

A busy road of mainly C19 ribbon development with views over the river to the open green space of Jesus Green.

Chesterton Road is a long, wide and busy thoroughfare, developed for linear residential development in the mid and late C19 following the former road across the open fields. It now forms part of the edge-of-town ring road. The road forms the northern boundary of the historic core of the city with areas of the suburb of Chesterton to the north. To the south the road has exceptionally attractive views

across the parkland and trees of Jesus Green to the skyline of the city centre with St John's College Chapel to the south west forming an important historic landmark. This spacious feeling is enhanced by the wide footways, well spaced street trees and the wide green banks leading down to the river, as well as the buildings set back from the edge of the road to the north.



Street view

SIGNIFICANCE - SIGNIFICANT

General Overview

Chesterton Road is a very busy vehicular route, forming part of the city's inner ring road, but is also an important pedestrian route from the Chesterton suburb into the city centre.

Chesterton's open fields were enclosed in 1838 following pressure from property speculators who had been buying up land in the open fields since the 1810s. Fearing the development of a 'low' suburb including poor cottages and beer houses, Magdalene College and Trinity College sought to ensure that the riverside, at least, was maintained as an attractive space with a broad, tree lined road with houses set back from the roadside between Chesterton Lane and Milton Road. The road was laid out with a width of 60 feet and with buildings set 30 feet from the roadside. Houses along the north side of the road were built from the late 1840s as terraces of respectable middle class dwellings, reaching as far as Milton Road by the 1870s as the first focus of development of the new Chesterton suburb.

Despite its integration into the busy Cambridge ring road, the street retains much of the character that the colleges had lobbied for with a broad road providing an attractive area of substantial housing and with an attractive tree-lined walk next to the river providing views across the green space (formerly Midsummer Common and now Jesus Green).



Broad, tree lined road with houses set back from the road



End of Nos. 45 - 61 terrace

The housing is distinctive as mid-Victorian townhouses, which are uncommon in the historic core of the Conservation Area, generally built in either Gault brick with red brick dressings or in red brick with some polychrome brick or stone detailing and a mixture of Classical and early Gothic Revival detailing. These details include forward facing gabled rooflines and corner turrets with octagonal roofs to either end of the terrace at Nos. 45 – 61 Chesterton Road. The houses near the western end of the road are noticeably earlier with more restrained neo-classical detailing and with painted brick or plaster facades. The three-storey buildings provide the stately character of the frontage, although

lower, two-storey Victorian houses provide a more intimate human scale character at various points. Many buildings retain original joinery including horizontal sliding sash windows, mainly as two-over-two pane sash windows. The regular pattern of openings within the terraces provide rhythm to views along the street, although the terraces themselves give the street a horizontal emphasis that highlights the length of the street following the riverside.

On the south side of the road the small group of single storey cottages at Nos. 4 – 10 Chesterton Road, along with Wentworth House (No. 2) and the house to the east (No. 4), represent a small area of suburban development dating from the C18. This may be related to one of the riverside industries that included boat building or provision of servants' housing for Magdalene College. These houses stand apart from the rest of Chesterton Road as a result of their locally distinctive mansard roofs, using pantiles on the shallower surface and plain tiles on the steeper pitch and for construction as timber frames with stucco (painted plaster).



Nos. 4 - 10



Henry Giles House

The access to the footbridge over the lock, half way along the road, provides a focal point, psychologically dividing its eastern and western halves. Two K6 telephone kiosks also contribute to the status of this area as a focal point. The large, later C20 government building [Henry Giles House], rising to four storeys and offset from the street, seems entirely out of place in the street scene. Other elements of the street include the tree lines including well-spaced London planes on the south side of the road which have an appropriate stature, given the extensive vista to which they contribute. The bank to the river is shut off by a fence of cast iron posts and railings that contribute to the Victorian character of the street and riverside. Cast iron Victorian sewer vent pipes are another period detail that reveals something of the street's historic development.

The building line may not be set back quite as far from the road as the colleges had hoped but the houses on the north side do have front gardens, many of which are planted, whilst the eastern end of the road, where the gardens are deeper, has a greener character with many buildings fronted by clipped hedges.

Commercial premises tend to be clustered towards the eastern end of the road where the public conveniences and recycling centre are also located. In addition, the road also contains a variety of businesses and residential accommodation. A group of houses near the centre of the street have been combined to form the Arundel House Hotel, the location of which reflects the edge of centre situation and the quality of the views to the core of the city.



