

North Barton Road Landowners Group
January 2020



**INITIAL HERITAGE
IMPACT ASSESSMENT
SOUTH WEST CAMBRIDGE: LAND
NORTH OF BARTON ROAD**

Quality Assurance

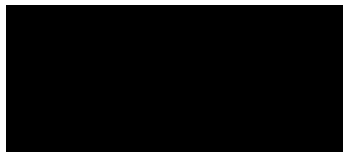
Site name: South West Cambridge: Land North of Barton Road

Client name: North Barton Road Landowners Group (North BRLOG)

Type of report: Initial Heritage Impact Assessment

Prepared by: Daniele Haynes BA (Hons) MSc

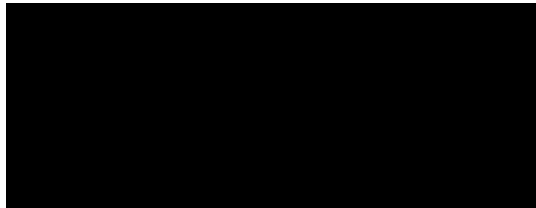
Signed:



Date: 10 January 2020

Reviewed by: Kate Hannelly BSc (Hons) MSc IHBC

Signed:



Date: 14 January 2020



Table of Contents

1.0	Introduction	1
2.0	Heritage Policy, Legislation and Guidance Summary	2
3.0	Methodology	11
4.0	Historic Context	17
5.0	Heritage Assets	22
6.0	Initial Significance Assessment	24
7.0	Key Views	31
8.0	Initial Site Assessments	37
9.0	Indicative masterplan	41
10.0	Initial Impact Assessments	43
11.0	Conclusion	45

Appendix 1
SITE LOCATION

Appendix 2
ANDREW JOSEPHS ASSOCIATES: INITIAL ARCHAEOLOGY APPRAISAL

Appendix 3
INDICATIVE MASTERPLAN

Appendix 4
STATUTORY LIST DESCRIPTIONS

Appendix 5
CONSERVATION AREA BOUNDARIES

1.0 Introduction

- 1.1 This Initial Heritage Assessment has been prepared on behalf of North Barton Road Landowners Group (North BRLOG). North BRLOG is formed of Corpus Christi College, St John's College, Jesus College, University of Cambridge and Downing College.
- 1.2 The purpose of this report is to identify and assess the significance and setting of the built heritage assets found in and around the area known as the South West Cambridge: Land North of Barton Road, henceforth called *the site*, and to make an initial assessment of the impact of the proposed development based on an emerging masterplan.
- 1.3 The site is bounded by Barton Road in the south, Newnham to the east and the M11 to the west. The North West Cambridge Development is located adjacent to the site's northern boundary. The site location is included in Appendix 1.

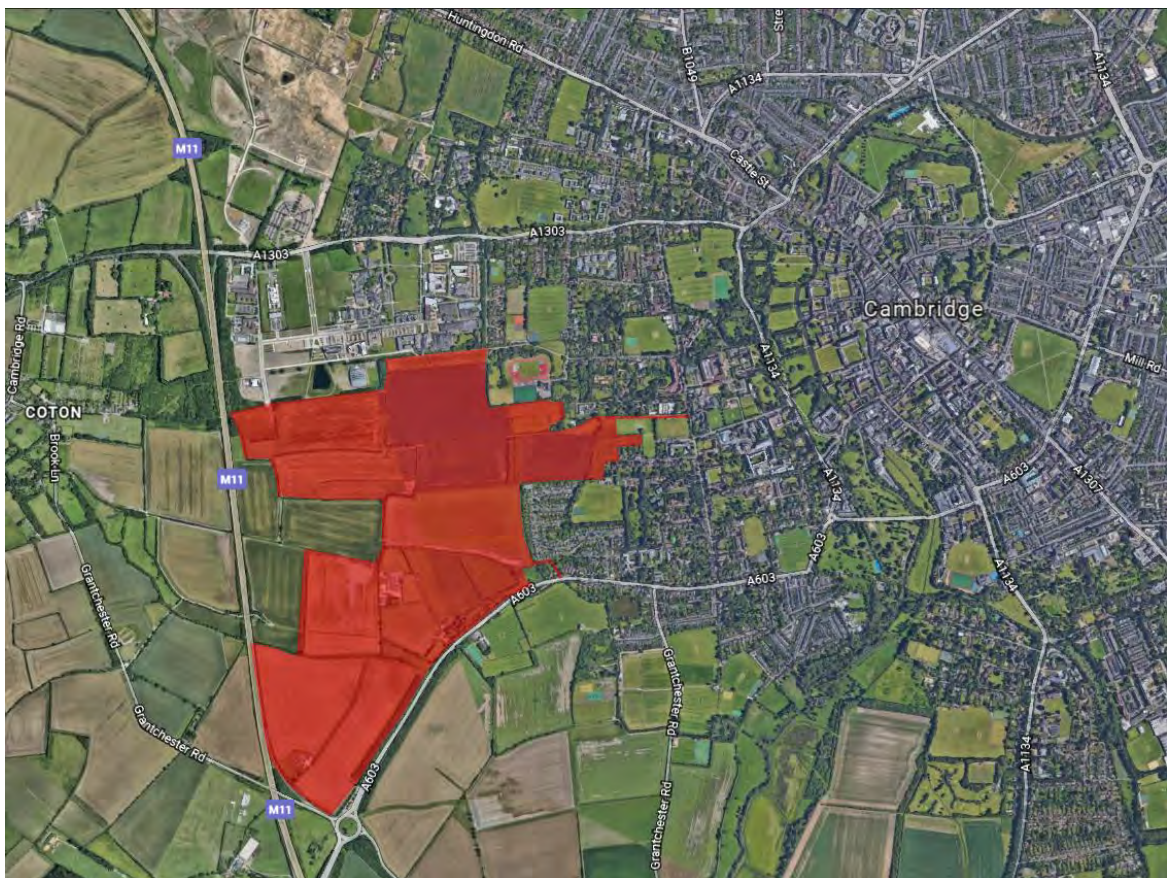


Figure 1 Aerial demonstrating the location of the site (the red transparency)

- 1.4 This Initial Impact Assessment identifies the relative heritage value of the assets which may be affected by the proposed allocation, including an assessment of the extent to which settings contribute to that significance. It utilises these assessments to then make an appraisal of the likely impacts of the proposed development. Both elements have been conducted with reference to with reference to Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and NPPF Paragraphs 189-197.

2.0 Heritage Policy, Legislation and Guidance Summary

National Policy

Planning (Listed Buildings & Conservation Areas) Act 1990

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 16(2) states “*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”.
 - Section 66(1) reads: “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”.
 - In relation to development on land within Conservation Areas, Section 72 states that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

National Planning Policy Framework (2019)

- 2.2 The revised National Planning Policy Framework (NPPF) was published on 19th February 2019, replacing the previously-published 2012 and 2018 frameworks. With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that “*our historic environments... can better be cherished if their spirit of place thrives, rather than withers.*” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.



- 2.3 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “*manner appropriate to their significance*” (Paragraph 184).
- 2.4 NPPF directs local planning authorities to require an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*” and the level of detailed assessment should be “*proportionate to the assets’ importance*” (Paragraph 189).
- 2.5 Paragraph 190 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “*to avoid conflict between the heritage asset’s conservation and any aspect of the proposal*”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 2.6 Paragraph 193 requires that “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s*

conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

- 2.7 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “*clear and convincing justification*” (Paragraph 194). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to “*wholly exceptional*” for those assets of the highest significance such as Scheduled Monuments, Grade I and Grade II* listed buildings or Registered Parks & Gardens as well as World Heritage Sites.
- 2.8 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 195 states the following:
- “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.9 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “*less than substantial harm*”, paragraph 196 provides the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”

2.10 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.

2.11 In the case of non-designated heritage assets, Paragraph 197 requires a Local Planning Authority to make a “*balanced judgement*” having regard to the scale of any harm or loss and the significance of the heritage asset.

2.12 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

2.13 With regards to conservation areas and the settings of heritage assets, paragraph 200 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a conservation Area will necessarily contribute to its significance, this paragraph states that “*proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.*”

Planning Practice Guidance (PPG) (2019)

- 2.14 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.
- 2.15 In relation to non-designated heritage assets, the PPG explains the following:
- “Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”*
- 2.16 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*
- 2.17 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

Historic England ‘Conservation Principles: Policies and Guidance’ 2008



- 2.18 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England’s historic environment, including changes affecting significant places. The guide sets out six high-level principles:
- *“The historic environment is a shared resource*
 - *Everyone should be able to participate in sustaining the historic environment*
 - *Understanding the significance of places is vital*
 - *Significant places should be managed to sustain their values*
 - *Decisions about change must be reasonable, transparent and consistent*
 - *Documenting and learning from decisions is essential”*
- 2.19 ‘Significance’ lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:
- **“Evidential value: the potential of a place to yield evidence about past human activity**

- **Historic value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.

2.20 It states that:

“New work or alteration to a significant place should normally be acceptable if:

- a. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d; the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (Page 58)”.*

Historic England Advice Note 2 ‘Making Changes to Heritage Assets’ (February 2016)

2.21 This document provides advice in relation to aspects of addition and alteration to heritage assets:

“The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting” (paragraph 41).

Historic England: Historic Environment Good Practice Advice (GPA) in Planning Note 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ (March 2015)

2.22 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the NPPF (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include: *“assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness” (para 1).*

2.23 Paragraph 52 discusses ‘Opportunities to enhance assets, their settings and local distinctiveness’ that encourages development: *“Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation”.*

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning (second Edition) Note 3 (December 2017)

- 2.24 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 2.25 Page 2, states that *“the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”*
- 2.26 The document goes on to set out ‘A staged approach to proportionate decision taking’ provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- *“Step 1 - identify which heritage assets and their settings are affected;*
 - *Step 2 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*
 - *Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;*
 - *Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;*
 - *Step 5 - make and document the decision and monitor outcomes.”* (page 8)

Historic England The Historic Environment and Site Allocations in Local Plan Advice Note 3 (October 2015)

- 2.27 This advice note provides information on evidence gathering and site allocation policies to ensure that heritage considerations are fully integrated into site allocation processes. It provides a site selection methodology in stepped stages:
- “STEP 1 Identify which heritage assets are affected by the potential site allocation**
- *Informed by the evidence base, local heritage expertise and, where needed, site surveys*
 - *Buffer zones and set distances can be a useful starting point but may not be appropriate or sufficient in all cases Heritage assets that lie outside of these areas may also need identifying and careful consideration.*
- STEP 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:**
- *Understanding the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations (e.g. cultural or intellectual)*
 - *Understanding the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility (for example, the impact of noise, dust or vibration)*
 - *Recognising that additional assessment may be required due to the nature of the heritage assets and the lack of existing information*
 - *For a number of assets, it may be that a site makes very little or no contribution to significance.*

STEP 3 Identify what impact the allocation might have on that significance, considering:

- Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views
- Form and appearance of development e.g. prominence, scale and massing, materials, movement
- Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use
- Secondary effects e.g. increased traffic movement through historic town centres as a result of new development.

STEP 4 Consider maximising enhancements and avoiding harm through: Maximising Enhancement

- Public access and interpretation
- Increasing understanding through research and recording
- Repair/regeneration of heritage assets
- Removal from Heritage at Risk Register
- Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design
- Avoiding Harm
- Identifying reasonable alternative sites
- Amendments to site boundary, quantum of development and types of development
- Relocating development within the site
- Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings
- Addressing infrastructure issues such as traffic management

STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
- Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
- Effective in terms of deliverability, so that enhancement is maximised and harm minimised
- Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance

Decisions should be clearly stated and evidenced within the Local Plan, particularly where site allocations are put forward where some degree of harm cannot be avoided, and be consistent with legislative requirement.”

Historic England The Historic Environment in Local Plans Historic Environment Good Practice Advice (GPA) in Planning Note 1 (March 2015)

2.28 This advice note emphasises that:

“all information requirements and assessment work in support of plan-making and heritage protection needs to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time, those taking decisions need sufficient information to understand the issues and formulate balanced policies” (Page 1).

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 2.29 This document provides guidance on the National Planning Policy Framework requirement for applicants to describe heritage significance in order to aid local planning authorities' decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.
- 2.30 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Local Policy

Emerging Greater Cambridge Local Plan

- 2.31 Cambridge City and South Cambridgeshire District Councils have committed to preparing a joint local plan for their combined district (known as Greater Cambridge). As part of this both council's existing local plans will be reviewed. Once created the document will include the council's Vision, Objectives and Spatial Development Strategy and policies for development within the Greater Cambridge district. A consultation and call for sites took place between 11th February and 26th March 2019, the results of which are currently being considered.

Cambridge Local Plan (2018)

- 2.29 The Cambridge Local Plan is part of the development plan for Cambridge. The document sets out the vision, policies and proposals for future development and use of land in Cambridge until 2031. The Local Plan was formally adopted by the council on 18th October 2018. Within this document the relevant policies are:
- 2.30 Policy 19: West Cambridge Area of Major Change
1. *“Development of this area will be permitted in line with the existing planning permissions.*
 2. *The principal land uses will be:*
 - a. *D1 educational uses, associated sui generis research establishments¹⁷ and academic research institutes; and*
 - b. *commercial research and development of products or processes within use class B1(b) that will support knowledge transfer and/or open innovation in respect of D1 higher educational uses, associated sui generis research establishments, academic research institutes, and/or other Class B1(b) uses already authorised or granted permission pursuant to this policy.*

3. *Any densification of development on the site that results in a significant increase in floorspace, over that already approved, will be supported providing that:*
 - c. *a revised masterplan supporting an outline planning application (OPA) is submitted and agreed that takes an integrated and comprehensive approach to the provision and distribution of the uses, and supporting facilities and amenities;*
 - d. *phasing of the development will be determined through the outline planning permission (OPP) and as the need is proven;*
 - e. *the approach to appropriate development heights will be determined through the OPP giving consideration to the sensitivity of the landscape within the Green Belt to the south and west;*
 - f. *proposals respect the important adjacent Green Belt setting to the south and west, and other neighbouring residential uses and views of the city from the west;*
 - g. *it includes a comprehensive transport strategy for the site, incorporating a sustainable transport plan to minimise reliance on private cars. This should include assessing the level, form and type of car parking on the site;*
 - h. *that walking, cycling and public transport links (including access for all) to the city centre, railway station(s), other principal educational and employment sites, and other key locations within the city are enhanced to support sustainable development; and*
 - i. *that proposals provide appropriate green infrastructure which is well integrated with the existing and new development and with the surrounding area.*
4. *The development will also include further phases of the sports centre.*
5. *Small-scale community facilities, amenities, and A1 (local shop), A3 (café), A4 (public house), D1 (crèche) type uses and student accommodation will be acceptable, if they support existing occupants on the site and add to the social spaces and vibrancy of the area, essential to its continued success.*
6. *The Council will be supportive of a site-wide approach to renewable or low carbon energy generation or the future proofing of buildings to allow for connections to energy networks.*
7. *The precise quantum of new floorspace will be subject to testing and demonstration through the development of a revised OPA for the site”*

2.31 Policy 55: Responding to Context

“Development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high quality places. Development will:

- a. *identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site;*
- b. *be well connected to, and integrated with, the immediate locality and wider city; and*
- c. *use appropriate local characteristics to help inform the use, siting, massing, scale, form, materials and landscape design of new development.”*

2.32 Policy 61: Conservation and Enhancement of Cambridge’s Historic Environment

“To ensure the conservation and enhancement of Cambridge’s historic environment, proposals should:

- a. preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas;*
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;*
- c. be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;*
- d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and*
- e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal.”*

2.33 Policy 62: Local Heritage Assets

“The Council will actively seek the retention of local heritage assets, including buildings, structures, features and gardens of local interest as detailed in the Council’s local list and as assessed against the criteria set out in Appendix G of the plan.

Where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

Where an application for any works would lead to harm or substantial harm to a non-designated heritage asset, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.”

Cambridge Green Belt Study (September 2002)

2.34 South Cambridgeshire District Council appointed Landscape Design Associates to undertake this study to assess the contribution that the eastern sector of the Green Belt makes to the overall purposes of the Cambridge Green Belt. In addition to a series of plan-based summaries, the study concludes that the qualities which make Cambridge special are:

- A large historic core relative to the size of the city as a whole
- A city focussed on the historic core
- Short and/or characteristic approaches to Cambridge from the edge of the city
- A city of human scale easily crossed by foot and by bicycle
- Key views of Cambridge from the landscape
- Significant areas of distinctive and supportive townscape and landscape
- Topography providing a framework to Cambridge
- A soft green edge to the city
- Green fingers into the city
- Designated sites and areas enriching the setting of Cambridge
- Long distance footpaths and bridleways providing links between Cambridge and the open countryside
- Elements and features contributing positively to the character of the landscape setting
- The distribution, physical separation, setting, scale and character of necklace villages
- A city set in a landscape which retains a strongly rural character.

