by its immediate grounds as well as the surrounding historic core of Cambridge. The setting provides a context and understanding of the College and is considered to make a **high beneficial** contribution to its significance.

Contribution of site to setting

- 5.55 Due to the relatively low scale nature of the site in its current form, there is no awareness of the site from the college or chapel itself. In views across the city towards the site, in particular from Castle Mound, there is also a limited awareness of the site due to this lower scale nature. As such, in its current form, the site is considered to make a **neutral** contribution to the setting of the asset.

All Saints Church – Grade I

- 2.10 All Saints Church was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on 26th April 1950, at Grade I.
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Figure 27 – Exterior and interior of All Saints Church, Jesus Lane.

- 5.55 All Saints Church is located on Jesus Lane. It was designed by G F Bodley and was built 1863-1870. It is built of brick faced with ashlar and has tiled roofs. The church is decorated in an early 14th century Decorated style.
- 2.10 The interior is decorated in rich paintings and good contemporary furnishings. The fittings are mostly designed by Bodley, including glass by Morris, and exceptional painted decorations mainly by F R Leach and W H Hughes.
- 2.10 The tower is an important Cambridge landmark and one of the tallest structures in the city and is visible in key views such as from Castle Mound. The design of the tower is based on Ashbourne, Derbyshire, and has a projecting north-east stair turret with an external doorway. There is an embattled parapet at the top of the tower and rising from it a tall broach spire.
- 2.10 All Saints Church is considered to hold a **very high** level of significance.

Setting

- 5.11 The setting of the church is formed by its immediate churchyard and grounds. The extended setting of the church is formed by the wider city. This combined setting makes a **high beneficial** contribution to the significance of the building.

Contribution of site

- 2.10 There is no direct relationship between the site and the church due to distance and intervening built form. As a result of the low scale nature of the site in its current form, there is a limited awareness of it in views of the church spire, in particular from Castle Mound which is a key viewpoint.
- 2.10 In its current form, the site is considered to make a **neutral** contribution to the setting of the asset.

Jesus College – Grade I

2.10 Jesus College was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on 26th April 1950.

2.10 Jesus College is comprised of a range of Grade I and II listed buildings. The buildings listed under ‘the Buildings Surrounding Cloister and Outer Courts, and the East Range of Pump Court (excluding the North Range of Outer Court)’, are of particular relevance to this assessment, specifically the chapel.

2.10 Jesus College was established in 1496 on the site of a 12th century Benedictine nunnery. It is located to the south of the historic core of Cambridge and shares its southern boundary with Jesus Green. The college contains some buildings which survive from the nunnery including the college hall, chapel and Master’s Lodge. Many of the buildings are built of red brick with stone dressings.



Figure 28 Jesus College Cambridge chapel.

2.10 The chapel is the oldest part of the college buildings, dating from the 12th and 13th centuries. It was almost entirely refaced in the 19th and 20th centuries and was restored by A.W.N. Pugin in 1846-9. The tower has 3 stages, the top one of c.1500 with a 19th century embattled parapet.

2.10 The chapel is therefore considered to hold a **very high** level of significance.

Setting

2.10 The setting of the chapel is formed by its immediate grounds and built form of Jesus College. The extended setting is formed by the wider city which provides a clear context for the college buildings. This setting is considered to make a **high beneficial** contribution to the significance of the building.

Contribution of site to setting

2.10 Due to distance and intervening built form between the two, there is no direct relationship between the site and Jesus College. In wider views, where the college is seen in the context of the site, as a result of the low scale nature, there is a limited awareness of it in these views.

5.11 In its current form, the site is considered to make a **neutral** contribution to the setting of the asset.

Church of Our Lady and the English Martyrs – Grade I

- 2.10 The Church of Our Lady is located on the west side of Hills Road, on the junction with Lensfield Road, Regent Street and Gonville Place. It was added to the Statutory List for Buildings of special Architectural or Historic Interest, at Grade I, on 26 April 1950.



Figure 29 - Photograph of the Church of Our Lady and the English Martyrs dating to the late 1800s or early 1900s.

- 2.10 The church was built between 1887-1890 to the designs of Dunn & Hansom of Newcastle and consecrated on 8 October 1890. Built by the Cambridge firm of Rattee & Kett, the church is constructed in Casterton, Ancaster and Combe Down Stone. It is a traditional cruciform structure in the early-decorated style with a large tower at the crossing, a polygonal apse and a west bell tower with a 65-metre spire, a landmark visible for miles around Cambridge. The aisle windows were almost completely destroyed when the church was struck by a bomb in 1941 but were subsequently replaced in their original form.
- 2.10 The building of the church was funded solely by Mrs Yolande Marie Louise Lyne-Stephens, a former ballet dancer at the Paris Opera and Drury Lane, London, and widow of a wealthy banker. It was on the feast of Our Lady of the Assumption that she promised to build the church, and Monsignor Christopher Scott (the first Rector) also wished to commemorate the Catholic Martyrs who died between 1535 and 1681, over thirty of whom had been in residence at the University.
- 2.10 The church is considered to hold a **high** level of significance.