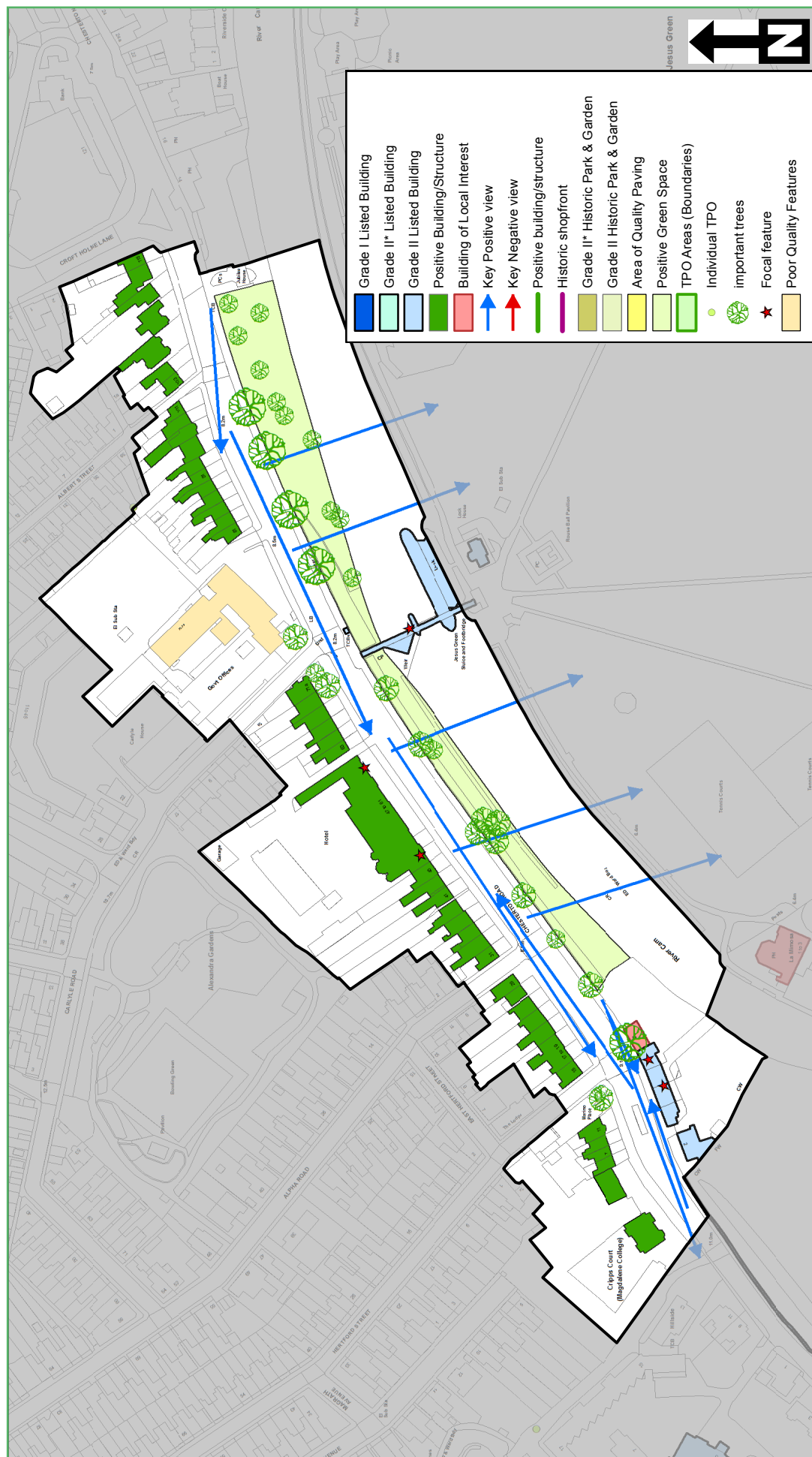
Houses on north side with front gardens



Arundel House Hotel



Public conveniences and recycling centre



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Townscape Elements

- A long, wide road with broad footways illustrating the concerns of the colleges for the character of the area's development in the early C19.
- The earliest buildings are closest to the college on the south side of the road and form a well defined late C18 group (possibly with earlier origins).
- Groups of terraced C19 properties dominate the north side, provide a sense of enclosure and architectural interest, as well as forming the focus of views along the street.



Groups of terraced C19 properties

- Buildings to north of the road set back to a uniform building line that contributes to the sense of enclosure of the street but also provides separation for housing from the street and space for front garden greenery, reflecting the concerns for mid C19 home owners.
- The openness of the south side of the street emphasises the breadth of the space and makes it a light area with high quality views across the river to the green open space of Jesus Green with city centre skyline buildings as focal features on the horizon.
- The north side of the street is characterised by the variety of architectural styles and heights, varying from two to three storeys, but with a strong three storey emphasis.
- Large, decorative chimney stacks are a feature of the street, along with stone and polychrome detailing to brick houses that include string courses and window and door surrounds.