2.35 This summary of the character of the city and its context are relevant to the consideration of potential impact on the heritage assets contained within it, particularly with regard to their setting.

3.0 Methodology

Heritage Assets

3.1 A heritage asset is defined within the National Planning Policy Framework as:

“a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF Annex 2: Glossary).

3.2 To be considered a heritage asset *“an asset must have some meaningful archaeological, architectural, artistic, historical, social or other heritage interest that gives it value to society that transcends its functional utility. Therein lies the fundamental difference between heritage assets and ordinary assets; they stand apart from ordinary assets because of their significance – the summation of all aspects of their heritage interest.”* (‘Managing Built Heritage: The Role of Cultural Values and Significance’ Stephen Bond and Derek Worthing, 2016.)

3.3 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.

3.4 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that *“non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”* (Paragraph: 039 Reference ID: 18a-039-20190723)

3.5 The PPG goes on to clarify that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

Meaning of Significance

3.6 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the *“aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups”* (Page 2, Article 1.2)

3.7 The NPPF (Annex 2: Glossary) also defines significance as *“the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

- 3.8 Significance can therefore be considered to be formed by “*the collection of values associated with a heritage asset.*” (‘Managing Built Heritage: The Role of Cultural Values and Significance’ Stephen Bond and Derek Worthing, 2016.)

Assessment of Significance/Value

- 3.9 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 189 of NPPF.
- 3.10 The Historic England document ‘Conservation Principles’ states that “*understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.*”
- 3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/ assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values;
 - Articulate the significance of the asset.

- 3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset’s significance. Historic England’s ‘*Conservation Principles*’ sets out a grouping of values as follows:

Evidential value – ‘*derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*’ (Page 28)

Aesthetic Value – ‘*Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.*’ (Pages 30-31)

Historic Value – ‘*derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies*

in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value’. (Pages 28-30)

Communal Value – “*Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there*”. (Pages 31-32)

- 3.13 Value-based assessment should be flexible in its application, it is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.
- 3.14 There are a range of hierarchal systems for presenting the level of significance in use; however, the method chosen for this project is based on the established ‘James Semple Kerr method’ which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the Design Manual for Roads and Bridges (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This ‘value hierarchy’ has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.
- 3.15 Our approach is to carry out a thoroughly researched assessment of the significance of the heritage asset, in order to understand its value:

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).

Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

Contribution of setting/context to significance

- 3.16 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that ‘setting’ itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.17 Historic England’s Conservation Principles defines setting as “an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”
- 3.18 It goes on to state that “context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places” (page 39).
- 3.19 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.20 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

- 3.21 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.
- 3.22 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established 'James Semple Kerr method' which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the Design Manual for Roads and Bridges (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This 'value hierarchy' has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.
- 3.23 The first stage of our approach is to carry out a thoroughly researched assessment of the significance of the heritage asset, in order to understand its value:

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.

Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

3.24 Once the value/ significance of an asset has been assessed, the next stage is to determine the assets ‘sensitivity to change’. The following table sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.

3.25 An asset’s sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that according to Historic England The Setting of Heritage Assets – Planning Note 3, ‘change’ does not in itself imply harm, and can be neutral, positive or negative in effect).

3.26 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

4.0 Historic Context

- 4.1 An assessment of a selection 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.
- 4.2 Cambridge is on the southern border of the Fens and is strategically located on the highest navigable point of the river Cam. The city was originally a Celtic settlement but has seen expansion during the Roman, Saxon and Norman periods. The strategic placement of Cambridge meant the city became very prosperous and a number of religious houses were established there.



Figure 2 Extract from William Custance's "New plan of the University and town of Cambridge to the present year 1798" showing the western edge of Cambridge in 1798

- 4.3 The site is part of the former medieval West Fields of Cambridge. As shown in the Prospectus Cantabrigiæ Occidentalis below, the agrarian nature of the area created an open landscape to the west of the city which provided clear views towards the city, especially of the city's churches and college buildings.



Figure 3 *Prospectus Cantabrigiæ Occidentalis* or *Prospect of Cambridge from the West* dated 1688

- 4.4 This continued to be the case for the medieval and early modern periods. Indeed, on William Custance's "New plan of the University and town of Cambridge to the present year 1798" the West Fields are shown as a mix of common land and agricultural pasture on the western outskirts of the city. In many cases, the open field boundaries followed the boundaries of St Giles, Coton and Grantchester parishes.

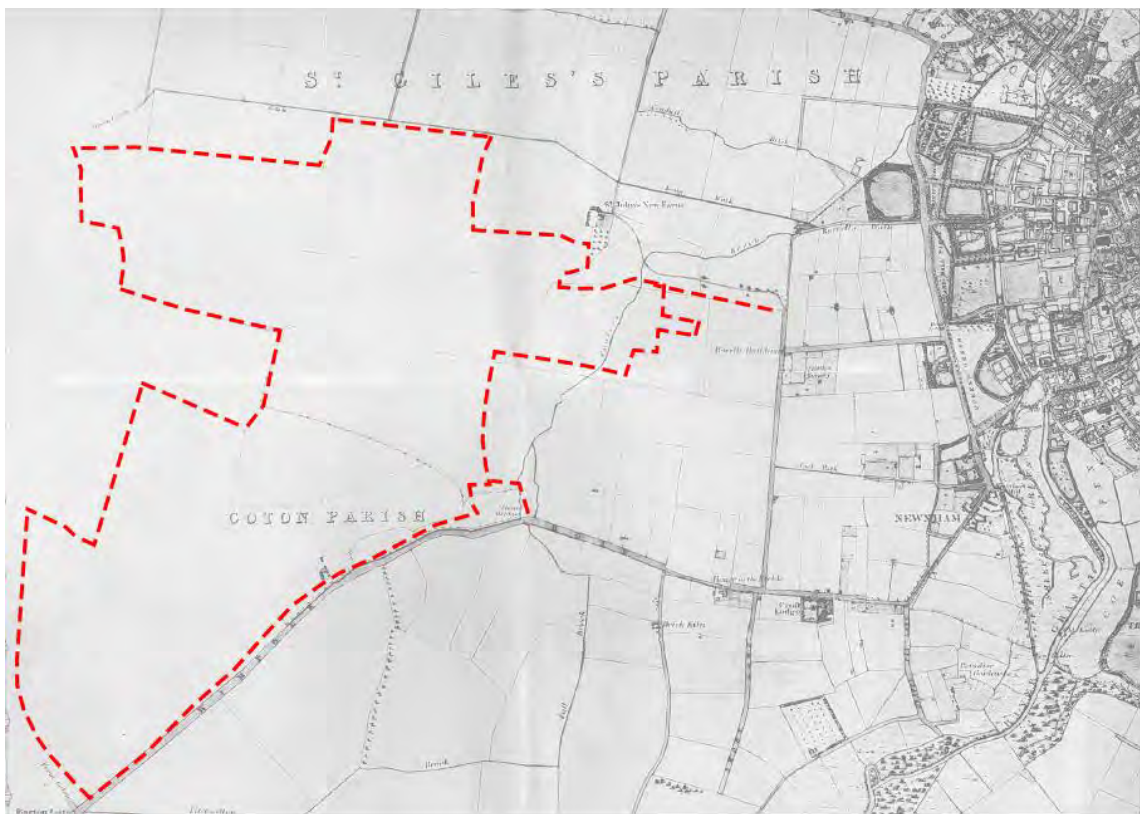


Figure 4 Extract from *Baker's Map of the University and Town of Cambridge*. 1830 The approximate location of the site is marked in red

- 4.5 This open nature of the West Fields continued until their enclosure between 1802 and 1805, following which, large swathes of this land came into the possession of Cambridge University and a number of the Cambridge Colleges. Enclosure resulted in an alteration of some of the field boundaries.
- 4.6 For much of the 19th century, however much of the land to the west of Cambridge remained agrarian in character as can be seen on Baker's Map of Cambridge (1830) above. Indeed, for

many years the University and Colleges resisted the development of the West Fields in order, it is believed, to maintain the open landscape around the colleges.

- 4.7 However, ever increasing numbers of students at the University as well as the loss of rents caused by the Agricultural Depression of the 1870s necessitated the expansion of the University and Colleges. Thus, it was only in the late 19th century that the development of former West Fields really began.

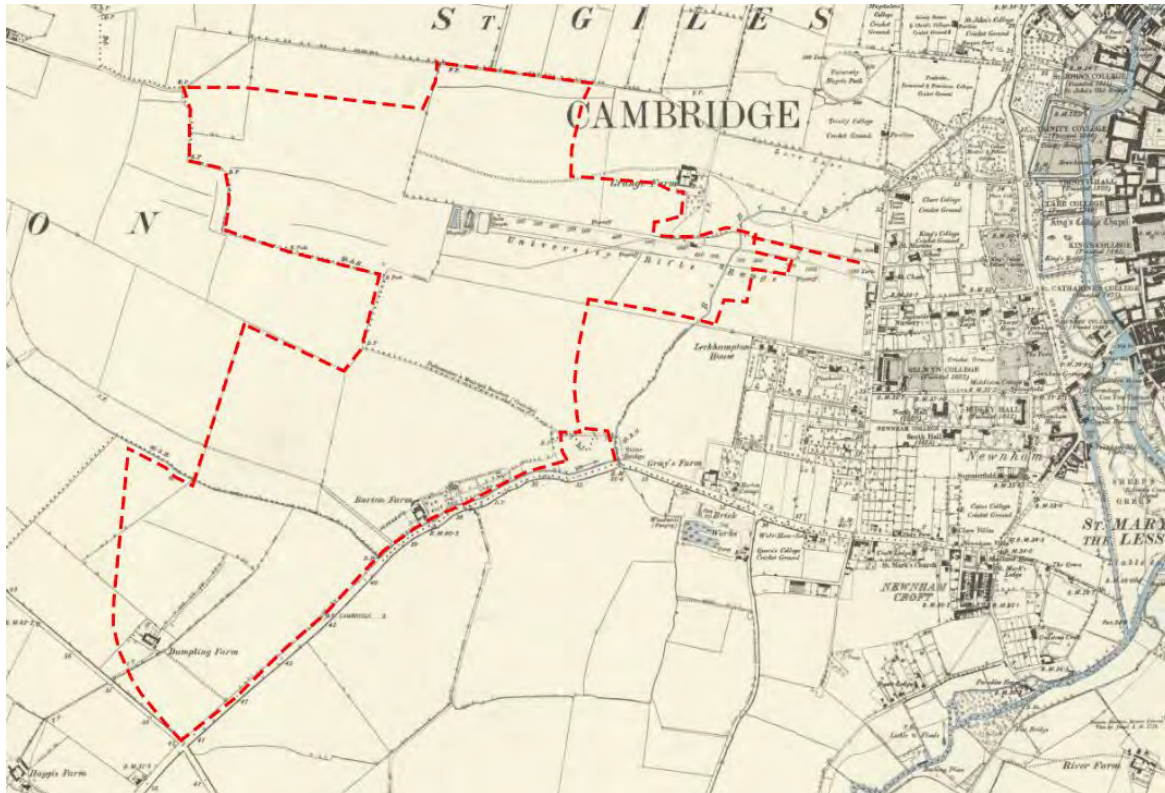


Figure 5 Extract from the 1888 Ordnance Survey. The approximate location of the site boundary is marked in red

- 4.8 As can be seen in the Ordnance Survey Map of 1888, the early development of the West Fields was predominantly the creation of new colleges or an expansion of existing colleges, often through new sports fields. However, the College landowners tended to retain a great deal of control over the residential development of their lands through restrictions within the lease terms. Consequently, very few properties were actually built during the late 19th century with much of the land being used as nurseries, orchards or recreational grounds.
- 4.9 The buildings constructed on the former west fields tended to be new University buildings or private properties. These were often large, detached villas, the construction of which became necessary during the later years of the 19th century, due to the lifting of the ban on the marriage for college Dons. Consequently, numerous large family homes were constructed in the area in this period.
- 4.10 Between the wars, the development of the former west fields continued in order to meet the increased demand for housing made by the rapidly growing population of Cambridge.

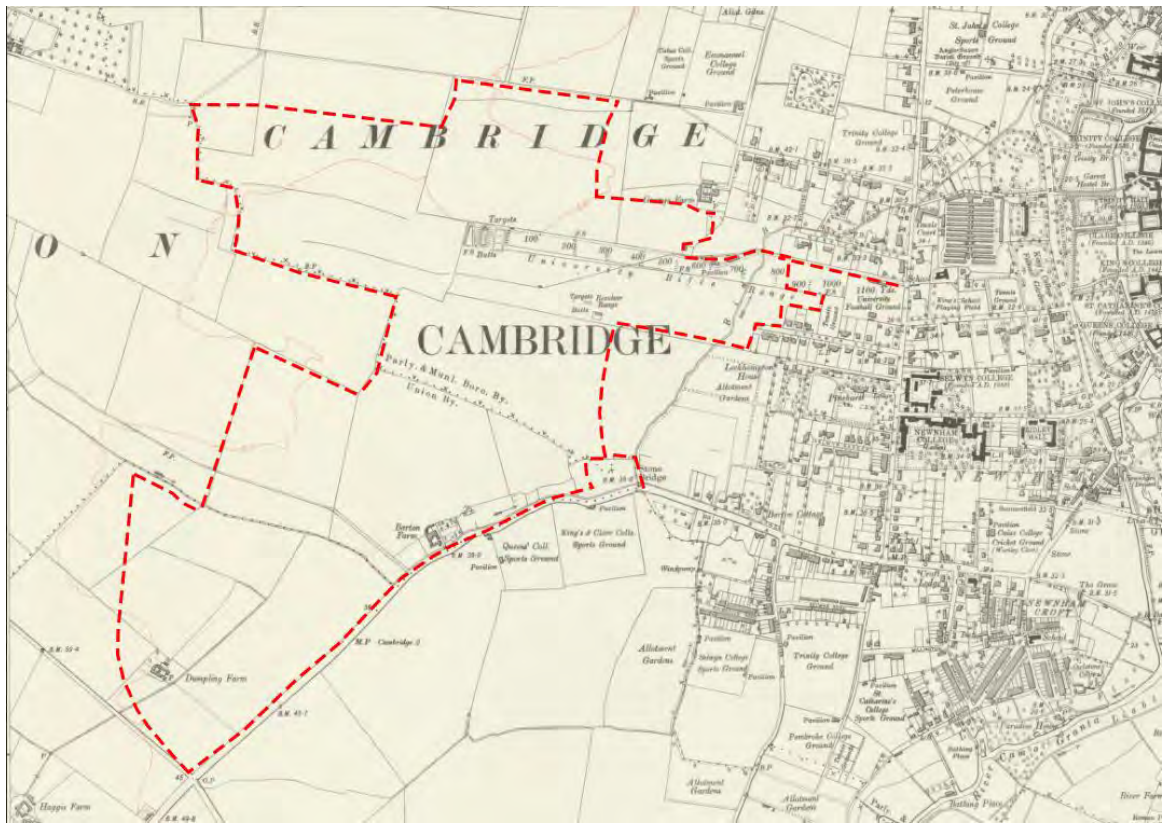


Figure 6 Extract from the 1927 Ordnance Survey. The approximate location of the site boundary is marked by the red

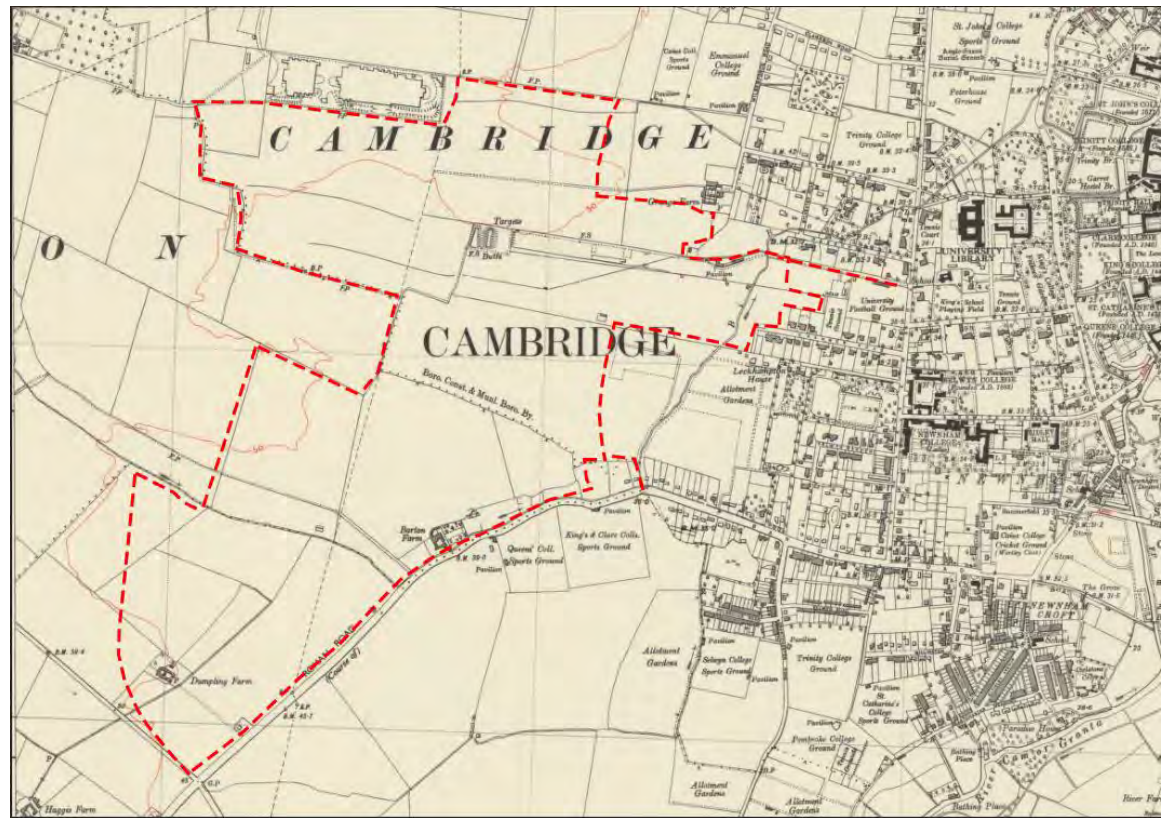


Figure 7 Extract from the 1952 Ordnance Survey. The approximate location of the site boundary is marked by the red

- 4.11 The site itself has remained in arable use. Since the early 20th century it has formed part of the University of Cambridge's University Farm, used as part of the Department of Agriculture and then part of the Department of Applied Biology and now as part of the University's Estate Management and in use as a commercial business. The field boundaries seen to date are both pre- and post-enclosure.
- 4.12 An initial assessment of the site's field boundaries has been conducted by Andrew Joseph's Associates which can be found in Appendix 2. This provides both an historic landscape assessment and also an assessment of significance in terms of the remaining field boundaries. Using a range of resources, Andrew Joseph's Associates conclude that the site *"does contain a handful of early and significant boundaries, but the majority are of lower significance that should not constrain development, and the fields themselves would appear to have been subject, with two small exceptions, to continuous ploughing in the modern era that will have denuded earthworks (and truncated archaeology)."* Figure 3 of the report provides a summary of the significance of the existing field boundaries.