Setting

- 2.10 The immediate setting of the church is formed by its curtilage, which is enclosed by Grade II listed railings and gates from Hills Road and Lensfield Road. The relationship of the church with the Grade II listed Presbytery to the south and the crossroads to the north also form part of its immediate setting. The extended setting of the church is formed by the long-distance views achieved from Lensfield Road, Hills Road and Regent's Street and Parker's Piece. The

immediate setting of the church is somewhat dominated by engineering relating to the Hills Road junction, but it nevertheless the local townscape makes a **good beneficial** contribution towards its significance.

Contribution of Site to Setting

- 5.97 There is no direct relationship between the site and the church due to distance and intervening built form. As a result of the low scale nature of the site in its current form, there is a limited awareness of it in views of the church spire. In its current form, the site is considered to make a **neutral** contribution to the setting of the asset.

Christ Church – Grade II

- 5.98 Christ Church was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on 2nd November 1972, at Grade II.

- 5.99 The church dates to 1839 and was designed by Ambrose Poynter. The north porch was added in the late 19th century. The church is in the Tudor Revival style and is built of red brick with stone dressings and a slate roof. There are turrets with domical ogee caps at each corner, referencing the roof line of King's College Chapel.



Figure 30 – Christ Church.

- 5.100 The walls, railing and parish room also date to 1839 and were designed by Ambrose Poynter. The walls fronting Napier Street and Christchurch Street have flint panels between red brick piers, and a brick coping. The frontage to Newmarket Road has cast-iron spear-head railings and a pair of gates. The parish room is in a similar Tudor Revival style to the church, and is built of brick and flint with stone dressings and a slate roof.

- 5.101 Christ Church is considered to hold a **good** level of value.

Setting

- 5.102 The setting of the church is formed by the church grounds in which it sits and its connection with the surrounding residential streets. This creates a clear context for the church which is beneficial to its understanding. Beyond this is the wider historic city which strengthens this context. Although there are elements of this setting which make a neutral or adverse contribution, for example the Grafton Centre, the overall setting is considered to make a **good beneficial** contribution to the significance of the building.

Contribution of site

- 5.103 As a result of the low scale nature of the site, there is a limited awareness of it in views to from and across the church. Therefore, in its current form, the site is considered to make a **neutral** contribution to the setting of the asset.

Mill Road Cemetery – Grade II Registered Park and Garden

- 5.104 Mill Road Cemetery is a Registered Park and Garden and was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on 12th December 2001.
- 4.100 It was opened by the Bishop of Ely in 1848. During the 19th century, the rapid growth of Cambridge put the city's churchyards under considerable pressure. Following calls for new burial grounds, the Histon Road Cemetery was opened in 1843, followed by the Mill Road Cemetery in 1848. The Parish Burial Ground Committee was set up and charged with purchasing the site, previously used as the University cricket ground.
- 4.100 Each of the thirteen parishes was allocated its own area within the cemetery, and a central area was set aside for the erection of a chapel when funds permitted. Boundary walls, railings, gates and a lodge were laid out. George Gilbert Scott prepared a design for the chapel, which was opened in 1858. Some of the parish areas were filled and closed by 1904, with the remainder closing in 1949. In 1954, the chapel was demolished.
- 4.100 The cemetery contains large mature trees and is an area of ecological interest. It has varied tombstones, some of which are listed, and winding pathways which create a pleasant place to walk and relax in.
- 4.100 The main entrance to the cemetery is off Mill Road, down a long drive lined with pollarded limes and clipped evergreens. The cemetery is entered beside the mid-19th century Gothic lodge. There are also small pedestrian entrances through gates in the eastern and northern boundary walls. The Park & Garden is considered to hold a **good** level of value.



Figure 31 - Mill Road Cemetery

Setting

- 4.100 The site is bounded to the north, east and south by the gardens of private houses, and to the west by the grounds of Anglia Ruskin University. The ground is level and entirely enclosed by a low brick wall, with limited views into the site from the surrounding gardens and houses due to the presence of mature boundary vegetation.
- 5.104 The residential setting of the cemetery adds positively to its understanding and context and makes a **good beneficial** contribution to the significance of the building.