Detailing to brick houses

- Greenery is provided by Jesus Green, willows and other deciduous trees by the river, street trees (including larger London planes) and the front gardens of houses.
- Glimpses up side streets to the north provide views to the smaller scale residential area that developed as the Chesterton suburb in the C19 (e.g. Alpha Road, etc.)
- C19 street furniture includes railings to the river bank and the footbridge to Jesus Green. Front boundaries to houses provide an important definition of private property from the public realm and include hedgerows that contribute to the greenery of the streetscene.
- Street lighting is standard, non-traditional type.

Redevelopment Opportunities

The Job Centre building [Henry Giles House] could be more sympathetically redeveloped.

The public conveniences have been enhanced and are now an eye-catching addition to the east end of the street.

Magdalene College have erected an infill building between Nos. 1 and 3 Chesterton Road, creating an entrance into a new college court behind.

South side

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
2 Wentworth House	Listed Grade II	late C18	2 + attics	timber-framed & plastered	mansard / tiled		Gault brick chimneys and dwarf wall with railings
Back entrance to Magdalene College				Gates			
4-10 (even)	Listed Grade II	C18	1 + attics	timber-framed & plastered	mansard / tiled		sash windows
12 Audley Cottage	BLI	C19	2	rendered	pantiled		casement windows
Boundary railings		C19					cast iron hot-cross-bun type
Jesus Green Lock & Bridge	Listed Grade II	1832	brick with stone dressings, Lock: white brick & stone coping; wooden lock gates; latticework iron footbridge			engineer: William Chadwell Mylne	
Pair of K6 Telephone kiosks by Jesus Lock Bridge	Listed Grade II	1935	Cast iron			designed by Giles Gilbert Scott	
Disused weather station		C20	Cast iron neo-classical column with pressed metal case on top				
WCs	none	C21	1	yellow painted render	wave form zinc sheet	Freeland Rees Roberts	

North side

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
1	Positive building	C19	2	Gault brick, red brick banding / stone	Hipped slate		
Cripps Court	Positive building	2005	2	Brick / stone / timber	pyramidal slate	Freeland Rees Roberts	Porter's Lodge to court of Magdalene College
3 Kingsley House	Positive building	1878	3 + basement	Gault brick, stone detailing	Gabled slate		rebuilt boundary wall & railings
5	Positive building	C19	2	rendered / painted	slate		New dwarf wall + railings
7	Positive building	C19	2	brick	slate		
9	Positive building	C19	2	painted brick	slate		
11	Positive building	C19	2 + attic + basement	painted brick	slate		
13	Modern building	C21	3				
15	Positive building	C19	3 + basement	Gault brick	slate		
17	Positive building	C19	3 + basement	Painted brick	slate		
19	Positive building	C19	3 + attic + basement	Brick	slate		Porch + columns + stained glass
21	Positive building	C19	2 + basement	dark brown render	slate		
23 & 25	Positive building	C19	2 + attic + basement	painted brick	slate		
27	Positive building	C19	2 + attic	Gault brick	slate		
29	Positive building	C19	2	Gault brick	slate		Shopfront + decorative keystones
31-35 (odd) Belle Vue Terrace	Positive building	C19	2 + attic + basement	Gault brick, red brick detailing	slate		

Building No./ Name	Status	Age	Height (Storeys)	Wall Materials	Roof Form / Materials	Architect	Notes
37	Positive building	C19	3 + basement	Gault brick, red brick detailing	gabled / slate		
39-43 (odd) Melrose Terrace	Positive building	1881	2 + attic + basement	Gault brick	slate		Pierced bargeboards to gabled dormer / terracotta capstones to gatepiers
45-61 (odd) Arundel House Hotel	Positive building	C19	3 + attic + basement	red brick, stone detailing	slate		
63-71 (odd) Carlyle Terrace	Positive building	1883	3 + basement	red brick, stone detailing	slate		no 71 painted / some polychrome patterning
71A Carlyle Lodge	Positive building	late C19	3 + basement	red brick	slate		
Henry Giles House Job Centre	None	C20	4	brown brick	flat		Opportunity for enhancement
81-91 (odd)	Positive building	C19	2	Gault brick	slate		
93	Positive building	C19	2	Gault brick	slate		
95	Positive building	C19	2 + basement	Gault brick	slate		Jalousies
97	Positive building	C19	3 + basement	Gault brick	slate		
99-105 (odd)	Positive building	C19	2 + basement	Gault brick	slate		
107	Positive building	C19	2 + attic	red brick	slate		Gabled dormers
109 Whitworth House	Positive building	C19	2 + attic + basement	Gault brick	slate		
111 Portland House	Positive building	C19	3	Gault brick	slate		
113	Positive building	C19	3	Gault brick	slate		
115	Positive building	C19	2	painted brick	tile		