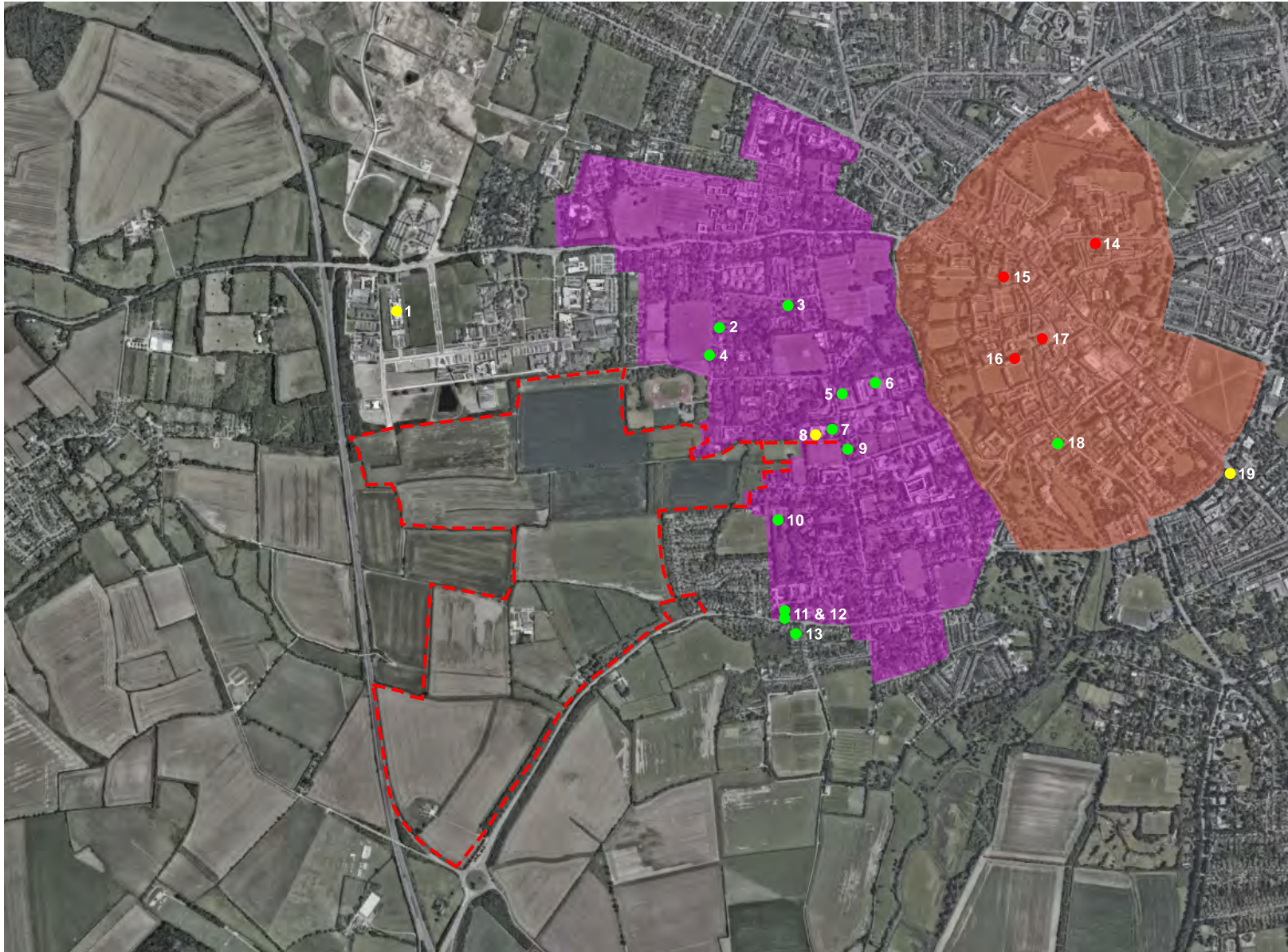
5.0 Heritage Assets

5.1 As a result of our desk-based assessments, the designated heritage assets which have a close or perceptible relationship with the site are set out below. The list below contains assets identified taking a broad consideration of their relationship with the site and how development on the site may relate to them.







5.2 There may be others which require consideration, and these would be identified during further on-site assessment of impact. Additional assets may be those that have a more distant relationship with the site, but from where the development may be visible.

1. Schlumberger Gould Research Centre and attached perimeter wall to the north – Grade II* Listed Building
2. 9 Wilberforce Road – Grade II Listed Building
3. 3 Clarkson Road – Grade II Listed Building
4. Emmanuel College Sports Pavilion, including Groundsman's House and stable – Grade II Listed Building
5. Cambridge University Real Tennis Club and Professionals House – Grade II Listed Building
6. Cambridge University Library – Grade II Listed Building
7. Elmside including boundary wall and gate – Grade II Listed Building
8. Clare Hall, University of Cambridge – Grade II Listed Building
9. 48 Grange Road – Grade II Listed Building
10. Corpus Christi College, George Thomson Building, Leckhampton House – Grade II Listed Building
11. 78 Barton Road – Grade II Listed Building
12. Gateway at Number 78 Barton Road – Grade II Listed Structure
13. 2 and 2a Grantchester Road – Grade II Listed Building
14. All Saints Church - Grade I Listed Building
15. St John's College Chapel (part of St John's College Buildings) – Grade I Listed Building
16. Kings College Chapel – Grade I Listed Building
17. Church of St Mary the Great - Grade I Listed Building
18. Emmanuel United Reform Church – Grade II Listed Building
19. Church of Our Lady and the English Martyrs – Grade II* Listed Building
20. West Cambridge Conservation Area
21. Central Conservation Area

5.3 There is potential for other non-listed, historic buildings/structures, not yet identified by the Local Planning Authority, to be affected by the proposed development. The existence of these would be confirmed with the LPA during pre-application discussions.



Key

-  - Outline Site Boundary
-  - Grade I Listed Building
-  - Grade II* Listed Building
-  - Grade II Listed Building
-  - West Cambridge Conservation Area
-  - Historic Core Conservation Area

Title: Asset Location Plan
 Project: Land North of Barton Road
 Client: Corpus Christi College, St John's College, Jesus College, University of Cambridge and Downing College
 Date: September 2019
 Plan ref: 47443/001

6.0 Initial Significance Assessment

- 6.1 The tables below provide a summary of the heritage assets likely to require further assessment in terms of potential impact. The assessment of significance provided in the table is based on desktop review and would require further, detailed analysis – particularly in relation to the extent to which setting contributes to that significance.

Table A - Heritage Assets: Significance levels

Designated Heritage Assets:

REFERENCE NUMBER	ASSET	DESIGNATION	SIGNIFICANCE
1	Schlumberger Gould Research Centre and attached perimeter wall to the north	II* Listed Building	Good/ High
2	9 Wilberforce Road	II Listed Building	Moderate/Good
3	3 Clarkson Road	II Listed Building	Moderate/Good
4	Emmanuel College Sports Pavilion, including Groundsman's House and stable	II Listed Building	Good/Moderate
5	Cambridge University Real Tennis Club and Professionals House	II Listed Building	Good/Moderate
6	Cambridge University Library	II Listed Building	Good/Moderate
7	Elmside including boundary wall and gate	II Listed Building	Moderate/Good
8	Clare Hall, University of Cambridge	II* Listed Building	Good/High
9	48 Grange Road	II Listed Building	Moderate/Good
10	Corpus Christi College, George Thomson Building, Leckhampton House	II Listed Building	Moderate/Good
11	78 Barton Road	II Listed Building	Moderate/Good
12	Gateway at Number 78	II Listed Building	Moderate
13	2 and 2a Grantchester Road	II Listed Building	Moderate/Good
14	All Saints Church	I Listed Building	High/Very High
15	St John's College Chapel (part of St John's College Buildings)	I Listed Building	High/Very High
16	Kings College Chapel	I Listed Building	Very High

17	Church of St Mary the Great	I Listed Building	High/Very High
18	Emmanuel United Reform Church	II Listed Building	Moderate/Good
19	Church of Our Lady and the English Martyrs	II* Listed Building	Good/High

Conservation Area:

REFERENCE NUMBER	ASSET	SIGNIFICANCE
20	West Cambridge Conservation Area	Good
21	Historic Core Conservation Area	High

6.2 The tables below identify some of the initial responses to potential heritage impact, all of which would require careful detailed assessment as part of a future application. Our assessment is based on the following criteria and the extent to which development on the site could affect the setting of the assets (assuming development within the red line area).

- **High Sensitivity** - assets to which the site makes a strong contribution to their setting
- **Moderate Sensitivity** - assets to which the site makes a moderate contribution to their setting
- **Low Sensitivity** - assets to which the site makes a limited contribution to their setting.

Table B - Heritage Assets: Significance and Sensitivity

Designated Heritage Assets:

REFERENCE NUMBER	ASSET	DESIGNATION	SIGNIFICANCE	LEVEL OF SENSITIVITY TO THE DEVELOPMENT OF THE SITE
1	Schlumberger Gould Research Centre and attached perimeter wall to the north	II* Listed Building	Good/ High	Moderate
2	9 Wilberforce Road	II Listed Building	Moderate/ Good	Low
3	3 Clarkson Road	II Listed Building	Moderate/ Good	Low
4	Emmanuel College Sports Pavilion, including Groundsman's House and stable	II Listed Building	Good/ Moderate	Low
5	Cambridge University Real Tennis Club and Professionals House	II Listed Building	Good/ Moderate	Low
6	Cambridge University Library	II Listed Building	Good/ Moderate	Moderate/High
7	Elmside including boundary wall and gate	II Listed Building	Moderate/ Good	Moderate/ Low
8	Clare Hall, University of Cambridge	II* Listed Building	Good/ High	Moderate/ Low
9	48 Grange Road	II Listed Building	Moderate/ Good	Moderate/ Low
10	Corpus Christi College, George Thomson Building, Leckhampton House	II Listed Building	Moderate/ Good	Low
11	78 Barton Road	II Listed Building	Moderate/ Good	Low
12	Gateway at Number 78	II Listed Building	Moderate	Low

13	2 and 2a Grantchester Road	II Listed Building	Moderate/ Good	Low
14	All Saints Church	I Listed Building	High/ Very High	Moderate
15	St John's College Chapel (part of St John's College Buildings)	I Listed Building	High/ Very High	Moderate
16	Kings College Chapel	I Listed Building	Very High	High
17	Church of St Mary the Great	I Listed Building	High/ Very High	Moderate
18	Emmanuel United Reform Church	II Listed Building	Moderate/ Good	Moderate
19	Church of Our Lady and the English Martyrs	II* Listed Building	Good	High

Conservation Area:

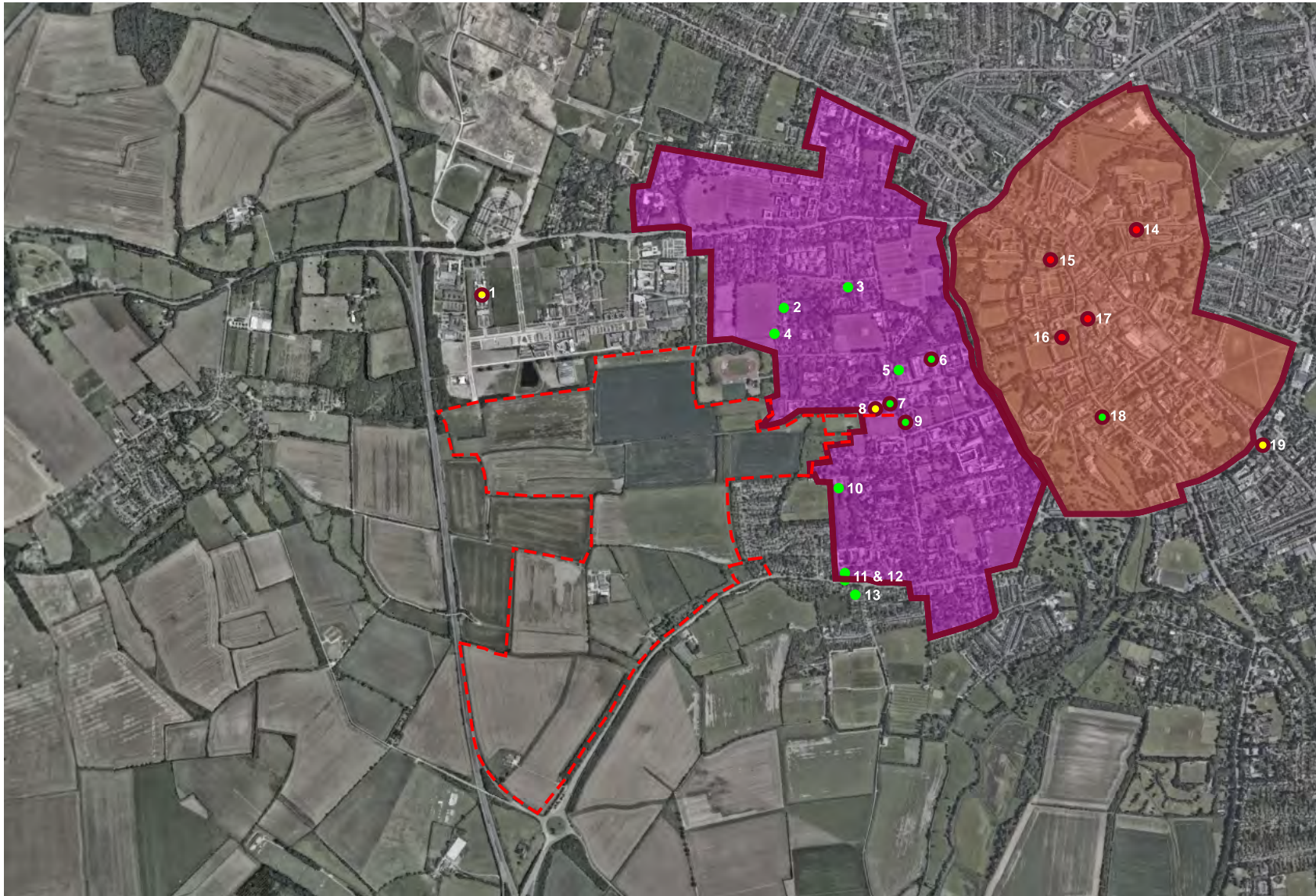
REFERENCE NUMBER	ASSET	SIGNIFICANCE	LEVEL OF SENSITIVITY TO THE DEVELOPMENT OF THE SITE
20	West Cambridge Conservation Area	Good/ Moderate	High
21	Historic Core Conservation Area	Good	Moderate/High

6.3 In terms of the above assets identified, there will be individual setting-assessments required for each in due course. However, at present, the potential impact of development on the setting of the following assets should be of key consideration in the design of the masterplan:

1. Schlumberger Gould Research Centre and attached perimeter wall to the north
6. Cambridge University Library
7. Elmside including boundary wall and gate
8. Clare Hall, University of Cambridge
9. 48 Grange Road
14. All Saints Church
15. St John's College Chapel (part of St John's College Buildings)
16. Kings College Chapel
17. Church of St Mary the Great
18. Emmanuel United Reform Church
19. Church of Our Lady and the English Martyrs

20. West Cambridge Conservation Area

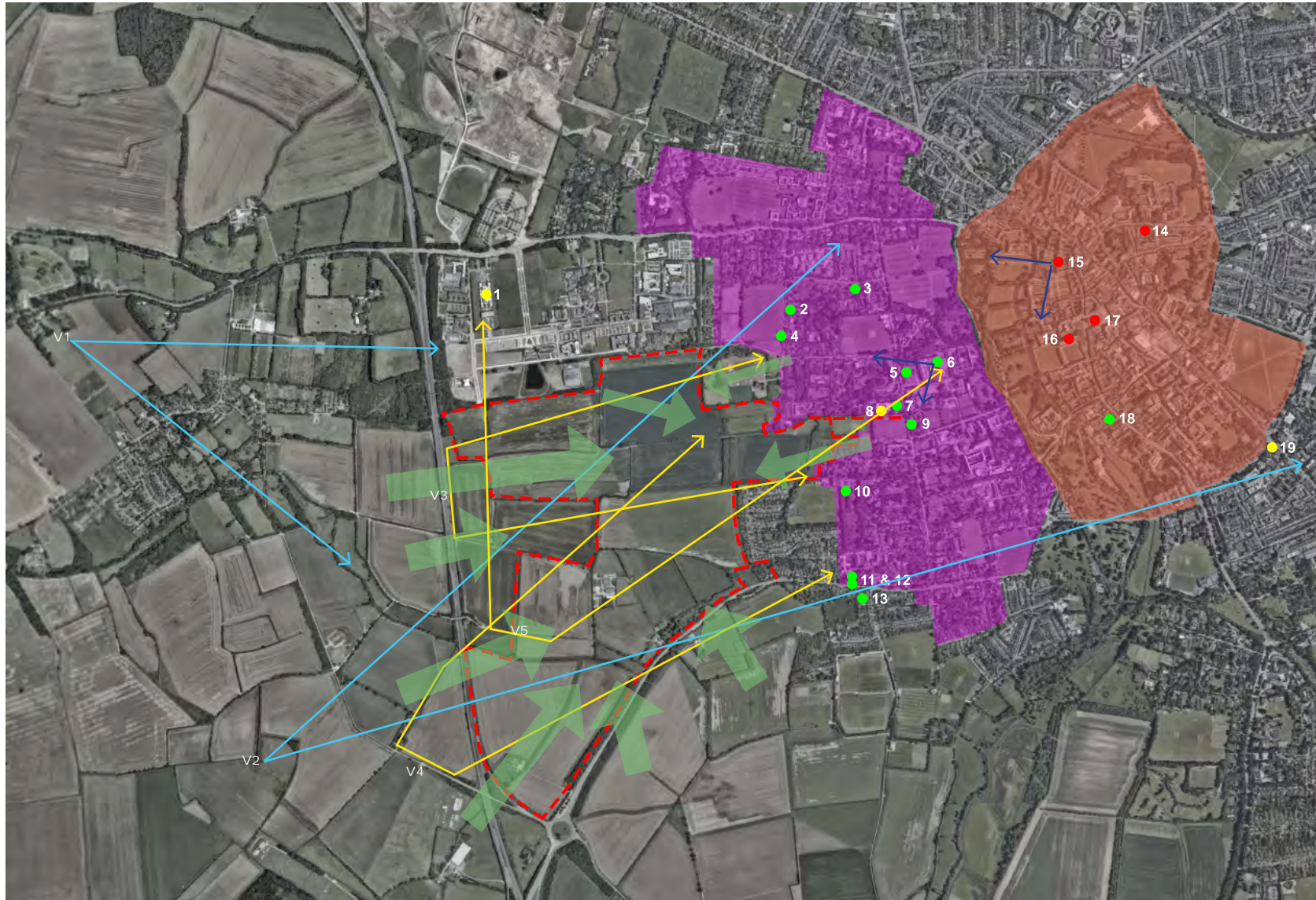
21. Historic Core Conservation Area













Key

-  - Outline Site Boundary
-  - Grade I Listed Building
-  - Grade II* Listed Building
-  - Grade II Listed Building
-  - West Cambridge Conservation Area
-  - Historic Core Conservation Area
-  - Key Assets

Title: Key Asset Location Plan
 Project: Land North of Barton Road
 Client: Corpus Christi College, St John's College, Jesus College, University of Cambridge and Downing College
 Date: October 2019
 Plan ref: 47443/002



- Key**
-  - Outline Site Boundary
 -  - Grade I Listed Building
 -  - Grade II* Listed Building
 -  - Grade II Listed Building
 -  - West Cambridge Conservation Area
 -  - Historic Core Conservation Area
 -  - Strategic Views
 -  - Closer Range Views
 -  - Setting/Surrounding Experiences
 -  - High Level Wide Views

Title: Plan of Views
 Project: Land North of Barton Road
 Client: Corpus Christi College, St John's College, Jesus College, University of Cambridge and Downing College
 Date: October 2019
 Plan ref: 47443/003

7.0 Key Views

- 7.1 The following images show the strategic views and closer range views highlighted above. These images provide a reference of the site in its current state. The viewpoint positions are shown on plan 47443/003.

Viewpoint 1



Figure 8 View looking east



Figure 9 View looking south-east towards Cambridge



Figure 10 View looking south-east towards Coton

Viewpoint 2



Figure 11 Wide View from V2 looking north-east



Figure 12 View looking towards the south of the site

Viewpoint 3



Figure 13 View looking north-east



Figure 14 View looking east

Viewpoint 4



Figure 15 Wide view looking north-east

Viewpoint 5



Figure 16 View looking north



Figure 17 View looking north-east

High Level Views from the University Library Tower



Figure 18 View looking west



Figure 19 View looking south-west

High- Level Views from St John's Chapel Tower



Figure 20 Wide view looking south-west

8.0 Initial Site Assessments

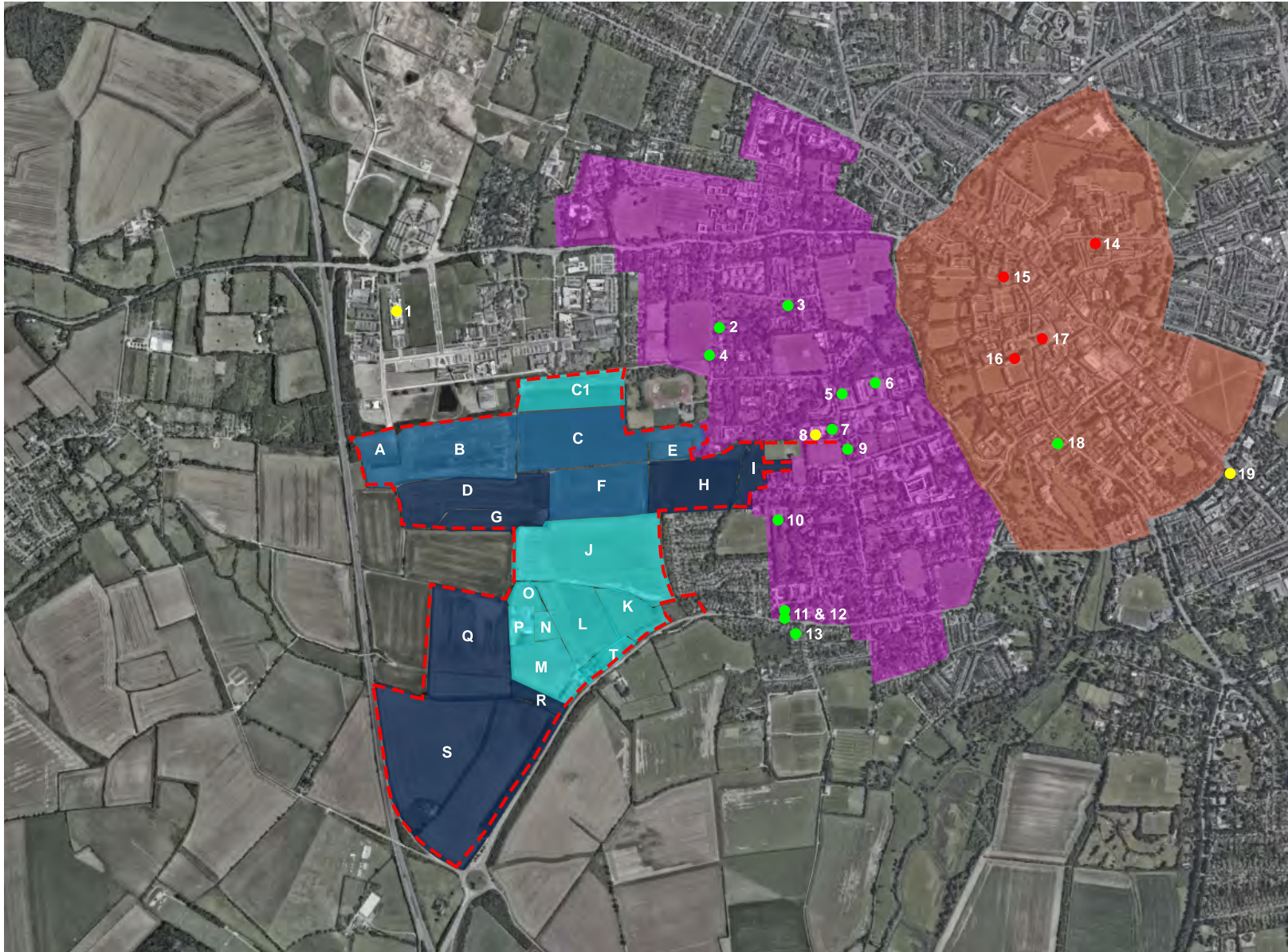
- 8.1 From a heritage perspective, there are some parts of the site which would require further, detailed assessment to determine whether or not these impose a level of constraint that would affect the site’s overall yield – or to identify how such impacts can be addressed through the master planning process to avoid them becoming critical to the decision-making process.
- 8.2 An initial assessment of the site has been undertaken. Our assessment is based on the following criteria:
- **High Sensitivity**
Locations that contribute at a high level to the setting or the experience of the surroundings of assets and/or within identified or important or strategic views
 - **Moderate Sensitivity**
Locations that contribute at a moderate level to the setting or the experience of the surroundings of assets and/or within secondary, glimpsed, or less recognisable or familiar views.
 - **Low Sensitivity**
Locations that contribute at a low level to the setting or the experience of the surroundings of assets and/or within more localised views.
- 8.3 A summary of our findings can be found below:

Table C – Assessment of land parcels






PARCEL	SENSITIVITY	COMMENTARY
A	Moderate	This parcel is glimpsed from the northernmost low-level view from the M11 and forms part of the rural experience of the City of Cambridge from this point. However, it is in places partially blocked by intervening planting.
B	Moderate	This parcel forms part of a corridor view towards the city from the northernmost view from the M11 allowing from glimpsed
C	Moderate	This is positioned away from the Conservation Area Boundaries although it is still part of a vision corridor towards the city from the northernmost viewpoint on the M11
C1	Low	Although this forms part of parcel C, this section is concealed from low level views from the M11 and is thus considered to

		make a lesser contribution to the experienced rural context of the city.
D	High	This parcel clearly adds a rural context within low level views from the M11 as well as within strategic, high level views. Its positioning near to the M11 increases its contribution to the city's rural context when experienced from this point
E	Moderate	This is located adjacent to the Conservation Area. However, the nature of the Conservation Area at this point limits the experiential relationship. It can also be glimpsed in low-level views from the M11
F	Moderate	The parcel forms part of a corridor view from the M11 and adds to some extent to the experience of the city in a rural context. However, its positioning away from the boundaries of the city and the M11 limits its contribution. The intervening tree belt also limits its relationship with the West Cambridge Conservation Area
G	High	As is the case with parcel D, located directly to the north, this parcel clearly adds a rural context within low level views from the M11 as well as within strategic, high level views. Its positioning near to the M11 increases its contribution to the city's rural context when experienced from this point
H	High	The parcel is located near to the boundaries of the West Cambridge Conservation Area at a point where there is a clear inter-visual relationship with the Conservation Area
I	High	The parcel is directly beside the Conservation Area boundaries at a very open point ensuring that it clearly adds to the rural experience of the Conservation Area
J	Low	The parcel is located away from the Conservation Area boundaries and has a very limited perception within the strategic and low-level views
K	Low	The parcel is located away from the Conservation Area boundaries and has a very limited perception within the strategic and low-level views
L	Low	The parcel is located away from the Conservation Area boundaries and has a very limited perception within the strategic and low-level views
M	Low	The parcel is located away from the identified assets and due to the intervening foliage has a limited perception within the strategic and low-level views
N	Low	The parcel is located away from the Conservation Area boundaries and has a very limited perception within the strategic and low-level views
O	Low	The positioning of the parcel and the intervening built form and foliage restricts its contribution to the setting of the city within strategic and low-level views. It also does not have a strong relationship with the Conservation Area

P	Low	The built form within this parcel can presently be glimpsed although the parcel itself is not considered to be a key feature within strategic or low-level views
Q	High	This parcel is prominent in both the strategic view from the west of the city, but also features within the lower level views from the M11 and from footpath locations. It is an important element in presenting the city within its rural surroundings.
R	High	This parcel is prominent in both the strategic view from the west of the city, but also features within the lower level views from the M11 and from footpath locations. It is an important element in presenting the city within its rural surroundings.
S	High	This parcel is highly prominent in both the strategic view from the west of the city, but also features within the lower level views from the M11 and from footpath locations. It is an important element in presenting the city within its rural surroundings, particularly in views of the Church of Our Lady and the English Martyrs and Kings College Chapel
T	Low	This parcel is located away from the Conservation Area boundaries. In addition, its positioning to the south of the site and the mature vegetation around its boundaries limit the contribution it makes to the setting of the city when perceived from the strategic viewpoints and low level views.



Key

-  - Outline Site Boundary
-  - Grade I Listed Building
-  - Grade II* Listed Building
-  - Grade II Listed Building
-  - West Cambridge Conservation Area
-  - Historic Core Conservation Area
-  - Area of High Sensitivity
-  - Area of Moderate Sensitivity
-  - Area of Low Sensitivity

Title: Site Sensitivity Plan
 Project: Land North of Barton Road
 Client: Corpus Christi College, St John's College, Jesus College, University of Cambridge and Downing College
 Date: September 2019
 Plan ref: 47443/004

9.0 Indicative masterplan

- 9.1 The indicative masterplan is attached in Appendix 3. An extract is shown below.
- 9.2 In response to the heritage considerations and the findings of the Significance Assessment stage of this process, the masterplan has evolved to take into account the understanding of the significance and setting of the identified heritage assets and to ensure that impacts are mitigated wherever possible.
- 9.3 As a result of this approach, the masterplan achieves the following key objectives from the point of view of potential impact on heritage assets:
- i. formation of a central east-west open corridor through the site which takes into account some of the primary viewpoints towards the city from the west;
 - ii. retention of the open corridor in order to maintain edge conditions where they are most important to the setting of the West Cambridge Conservation Area, but also to maintain a direct connectivity between the Conservation Area and the adjoining landscape and landscape character;
 - iii. siting of development with awareness of the contextual benefits of the existing landscape boundary structure of the fields, in terms of the pattern of historic development but also in their role as ecological and landscaping benefits in the surroundings of the city's assets;
 - iv. siting of development to take into account elevated viewpoints towards the city and assets, particularly from the west and south-west;
 - v. the retention and consolidation of existing landscaping features/boundary treatments where they can assist in mitigating effects on the setting of heritage assets;
 - vi. siting of development to take into account potential effects on the setting of landmark/taller assets in the city in views from those assets, taking the broadest appreciation of their settings into account.



Figure 21 - Indicative Masterplan

10.0 Initial Impact Assessments

- 10.1 An initial assessment of the impact of the emerging proposals has been undertaken, based on the likely impacts of the illustrative masterplan at the level of detail it presents at this stage.
- 10.2 The initial assessment of impact combines an understanding of the significance of the identified assets, the contribution made by setting to that significance and then the likely impacts arising from a form of development indicated within the illustrative masterplan. It also considers the sensitivity of the land parcels in relation to their contribution to the setting of different assets.
- 10.3 The result of the initial impact assessment is as set out in the table below, focussing appraisal of the key assets that require consideration at this stage of the process and at this level of detail.

Table D – Initial Impact levels

Designated Heritage Assets:

REFERENCE NUMBER	ASSET	DESIGNATION	INITIAL ASSESSMENT OF IMPACT ON SETTING	INITIAL ASSESSMENT OF IMPACT ON SIGNIFICANCE
1	Schlumberger Gould Research Centre and attached perimeter wall to the north	II*	Minor adverse	Nil-Negligible adverse
2	9 Wilberforce Road	II	Nil	Nil
3	3 Clarkson Road	II	Nil	Nil
4	Emmanuel College Sports Pavilion, including Groundsman's House and stable	II	Nil	Nil-Negligible adverse
5	Cambridge University Real Tennis Club and Professionals House	II	Nil	Nil
6	Cambridge University Library	II	Low-Moderate adverse	Low adverse-Moderate adverse
7	Elmside including boundary wall and gate	II	Nil	Nil
8	Clare Hall, University of Cambridge	II*	Nil	Nil
9	48 Grange Road	II	Nil	Nil
10	Corpus Christi College, George Thomson Building, Leckhampton House	II	Nil	Nil
11	78 Barton Road	II	Nil	Nil

12	Gateway at Number 78	II	Nil	Nil
13	2 and 2a Grantchester Road	II	Nil	Nil
14	All Saints Church	I	Negligible adverse	Nil
15	St John's College Chapel (part of St John's College Buildings)	I	Negligible-Minor adverse	Nil to Negligible adverse
16	Kings College Chapel	I	Negligible-Minor adverse	Nil to Negligible adverse
17	Church of St Mary the Great	I	Negligible adverse	Nil
18	Emmanuel United Reform Church	II	Negligible adverse	Nil
19	Church of Our Lady and the English Martyrs	II*	Negligible-Minor adverse	Nil to Negligible adverse

Conservation Areas:

REFERENCE NUMBER	ASSET	INITIAL ASSESSMENT OF IMPACT ON SETTING	INITIAL ASSESSMENT OF IMPACT ON SIGNIFICANCE
20	West Cambridge Conservation Area	Minor to Moderate adverse	Minor to Moderate adverse
21	Historic Core Conservation Area	Minor to Moderate adverse	Minor to Moderate adverse

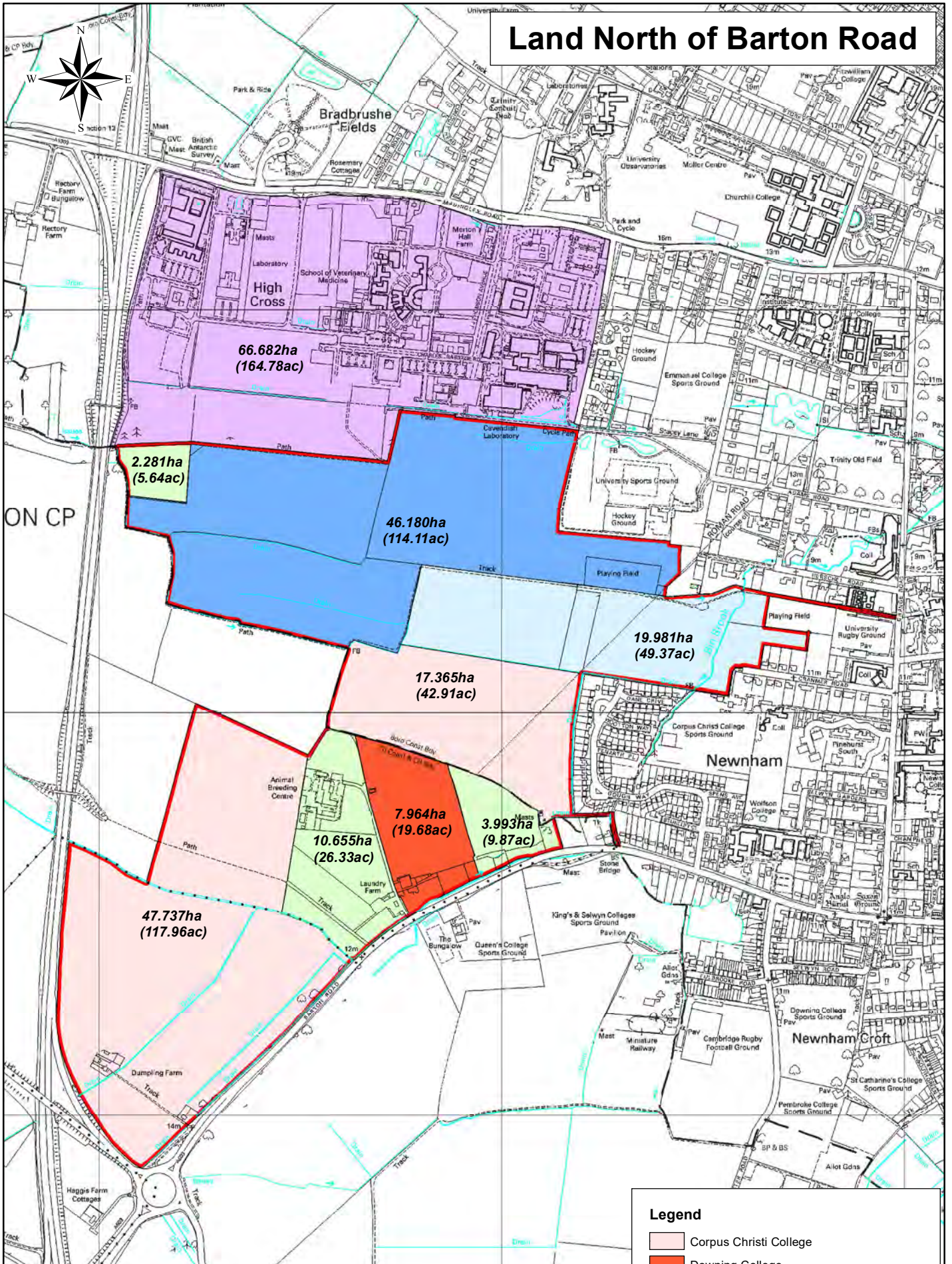
11.0 Conclusion

- 11.1 The conclusion of this Initial Heritage Impact Assessment is that proposed development of the site in the manner indicated in the Indicative Masterplan is likely to give rise to a number of impacts on heritage assets. Those impacts range from **nil** to **moderate adverse**, with effects arising from impacts on setting.
- 11.2 An initial assessment of the site's field boundaries has been conducted by Andrew Joseph's Associates, see Appendix 2. The report concludes that the site *"does contain a handful of early and significant boundaries, but the majority are of lower significance that should not constrain development, and the fields themselves would appear to have been subject, with two small exceptions, to continuous ploughing in the modern era that will have denuded earthworks (and truncated archaeology)."*
- 11.3 The Indicative Masterplan demonstrates how the emerging scheme has responded to the potential impacts on heritage considerations and how an understanding of the broadest assessment of setting and the surroundings of the assets has been fed into the design process. As a result, the levels of impact arising have been minimised wherever possible. This approach demonstrates that special attention has been paid to the desirable objective of preserving or enhancing the character or appearance of the Conservation Areas, in accordance with Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and special regard has been paid to the presumption in favour of preserving the setting of listed buildings, in accordance with Section 66 of the Act.
- 11.4 Based on the levels of information available and our assessments to date, it is considered that any harmful impacts arising are considered to be in the category of *"less than substantial harm"* in terms of the definitions of the NPPF.

APPENDIX 1

SITE LOCATION

Land North of Barton Road



Legend	
	Corpus Christi College
	Downing College
	Jesus College
	St John's College
	University of Cambridge
	University of Cambridge - West Cambridge

O.S. Licence No: ES 100017734 This plan is based on Ordnance Survey data with sanction of the controller of HM Stationery Office. Crown Copyright Reserved.
 Note: This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Trumpington Road, Cambridge, CB2 9LD
 01223 841841 - bidwells.co.uk



APPENDIX 2

ANDREW JOSEPHS ASSOCIATES: INITIAL ARCHAEOLOGY APPRAISAL



consultancy | project management | expert witness

The Western Fields of Cambridge Land North of Barton Road



Initial Appraisal of Significance October 2019

E:mail andyjosephs@hotmail.com • Telephone 07990 571908

16 South Terrace, Sowerby, Thirsk, YO7 1RH

Andrew Josephs Ltd. Registered Office, Antrobus House, 18 College St, Petersfield, GU31 4AD. Registration no. 4547366

CONTENTS

1.	Scope of this Report	3
2.	Historical Background	5
3.	Significance Appraisal	6
4.	Conclusion	10

Figures are embedded within the report

Cover photograph – a 1945 aerial view (source Google)

1. Scope of this Report

This report, commissioned by Bidwells, presents the findings of a high-level assessment to identify the historic value of the fields and field boundaries within and bounding a Potential Development Area (PDA) to the north of Barton Road, Newnham, Cambridge. The PDA is centred on NGR TL 4261 5795 (**Figure 1**) and the extent of the assessment area shown on **Figure 2**.

This assessment is based upon a review of historical works, map regression, aerial photography and a site visit (from PROW). This report has been written by Andrew Josephs and Paul Stamper of Andrew Josephs Associates.

No consideration of archaeology or other aspects of the cultural heritage landscape has been carried out.

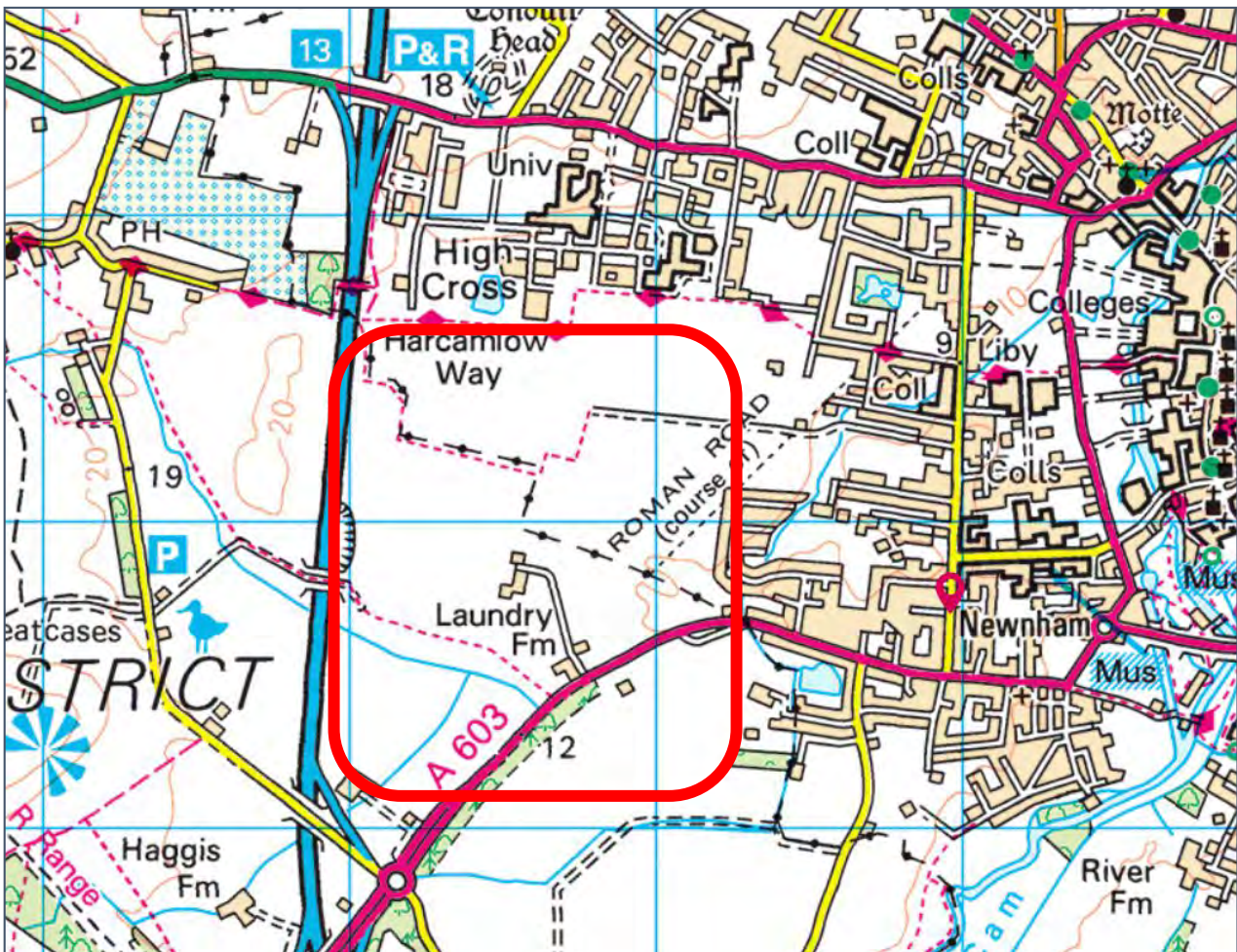


Figure 1 Location of Potential Development Area (PDA)

© Crown copyright. All rights reserved. Licence number 100043831

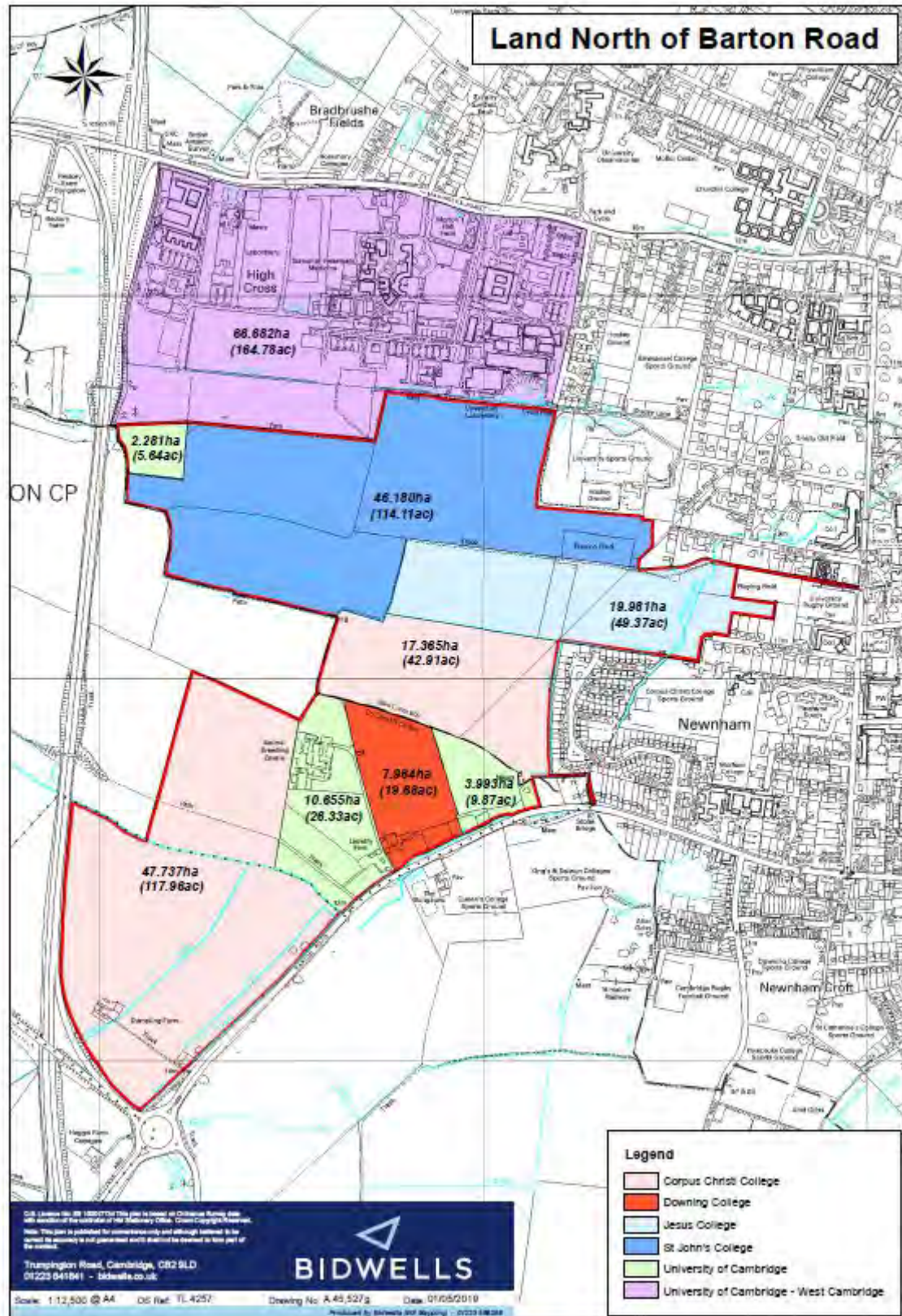


Figure 2 Extent of PDA defined by red line
 © Crown copyright. All rights reserved. Licence number 100043831

2. Historical Background

The northern half of the fields covered by the PDA lay in the ancient ecclesiastical parish of St Giles, Cambridge, with those in the southern half divided between Coton and Grantchester parishes. All three parishes had extensive open field land that was enclosed in the five years or so after 1800. This was part of a wider pattern of enclosure in Cambridgeshire.

Almost all the post-1805 rights of way were in existence before enclosure. One significant exception was the disappearance of the old Barton Way, supposedly the last stretch of the Roman road from the south-west, and an important medieval thoroughfare which until then had run through the fields up to the castle mound in Cambridge.

Map regression analysis allows the identification of three main groups of field and other boundaries:

- those post-dating the Ordnance Survey map of 1903;
- those dating from the time of enclosure, c.1805; and
- earlier ones which were fossilized at that date.

There is a group of field boundaries which pre-date enclosure (Gazetteer numbers 8-10, 12-15, 19, 23-3). In some cases names associated with them can be identified in earlier sources: Edwins Ditch (Gazetteer boundary 10) appears as Eswyndich in the 13th century; the principal place-name element of boundary 13, 'Le Dalewaye' in 1789 (Gazetteer boundary 13), appears in 1606 as Le Dale; while Sheepcote Way (an alternative for Coton Way; Gazetteer boundary 23) refers to the sheepcote towards Coton noted in other documents.

The date when open fields were laid out remains very contentious, and varies from place to place. While a date round about the 10th century AD is generally advanced for open field formation, in this area – and Grantchester is one of her specific examples – Professor Susan Oosthuizen has recently made a case that the open fields have their origins in 'proto-common fields' created during the 8th or 9th centuries which were shared between several contiguous communities. And these boundaries may have re-established earlier prehistoric and Roman field boundaries which had presumably survived as banks and ditches.

Within the PDA, pre-enclosure open field boundaries are followed by the parish boundaries which separate St Giles, Coton and Grantchester. As the parish boundary between St Giles and Coton follows notched strip/furlong boundaries, it suggests that here the parish boundary was either established after the open fields were laid out, or was realigned at that time. These significant boundaries within the PDA are summarised in **Table 1** and shown on **Figure 3**.

Of the fields themselves, only one small field to the south west of Laundry Farm and land with trees along the frontage of Barton Road have remained unploughed since 1945 (**Figure 3**). Although the site visit could not assess the potential for fossilized ridge and furrow (the remnants of medieval and later ploughing by ox, horse and steam plough), it is considered unlikely that any well-preserved earthworks will remain in the PDA due to arable agriculture.

3. Significance Appraisal

A site visit was made on 26 September 2019, and a visual inspection of the boundaries made from public rights of way, complemented by inspection of satellite imagery. **Table 1** sets out a characterisation of boundaries, although it should be stressed this is at the macro level, and, because many of the hedges could not be examined close to, they had to be assessed from a distance, and in some cases solely from satellite imagery.

Generally speaking, hedges of all periods are largely tall, unmanaged, and often with long gaps.

In the table below the following abbreviations are;

- **S** = significant. Avoid making new breaches and incorporate into design. Bridging of drains acceptable
- **MS** = moderately significant Avoid making new breaches if possible but removal of short section may be acceptable
- **LS** = low significance No constraint

The boundaries referred to in the gazetteer are numbered on **Figure 4**.

Table 1 Gazetteer of Boundaries with Appraisal of Significance

Bdy no.	Character	Origin	Significance
1	West half (to Laundry Farm) deep modern screen planting. East of Laundry Farm a mixed and intermittent hedge. East of Laundry Farm (earlier called Barton Farm) small hedged closes.	Pre-enclosure historic boundary. Partly historic parish boundary. Date of Laundry Farm not known.	Screen planting LS. Around Laundry Farm possibly MS or S – more research needed.
2	Mechanically cut ditch	Pre-enclosure feature.	MS
3	East and west sections mature hedge, middle open ditch.	Pre-enclosure feature. Historic parish boundary.	S
4	Narrow hedge with hedgerow trees along straight farm track.	Probably enclosure period in this form	LS
5	Narrow hedge	New enclosure period boundary (c.1805)	LS
6	Narrow hedge	New enclosure period boundary (c.1805)	LS
7	Narrow hedge	New enclosure period boundary (c.1805)	LS
8	Mature hedge, stopping short of W side of field	Curvilinear form matching 19 suggests open field origins.	S

9	Medium hedge	Enclosed open field boundary. Historic parish boundary.	S
10	Mature hedge	Enclosed, notched, open field boundary. Historic parish boundary.	S
11	Narrow hedge	New enclosure period boundary (c.1805)	LS
12	Mature hedge	Enclosed open field boundary.	S
13	Mature hedge	Enclosed open field boundary. Historic parish boundary.	S
14	Mature hedge	Enclosed open field boundary. Historic parish boundary.	S
15	Mature hedge	Enclosed open field boundary. Historic parish boundary.	S
16	Narrow hedge	New enclosure period boundary (c.1805).	LS
17	Narrow hedge	New enclosure period boundary (c.1805).	LS
18	Mature hedge	New enclosure period boundary (c.1805)	LS
19	Mature hedge	Enclosed open field boundary.	S
20.	Mature hedge	Enclosed open field boundary. Historic parish boundary.	S
21	Mature hedge	Probably enclosed open field boundary.	S
22	Mature hedges and trees	Closes associated with Laundry/Barton Farm. Date uncertain.	MS – S (see too boundary 1)
23	Track with ditch and post and rail fence to north amongst scrub and post and rail to south.	The medieval Sheepcote Way/Coton Way. Now straightened and tarmacked cycle way.	MS
24	Track with ditch and post and rail fence to north amongst scrub and post and rail to south.	East end of the medieval Endless Way. Now straightened and tarmacked cycle way.	MS
25	Field boundary	Post-1903	LS
26	Field boundary	Post-1903	LS
27	Field boundary	Post-1903	LS
28	Hedge	Enclosed open field boundary.	S
29	Woodland boundary	Post-1903	LS

30	Woodland boundary	Post-1903	LS
31	Mature hedge	Enclosure period (c.1805)	LS
32	Hedge	Post-1903	LS
33	Mature hedge	Probably enclosure period (c.1805)	LS
34	Mature hedge	Enclosure period (c.1805)	LS
35	Boundaries to urban properties	Created 1888 x 1903	LS
36	Boundary following M11	Created c.1980	LS
37	Field boundary	Post-1903, now probably removed.	LS



Figure 3 Significant and Moderately Significant Boundaries.
Unploughed fields that may retain preserved earthworks.
 © Google base photo

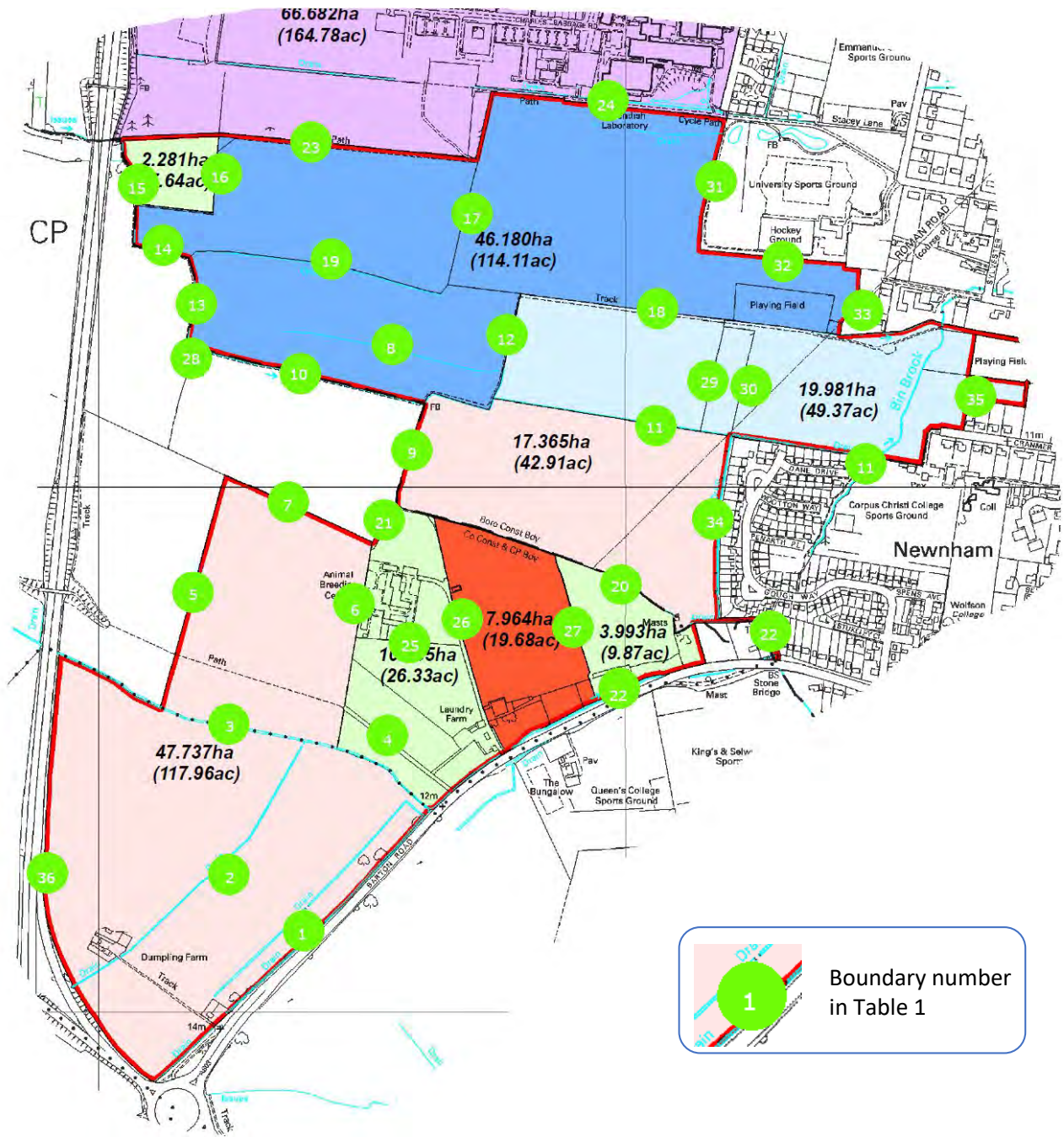


Figure 4 Boundaries of the PDA
 © Crown copyright. All rights reserved. Licence number 100043831

4. Conclusion

Whilst it is the case that the modern fieldscape of the PDA is largely of c.1805, albeit incorporating earlier boundaries, that is not to say it has remained unchanged since then. Examination of successive large-scale OS maps and other sources shows how over the two centuries since then boundaries have been inserted, removed, altered and straightened.

This has been, and remains, a landscape subject to steady evolution.

The PDA does contain a handful of early and significant boundaries, but the majority are of lower significance that should not constrain development, and the fields themselves would appear to have been subject, with two small exceptions, to continuous ploughing in the modern era that will have denuded earthworks (and truncated archaeology).



consultancy | project management | expert witness

Specialists in Archaeology and Cultural Heritage ~ Telephone 07990 571908 - Visit our website at www.andyjosephs.co.uk

APPENDIX 3

INDICATIVE MASTERPLAN



APPENDIX 4

STATUTORY LIST DESCRIPTIONS

Schlumberger Gould Research Centre and attached perimeter wall to the north

Overview

Heritage Category:
Listed Building

Grade:
II*

List Entry Number:
1438644

Date first listed:
17-Feb-2017

Statutory Address:
Schlumberger Gould Research Centre, High Cross, Madingley Road, Cambridge, CB3 0EL

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1438644.pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/504647/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:07:17.

Location

Statutory Address:
Schlumberger Gould Research Centre, High Cross, Madingley Road, Cambridge, CB3 0EL

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

Parish:
Non Civil Parish

Summary

The Schlumberger Gould Research Centre and attached service yard wall to the north.

The testing pits, the floor, the testing machinery, and the gantry crane in the Test Centre; as well as the partition walls, and fixed furnishings and fittings in the side ranges, are not of special architectural or historic interest. Also not of special architectural or historic interest are the metal fence and gates attached to the perimeter wall of the service yard to the north.

Reasons for Designation

The Schlumberger Gould Research Centre in Cambridge, built in 1985 for the oil industry research company, Schlumberger, to the designs of Sir Michael Hopkins (Michael Hopkins Ltd), is listed at Grade II* for the following principal reasons: * Architectural interest: it is a particularly important building of the early 1980s by Sir Michael Hopkins, one of Britain's foremost contemporary architects, and embodies innovative features and characteristics of the British High-Tech Movement; * Technological interest: it is a highly innovative industrial building using new materials, technology and design solutions, built for a forward thinking client that demanded a fully flexible and highly prestigious building which promoted the company and reflected the advanced design and technology of its products; * Historic interest: its strong historic association with Schlumberger, an internationally significant player in the history of oil exploration; * Degree of survival: despite some minor alterations to the interior, the building has survived remarkably intact, significantly contributing to its high degree of special interest.

History

Schlumberger, the oilfield services company, was founded in France in 1927 by brothers Conrad and Marcel Schlumberger, who had experimented in the early years of the C20 with electrical means of mapping the Earth's subsurface. Their company, which provides technical support and research for the oil industry, employs (in 2016) some 100,000 employees in 70 centres worldwide. The patronage of good design has been part of the company philosophy from its foundation, and has led it to engage such notable architects as Philip Johnson and Howard Barnstone to design its research centre in Connecticut, USA in 1952, and Renzo Piano to refurbish its Paris headquarters in 1981-4. The same philosophy resulted in the interviewing of 20 architectural practices and the subsequent selection of Sir Michael Hopkins in 1982, to design the company's research centre in Cambridge.

Sir Michael Hopkins (b1935) started an architectural practice together with Patty Hopkins in 1976, ending a partnership with Norman Foster that had begun in 1968. He had worked with Frederick Gibberd and Sir Basil Spence in the 1950s, and then studied at the Architectural Association with Oliver Hill. In the 1970s and early 1980s his work was associated with the High-Tech movement of the period, including the Greene King building in Bury St Edmunds, while his later work has explored greater contextualisation, beginning with the commission to rebuild the Mound Stand at Lord's Cricket Ground (1987). Hopkins was elected a Royal Academician in 1992 and received a knighthood in 1995.

The Schlumberger brief incorporated a development in two phases. The second phase, completed in 1992, is too young to be considered for listing at this time (2016). The initial phase, of 5600 m², was designed to house a drilling testing station, a pumping station, laboratories, offices, computer rooms, library, meeting spaces and a canteen/restaurant. The brief asked for a design that was 'creative yet functional, attractive but not flashy' (Architectural Review, February 1984), and stressed the need for good connectivity and communication between the different activities and departments. A requirement for good natural lighting was specified for the Test Station resulting in the use of a Teflon-coated fibreglass membrane, the first for a major roof covering in the United Kingdom. The Test Station equipment is designed to replicate real drilling conditions with a high pressure chamber and drilling 'pits' included in the design, wherein pressures of 10,000 psi and drilling temperatures of 170o C can be achieved. With such extremes safety was a significant consideration. The north wall was designed to blow out in case of an explosion and, no doubt, the fabric roof covering, provided and manufactured by Stromeyer and engineered by Ove Arup and Partners, not only provided the required lighting but would if needed enable explosive pressures to escape upwards.

The side ranges, housing laboratories, computer rooms, meeting spaces, the library and offices, uses a customised version of the Patera system, which Hopkins devised and patented in 1981 to supply a demand for an 'off the peg' construction system. Work began in September 1983 and the company began to fully occupy the building in early 1985. An initial proposal for fabric canopies to provide brise soleil was rejected, and Schlumberger opted instead for external blinds to regulate temperatures for their staff in the side ranges. The temperature control under the membrane proved to be a challenge too, and the comfort level in the Winter Garden is not always easily maintained.

Since the building has been occupied, original structures in the service yard became obsolete and have been removed.

Details

Scientific research facilities and offices erected in 1984-9 for Schlumberger Research Ltd., and designed by Sir Michael Hopkins (Michael Hopkins Ltd). The structural engineers were Anthony Hunt Associates and Ove Arup and Partners (roof membrane).

MATERIALS: the building is constructed of a tubular steel frame with concrete floor surfaces, polished in the Winter Garden, and a Teflon coated, fibreglass membrane for the main roof covering. Window frames are of powder-coated steel.

PLAN: on plan the building lies along a north/south axis, is broadly rectangular, and comprises a central area, housing the staff canteen, or Winter Garden, and the experimental Test Station adjoining to the north. This is flanked on either side by two single-story, long ranges, designed to house offices, laboratories and a workshop, conference and discussion areas, computer room, a kitchen and a library. Access is gained through a central doorway off a terrace to the south, while doors at the north end allow loading access to the Test Station. Fire-escape doorways on both sides are situated at each main truss. The whole is contained within an earth-embanked concrete wall, which becomes shallower towards the south, and which extends beyond the footprint of the building to enclose a service yard at the north end.

EXTERIOR: the metal frame of the building is externally expressed, and the bay system is clear from the outside. The structure of the 24m wide, central section is independent of the side ranges: tubular-steel, prismatic girders, form four trusses, held vertical by connecting, horizontal side girders of the same form. Each truss is anchored to the ground by steel rods. An exoskeleton of cables and tubular masts supports the membrane fabric of the roof-covering and helps to shape it into three polygonal 'bubbles'. The membrane is made of single layer, Teflon-coated, glass-fibre fabric, in white; the colour intended to help temperature regulation.

The side ranges are constructed of tubular-steel portal frames on a 3.6m grid, each spanning 13.6m, and the structure is based on Hopkins' Patera system of rigid glass and steel panels. A plastic-membrane insulated deck forms the flat roofing of the side ranges, which have full height, polyester-powder coated, steel, sliding and fixed window frames, fitted with external blinds. The blinds are an addition made by the owners; an acknowledgment that the provision made in the original design to mitigate solar gain was insufficient. The gable walls and recesses have a ribbed-profile, steel-sheet cladding. From the fire escapes, ground level is reached via aluminium steps. Originally without handrails, these have been added by the owners for safety reasons. External stacks for the air-handling systems survive at the north end.

The building stands within a shallow, embanked, concrete retaining wall (see below).

INTERIOR: internally, the building is principally arranged as it was when first completed. Doorways at each end give access to full length, off-centre corridors through both side ranges, off which access is given to rooms on both sides: naturally ventilated offices on the outside offering views outwards, and air-conditioned offices on the inward side looking into the Test Station and Winter

Garden. The original melamine partitions*, creating cross divisions, and glazed, corridor doors* and partitions for offices*, survive in-situ in large part, but the side ranges were designed to be occupied flexibly, the partitions movable, and the owners have managed the side rooms accordingly. The door and window ironmongery has been renewed as sympathetically as possible where necessary. The discussion spaces were found not entirely suitable and all but one have been amended sympathetically. Main reception was originally in the Winter Garden on the west side, opposite the kitchen, but is now accommodated in the atrium of the second phase building. The glass and steel dining furniture in the Winter Garden was designed by Michael Hopkins but is not fixed.

A glazed partition separates the Winter Garden and the Test Station. The designers used the natural fall of land to allow the Test Station to be sunken and for a partial basement under the side ranges, open to the Test Station. The Winter Garden floor is of polished concrete tiles, while the Test Station floor*, also of concrete, is part solid and part perforated slabs over a service void. Beneath the floor is a central, sunken, high-pressure testing chamber* under heavy concrete slabs. In addition there are three, 4m diameter circular pits* on the west side, the deepest being 20m deep, and a flow-loop pit* on the west side. Access from the side ranges is via a steel/aluminium platform at the north end, with steps down to the Test Station floor. The platform accommodates a raise-able central section that enables goods access from the north doors. A gantry crane* allows heavy loads to be moved, and for the lifting of the pressure-testing chamber surface slabs.

The services are brought in from underneath the floor and run in an undercroft beneath the side ranges, and are therefore hidden for the most part.

SUBSIDIARY FEATURES: an earth-embanked, concrete retaining wall. This extends to the north, beyond the footprint of the building, to form a service yard. Here the wall has concrete steps up to a walkway on top. The yard was designed to contain substations and a mud tank (now removed).

* Pursuant to s1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the testing pits and high pressure chamber, the floor, the testing machinery, and the gantry crane in the Test Station; as well as the partition walls, and fixed furnishings and fittings in the side ranges, are not of special architectural or historic interest. Also not of special architectural or historic interest are the metal fences and gates attached to the perimeter wall of the service yard to the north.

Sources

Books and journals

Davies, Colin (Author), Hopkins, (1993)
Glancey, J, *New British Architecture*, (1989), 152-157
Jenkins, D (Author), Schlumberger Cambridge Research Centre, (1993)
Hopkins, M, 'Architect's Statement' in *Space Design*, , Vol. 838, (August 1996), 6-9
'Schlumberger Cambridge Research' in *Tubular Structures*, , Vol. 38, (August 1985), 16-17
Groak, S, 'A Cambridge Test: Hopkins for Schlumberger' in *Architects' Journal*, (18 September 1985), 43-59
'Some Arup Projects with Fabric Roofs' in *Arup Journal*, (Autumn 1985), 10-11
'Ties That Bind' in *Architectural Record*, , Vol. 174 (4), (April 1986), 136-147
Soar, T, 'Technology Stretching High Tech' in *Architects' Journal*, (28 Oct 1992), 31-42

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The listed building(s) is/are shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.

End of official listing

9, WILBERFORCE ROAD

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1268352

Date first listed:
02-Aug-1996

Statutory Address:
9, WILBERFORCE ROAD

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1268352.pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/392764/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:11:20.

Location

Statutory Address:
9, WILBERFORCE ROAD

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 43588 58783

Details

TL 45 NW CAMBRIDGE WILBERFORCE ROAD (East side) 667/20/10079 No.9

II

House. 1937 by D. Cosens. Whitewashed brick laid in Flemish bond; bituminous felt roof Modern Movement. 2 storeys and roof patio. Rectangular plan with a recessed corner section at south-east corner. Entrance front to west is a 3-window range. Glazed Crittall door set left of centre beneath projecting flat porch hood which extends over garage to left. One S-light and one 2-light Crittall windows to right. 2 5-light and one 2-light Crittall windows to first floor. Flat roof with plain parapet. Roof patio consists of a single room with wrap-around Crittall windows over which projects a flat canopy roof supported on circular-section iron posts. South and east elevations with Crittall windows of various dispositions including 6- and 5-light casements wrapping round the south-east external angle. First-floor balcony to south elevation, reached via a 4-light Crittall French window. INTERIOR. Plain staircase with boarded balustrade. Kitchen fittings intact.

Listing NGR: TL4358858783

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
461923

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 04 Feb 2007

Reference: IOE01/16262/20

Rights: Copyright IoE Mr A. Gude. Source Historic England Archive

Archive image, may not represent current condition of site.

3, CLARKSON ROAD

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1390957

Date first listed:
23-Apr-2004

Statutory Address:
3, CLARKSON ROAD

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1390957.pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/352366/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:12:08.

Location

Statutory Address:
3, CLARKSON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 43868 58809

Details

CAMBRIDGE

667/0/10134 CLARKSON ROAD 23-APR-04 3

II House. 1958 by Trevor Dannatt for Peter and Janet Laslett. Ground floor external wall of Holco lightweight concrete blocks, painted green/black, with loadbearing cross walls; upper floor with vertical cedar boarding. Flat roof, with single projecting stack. Rectangular building with projecting upper floor. Part open plan with interesting section in its use of half levels.

Scandinavian-influenced modern style. Entrance front with hardwood front door with two glazed panels, letterbox in transom to side, timber up-and-over garage door to the right. Upper storey with tall narrow window to left and part of low drawing room angled window to right. Garden front with fold-back triple timber-framed windows to central ground-floor living room window to left, with copper band brought down from roof interrupting parapet line. Three further floor to ceiling windows to right with fixed lights below, casement central section and top-hung hopper. Between second and third windows a narrow window.

Interior. Hallway with diagonally-set black tile floor leads left into former playroom with stable door and red-painted plaster recess, right to WC and built-in coat cupboard, ahead into dining room with grey flecked rubber tile floor extending into kitchen, which has wall-to-wall mahogany counter with inset sink and two flush fronted drawers below. Stair with planked hardwood treads, raked risers and plank string from dining room to half-landing, deep handrail supported on iron bar and middle rail with pin connections to widely spaced iron balusters screwed to string. Three concrete steps down to boiler and storage space. Half-landing has fully-glazed screen with glazed door to living room, with unplastered white-painted brick cross-wall incorporating fireplace and recess over. Other walls clad in horizontal cedar boarding which carries across landing. Four steps rise to bedroom passage with skylight. Bedroom doors flush doors with fanlights over. Bedroom adjoining bathroom has built-in wardrobe cupboards forming low soffit by doorway.

Trevor Dannatt was introduced to the historian Peter Laslett by a former fellow student, Rachel Rostas. It is the most important of Dannatt's houses, and the only one to survive in its original state in England. Dannatt studied under Peter Moro, and subsequently worked for him and, Leslie Martin, on the Royal Festival Hall (Lambeth, grade I), and the Laslett House has some affinities with Moro's slightly earlier house for himself in Blackheath (Greenwich, grade II*). Both place the principal accommodation on the upper level, which is expressed as a slightly projecting box clad in richer materials - here timber. However, Dannatt's detailing is bolder, and the house is a pure rectangle where Moro's has a split section with a clerestory; here extra height is given to the living room subtly by concealing a half level over the garage and using a dip in the site. The plan differs, too, in that the staircase is central and open, so that there are powerful diagonal views through the house between the living room and kitchen.

Sources Architectural Design, March 1959, p.110 Penelope Whiting, New Houses, 1964, pp.154-7 Philip Booth and Nicholas Taylor, eds., Cambridge New Architecture, 1970, p.189 Trevor Dannatt, Trevor Dannatt: Buildings and Interiors, 1972, pp.25

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

492596

Legacy System:

LBS

Sources

Books and journals

Booth, P, Taylor, N, Cambridge New Architecture, (1970), 189
Dannatt, T, Trevor Dannatt: Buildings and Interiors, (1972), 25
Whiting, P, New Houses, (1964), 154-157
'Architectural Design' in March, (1959), 110

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Emmanuel College Sports Pavilion, including Groundsman's House and stable

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1422595

Date first listed:
22-Dec-2014

Statutory Address:
Emmanuel College Sports Pavillion, including Groundsman's house and stable, 38 Wilberforce Road, Cambridge

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1422595.pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/487477/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:14:46.

Location

Statutory Address:
Emmanuel College Sports Pavillion, including Groundsman's house and stable, 38 Wilberforce Road, Cambridge

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

Parish:
Non Civil Parish

Summary

Sports pavilion with attached Groundsman's house and stable, built for Emmanuel College in 1910 to the designs of Reginald Francis Wheatly and Edward Ford Duncanson.

Reasons for Designation

The sports pavilion with attached Groundsman's house and stable, built for Emmanuel College in 1910, is listed at Grade II for the following principal reasons: * Architectural interest: it has a typically vernacular character allowing for an asymmetrical plan that is particularly appropriate for a building encompassing numerous functions which are all brought together into a coherent composition; * Interior: the principal interior space is a finely proportioned room in which the panelled walls, heavily moulded classical joinery, and network of ovolo-moulded ribs create a unified architectural ensemble of considerable quality; * Intactness: it retains many original fixtures and fittings, and although the stable has lost its doors and stalls, its former use remains legible, altogether representing a complete picture of how an Edwardian sports pavilion of this type functioned; * Rarity: there are no comparable listed examples of a pavilion with incorporated Groundsman's house and stabling; * Context: it forms part of an exceptional suburban development in West Cambridge which encompasses the work of some of the most notable architects of the day.

History

Cambridge is situated on the southern edge of the Fens at the highest navigable point of the River Cam. The original Celtic settlement had grown up on the north bank but the Romans established the small town of Durovigutum at the strategically important junction of four major roads. The Saxon occupation spread to the south of the river, and the Normans reaffirmed the strategic importance of the site by building a castle which led to the expansion of the settlement. Cambridge soon became a prosperous town in which several religious houses were established, and these attracted sufficient students for Henry III to recognise the town as a seat of learning in 1231. Most of the fifteen colleges in existence before the Reformation had evolved from the cloistered world of monastic scholarship. Additional colleges and university buildings have continued to be established up to the present day and much new housing was built during the inter-war period and post-war period.

The development of the former medieval West Fields began around 1870. This land, covering approximately 200 acres, was owned primarily by the colleges, notably St John's, which had always strongly resisted any building west of the Backs (the stretch of land which runs along the back of the riverside colleges). It was the loss of college revenue from the agricultural depression that led to their decision to lease the land in building plots. Three new institutions were established – Newnham College in 1875, Ridley Hall in 1877, and Selwyn Hostel (now College) in 1879 – and suburban houses in various styles from Queen Anne to Arts and Crafts and neo-Georgian were built piecemeal over almost half a century. The demand for such large family homes was partly fuelled by a new statute passed in 1882 that finally allowed dons to marry without having to give up their fellowships. The main arteries of development were West Road, Maddingley Road and Grange Road which forms the central spine road running north-south through the suburb.

Although economic necessity had forced the colleges to allow building on the land, they were determined to keep a strict control over the residential development which consisted almost entirely of high end middle class housing, interspersed with university playing fields and sports pavilions, without any community facilities such as churches or shops. There was no overall plan but the landowners ensured that it was restricted to an affluent market by issuing leases that specified numerous conditions, including minimum plot sizes, minimum house costs, specification of superior building materials, usually red brick and tiles, and had stringent dilapidation clauses to ensure that property values did not deteriorate. The majority of building leases in West Cambridge and Storey's Way were taken up by individuals who commissioned either local or London-based architects, many of whom are now considered to be amongst the finest of the late Victorian/Edwardian age, notably M. H. Baillie Scott who designed nine houses in West Cambridge, E. S. Prior, J. J. Stephenson, and Ernest Newton.

The Sports Pavilion on Wilberforce Road was built in 1910 to the designs of Reginald Francis Wheatly (1879-1959) and Edward Ford Duncanson (1880-?) of 10 Grays Inn. Their plans for the pavilion, attached house and stable were drawn up between March and May 1910 and are preserved in Emmanuel College Archives. Little is known about the architects except that Wheatly is associated with one Grade II listed building – the late C19 Church of St Andrew in Redruth, Cornwall that was completed to his designs in 1937. The ten acre site between Maddingley Road and the Coton Footpath was sold by St John's College in 1907 to be laid out as the sports grounds for Emmanuel College. The first Groundsman, William John Masters Manning (1878-1954), had been appointed in 1908 and he resided in the attached Groundsman's House as soon as it was built. The job description stated that the Groundsman would take charge of the ground – consisting of a cricket pitch, two football grounds, a hockey ground and about ten lawn tennis courts – in addition to umpiring at all cricket matches and supplying tea on the ground. His obituary in the 1953/4 College Magazine mentions that 'in his work at the pavilion he was always loyally supported by his first wife'. Manning remained in his post until 1947, having become a College and a City institution for the excellence of his pitches, his sporting prowess and his considerable contribution to the sporting life of Cambridge.

There have been some alterations to the pavilion buildings. Electricity was installed in 1933; one of the bedrooms was partitioned to allow a bathroom to be installed in 1952; and a dangerous balustrade which ran along part of the roof was removed in 1958. The door of the stable and those of the flanking storerooms have been replaced, and the stable fittings removed. Around the beginning of the C21 the south-west wing of the pavilion was extended on the south end to provide shower facilities.

Details

Sports pavilion with attached Groundsman's House and separate stable, built for Emmanuel College in 1910 to the designs of Reginald Francis Wheatly and Edward Ford Duncanson.

MATERIALS: brick covered in roughcast render painted in cream and pale pink with roof coverings of red plain tiles and bonnet tiles.

PLAN: the pavilion faces north-west over the sports ground and has two angled wings containing changing facilities, one extending eastwards and the other south-westwards. A third range extends south-eastwards from the rear of the pavilion which has a small room for catering that links up to the L-shaped Groundsman's House. On the south side of the south-west wing is a stable with a rectangular plan.

EXTERIOR: the complex roofscape of steep, sweeping pitches gives the building a picturesque character which is tempered by some Classical elements. The main north-west range has a hipped roof with louvred gables and small gabled parapets at each corner, and is surmounted by a decorative copper cupola which has a polygonal base with a raised chevron pattern and a polygonal bell-shaped roof with a weathervane supported by a wooden balustrade. This range has a central triple-leaf, multi-pane glazed door, flanked by similar two-leaf doors, either side of which is a tall twelve-pane fixed window, all with wooden glazing bars. Attached to the front of the range is a flat-roofed loggia with a moulded and dentilled cornice supported by Tuscan columns. The moulded cornice is continued on the flat-roofed angled wings which are lit by top-opening, cross casements with slanting sills. The east wing has a loggia of three round arches with moulded impost bands and three regularly spaced voussoirs of tiles laid on edge (painted cream). It has two windows and a new door to the small shower extension on the end which has been designed in the same style and materials. The south-west wing is divided into five window bays by attached square piers, the recessed windows having pronounced sloping tiled sills. The end wall of the wing is lit by two windows, and the rear elevation by two windows at either end.

The narrow single-storey range linking the pavilion to the house has a pitched roof that continues as a hipped pentice on the rear (west) side of the house, and has a particularly tall red brick ridge stack with raised vertical brick strips around the top. The L-shaped, two-storey house has a pitched roof which sweeps downwards to ground-floor level over the entrance hall on the east (front) side. The roof has plain narrow bargeboards and a moulded wooden cornice that is returned onto the gable ends to form kneelers which have four raised corner bands below. There is a short ridge stack with four tapered tile pots on the north-south aligned roof, and a tall (rebuilt) stack rising from the south slope of the east-west aligned roof, both with vertical brick strips. The east frontage has, on the left, a gabled canopy with a pierced segmental arch supported by shaped brackets over the door with vertical planks and top glazing. There is a three-light straight-headed dormer in the angle of the roof above. The projecting gabled bay to the right is lit on the ground floor by a six-light casement window with wooden glazing bars and mullions and transoms, with a lintel in the form of a hipped pentice. The first-floor window above is similar but smaller. The right return is lit by two ground-floor cross windows and a small two-light window above. The south

gable end is dominated by a flat-roofed canted bay window, and has a six-light window above.

INTERIOR: in contrast to the rather homely vernacular elevations, the interior of the main north-west range is in a handsome Renaissance style. It is a large single space which has canted ends with built-in storage benches, a parquet floor, heavy moulded cornice and a decorative canted ceiling with ovolo-moulded ribs, painted white (as is all the internal joinery). The mid-height panelling has vertical panels and a moulded cornice. The wall opposite the entrance door has a segmental arched recess, flanked by panelled piers, with a heavy moulded cornice supported by paired consoles. The fireplace within the recess retains the original fuel stove set in a semi-circular arched surround of decoratively laid brick with a wooden moulded mantelshelf. This is flanked by four-panelled doors set in moulded doorframes, one leading to the catering room linking up with the house, which retains built-in storage, and the other to a cupboard. The canted ends of the room have arched openings with a moulded segmental arch supported by consoles in the same style as that over the fireplace. These lead through to the changing rooms, one of which retains its original built-in storage benches and rows of clothes hooks, and modern shower facilities.

In contrast, the house has simple fixtures, fittings and joinery, including four-panelled doors with brass knob handles and lock cases, and a dogleg stair with closed string, stick balusters and square capped newel posts. The hall and two reception rooms have parquet floors, and one reception room has a moulded picture rail and simple fireplace surround with dentilled cornice, and the other a coved ceiling cornice and service bell and indicator board with 'front door' and 'back door'. The first floor has three bedrooms, two of which retain simple wooden fireplace surrounds with cast-iron grates, and one a built-in cupboard with panelled doors.

SUBSIDIARY FEATURES: the detached stable has a double-height central bay with a very steeply pitched roof which sweeps down over the flanking single-storey tile-hung storage bays that are recessed on the west frontage. The large opening to the stable has lost its original door, and the doors and windows to the store rooms have been replaced. The gable head projects over the hay loft hatch and is supported by wooden brackets. The rear (east) side has a series of wooden brackets, presumably for holding grass-cutting equipment as they are protected by a pentice roof. There is a bottom-opening window just above this roof. Internally, the stable retains the floor of the hay loft with an opening for access but none of the internal stable fittings survive.

Sources

Books and journals

Bradley, Simon, Pevsner, Nikolaus, *The Buildings of England: Cambridgeshire*, (2014)

Rawle, T, *Cambridge Architecture*, (1993)

Guillebaud, Philomena, 'Proceedings of the Cambridge Antiquarian Society, XCVI, pp. 193-210' in *West Cambridge 1870-1914: building the bicycle suburb*, (2007)

Other

Cambridge City Council, *West Cambridge Conservation Area Appraisal*, May 2011,

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Cambridge University Real Tennis Club and Professionals House

Overview

Heritage Category:
Listed Building

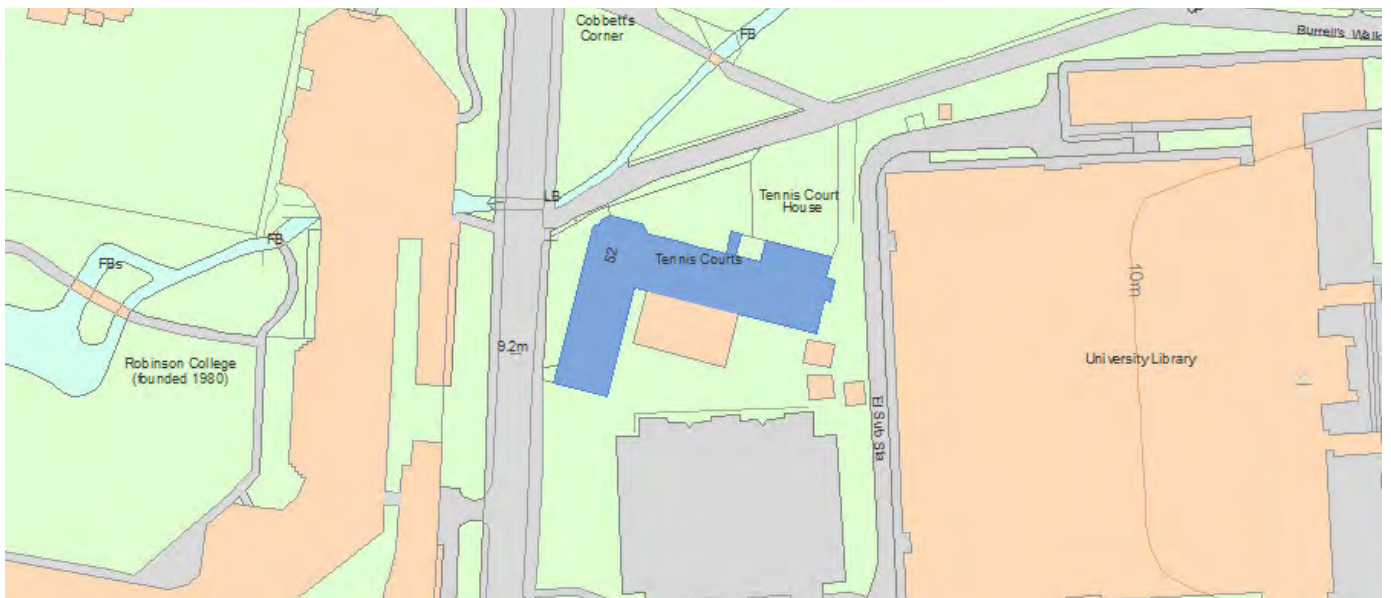
Grade:
II

List Entry Number:
1422000

Date first listed:
22-Dec-2014

Statutory Address:
Cambridge University Real Tennis Club, Grange Road, Cambridge, CB3 9DJ

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1422000.pdf** (http://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/486801/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:16:51.

Location

Statutory Address:
Cambridge University Real Tennis Club, Grange Road, Cambridge, CB3 9DJ

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

Parish:
Non Civil Parish

National Grid Reference:
TL4403558424

Summary

Real tennis club and attached professional's house, built 1866 by William Milner Fawcett, with attached clubhouse and real tennis court built 1890 by William Cecil Marshall. Extension to the south of 1866 court, built c1940.

Reasons for Designation

Cambridge University Real Tennis Club, built in 1866 and extended in 1890, is listed at Grade II for the following principal reasons: * Architect: for two significant phases of development by accomplished architects William Milner Fawcett (1866 court and professional's house) and William Cecil Marshall (1890 court); * Architectural interest: as imposing but elegant recreation buildings constructed in high quality materials and exhibiting craftsmanship; * Historic interest: as a rare surviving example of real tennis courts built during the revival of real tennis in the mid and late C19; * Interior: for the survival of the original layout of the 1866 court, and the successful restoration of the 1890 court; * Intactness: for its intactness as an architectural and social ensemble, comprising two real tennis courts and an adjoining professional's house which has remained in use as such since its construction; * Context: as part of an exceptional suburban development in West Cambridge which encompasses the work of some of the most notable architects of the day; * Group value: for its group value with the nearby Grade II listed 48 Grange Road built c1880 by Basil Champneys, Elmside or 49 Grange Road, built c1884 by ES Prior, and Cambridge University Library built 1931-4 by Sir Giles Gilbert Scott.

History

Cambridge is situated on the southern edge of the Fens at the highest navigable point of the River Cam. The original Celtic settlement had grown up on the north bank but the Romans established the small town of Durovigutum at the strategically important junction of four major roads. The Saxon occupation spread to the south of the river, and the Normans reaffirmed the strategic importance of the site by building a castle which led to the expansion of the settlement. Cambridge soon became a prosperous town in which several religious houses were established, and these attracted sufficient students for Henry III to recognise the town as a seat of learning in 1231. Most of the fifteen colleges in existence before the Reformation had evolved from the cloistered world of monastic scholarship. Additional colleges and university buildings have continued to be established up to the present day and much new housing was built during the inter-war period and post-war period.

The development of the former medieval West Fields began around 1870. This land, covering approximately 200 acres, was owned primarily by the colleges, notably St John's, which had always strongly resisted any building west of the Backs (the stretch of land which runs along the back of the riverside colleges). It was the loss of college revenue from the agricultural depression that led to their decision to lease the land in building plots. Three new institutions were established – Newnham College in 1875, Ridley Hall in 1877, and Selwyn Hostel (now College) in 1879 – and suburban houses in various styles from Queen Anne to Arts and Crafts and neo-Georgian were built piecemeal over almost half a century. The demand for such large family homes was partly fuelled by a new statute passed in 1882 that finally allowed dons to marry without having to give up their fellowships. The main arteries of development were West Road, Maddingley Road and Grange Road which forms the central spine road running north-south through the suburb.

Although economic necessity had forced the colleges to allow building on the land, they were determined to keep a strict control over the residential development which consisted almost entirely of high end middle class housing, interspersed with university playing fields, without any community facilities such as churches or shops. There was no overall plan but the landowners ensured that it was restricted to an affluent market by issuing leases that specified numerous conditions, including minimum plot sizes, minimum house costs, specification of superior building materials, usually red brick and tiles, and had stringent dilapidation clauses to ensure that property values did not deteriorate. St John's, for instance, specified one-acre plots with a minimum house cost of £1500 on its Grange Road estate, and half-acre plots with a house cost of at least £1000 on Maddingley Road. To put this in context, in 1906 the sum of £1000 was considered well above the price of a substantial suburban villa.

Grange Road originated as a laneway from Barton Road to Grange Farm, and did not contain any permanent buildings until the south section of the road was developed from the 1860s onwards. In 1866, land was leased from Clare College for the construction of a real tennis club at the junction of Burrell's Walk and what was then the termination of Grange Road. As development occurred in the late C19, Grange Road gradually progressed north, connecting with Maddingley Road in 1910. The 1866 tennis court was built with an adjoining professional's house to the east, and both are present on the first edition Ordnance Survey map of 1888. Funding was raised for the construction of the tennis court and professional's house by the private subscription of several fellows of Clare and Trinity Colleges, for use by senior and junior members of these colleges. The buildings were designed by William Milner Fawcett (1832-1908), an alumnus of Jesus College, Cambridge. Fawcett began practicing as an architect in Cambridge in 1859, and carried out work on the Cavendish Laboratory, Addenbrooke's Hospital and colleges in Cambridge, built the city's police station, and remodelled the county gaol. Fawcett was appointed county surveyor for Cambridgeshire in 1861, and diocesan surveyor for the diocese of Ely in 1871.

In 1877, use of the courts was extended from sole use by members of Clare and Trinity College to include King's College. An attached clubhouse and second court were erected to the west in 1890, designed by William Cecil Marshall (1849-1921), and are shown on the 1903 second edition OS map. Marshall was educated at Trinity College Cambridge, and was articled to John Middleton of Cheltenham in 1873. Marshall worked under Basil Champneys and Thomas Graham Jackson before he commenced independent practice in Queen Square, London in 1876. Alumni Cantabrigiensis states that he was a designer of many tennis courts, including two courts at The Queen's Club. Marshall was also an accomplished tennis player, having competed in the first Wimbledon tennis final in 1877, finishing as runner-up to Spencer Gore.

In 1902 membership was extended to any member of Cambridge University. In 1933, the 1890 court was converted into four squash courts, and it is presumably at this time that a three-bay extension was built to the south elevation of the 1866 court, the footprint of which is not on the third edition OS map of 1927, but is present on the fourth edition OS map of 1952. The walls and floor of the 1866 court were painted white at this time, and orange balls were used in an attempt to improve visibility. At the same time the courts' name changed from Clare and Trinity Tennis Courts to Cambridge Tennis and Squash Rackets Courts.

The courts were managed by a committee of shareholders (or proprietors) who employed professional players, traditionally called Keepers of the Courts and markers, to coach members. Preparations for play at the courts to resume at the end of the Second World War saw the administration and ownership overhauled and the Cambridge University Tennis Club was instituted. Associate membership was introduced for players not belonging to the University in 1958, and by 1959 the club had become known as the Real Tennis Club. The original colour scheme of the 1866 court was reinstated in 1960. The freehold of the site was acquired by the University from Clare College in 1974, and was thereafter called Cambridge University Real Tennis Club.

Real tennis is the original racquet sport from which the modern game of lawn tennis derives. It is sometimes referred to as 'royal tennis' due to its popularity with the royalty of England and France in the C15 and C16, and the game thrived in C17 France, Spain, Italy, the Netherlands and the Habsburg Empire. Real tennis declined in the C18 and C19 as new racquet sports emerged. Victorian England saw a revival in real tennis, and it was during this time that Cambridge University Real Tennis Club was built, as well as courts in Australia, Boston and New York. 27 courts remain in use in the UK, of which 26 are located in England, operated by 23 clubs.

Details

Real tennis club and attached professional's house, built 1866 by William Milner Fawcett, with attached clubhouse and real tennis court built 1890 by William Cecil Marshall.

MATERIALS: the real tennis club is built in yellow brick with a slate roof covering throughout. Contrasting red brick dressings and diaper work are characteristic of the 1890 clubhouse and court.

PLAN: the plan has developed piecemeal starting with the court and professionals house in 1866; a rectangular court with a two-storey, L-plan house attached to the north east corner of the court. In 1890 a two-storey clubhouse was attached to west elevation of the 1866 court, having a canted north elevation. The rectangular-plan court was attached to the south of the clubhouse, and perpendicular to the 1866 court.

EXTERIOR:

1866 Court

The earliest phase of the club was erected in 1866, with a tennis court and adjoining professional's house. The 1866 court is constructed of yellow brick laid in Flemish bond, with a dentilled platband and continuous sill course under a band of clerestory windows. The roof is hipped, with a slate covering and the building has uPVC rainwater goods throughout. There is a band of clerestory windows to the north and south elevations, consisting of 24 bays of top-hung four-over-six pane casement windows, with each alternate window having latches on the exterior. On the north elevation, a trace survives of a former Eton Five court. An original entrance to the 1866 court survives at the west end of the north elevation, having a plain timber battened door in a pointed arch. To the east elevation of the 1866 court is a two-bay single-storey range, with a slate lean-to roof. On the south elevation of this range is a camber-headed arch containing a timber battened door under an infilled overlight, with a scrolled wrought-iron boot scrape to the left of the door and a four-over-four pane sash window to the right. The east elevation of the single-storey displays a four-over-four pane sash window and a replacement eight-over-eight pane sash window.

A three-bay, brick extension was added to the south elevation of the 1866 court in c 1933. This mid-C20 court is architecturally modest, and is excluded from the listing, as indicated on the map.

1866 Professional's House:

The L-plan house straddles the north-east corner of the 1866 court, and comprises a two-bay two-storey block with a single-storey range to the west. The house is constructed of yellow brick laid in Flemish bond, having a plinth course, and a platband over the ground floor of the two-storey block. The walls are painted white to the top of the platband. The roof of the two-storey block is pitched, gabled to the north and east elevations, with each gable having timber-slatted vents. The single-storey range to the west has a slate roof leaning from the north elevation of the 1866 court. The house has a central chimneystack to the two-storey block, and a chimneybreast and stack shared on the east elevation of the 1866 court. The north elevation of the two-storey block has a square-headed door opening with a half-glazed door and three-paned overlight, under a slated canopy supported on carved timber brackets and posts on a painted brick plinth. All of the windows are square-headed within a camber-headed arch. The north elevation of the two-storey range has four bays of windows, with a four-over-four pane sash window to the first and ground floor of the east bay, and two casement windows to the first floor of the west bay. The east elevation has a four-over-four pane sash window to the first floor, over two replacement windows on the ground floor while the south elevation has a two-over-two pane sash window to the first floor gabled dormer. The north elevation of the single storey range has a tripartite window to the east, having a four-over-four pane sash window flanked by two-over-two pane sash windows, to the west is a four-over-four pane sash window. The west elevation of the single-storey range has a four-over-four pane sash window filling a former carriage arch.

1890 Clubhouse:

The clubhouse was also constructed of yellow brick, having red brick quoins and surrounds, and a red brick platband over the ground floor. It has a hipped slate roof, and shares a chimneystack with the 1890 court. The clubhouse has four canted bays, each having an eight-over-eight pane sash window with the exception of the first floor of the north-east bay which has a pair of six-over-six pane sash windows. Each window has a camber-headed surround and stone sill. There is a camber-headed door surround to the north elevation, having a square-headed timber door and a plain overlight.

1890 Court:

The 1890 court is constructed of yellow brick with red diaper brickwork to its east and west elevations and red brick to the quoins, window surrounds, pilasters and parapet. The contrast in brickwork provides a very distinctive west elevation fronting Grange Road which is enhanced further by the seven pilasters which separate the six gabled bays. Cast-iron rainwater goods serving each roof valley are braced on a pilaster. Within the north and south bay is a single eight-over-twelve casement window, and a pair of matching casements to the central four bays, all sitting at first floor level. At ground floor level a deep band of diamond patterned diaper work breaks up the otherwise plain brickwork. Concentric diamonds also add definition to the apex of each gable.

The east elevation is similar in design, with bays divided by seven pilasters but here there are no windows at first floor level. Blind, camber-arched openings sit at ground floor level and may have originally contained windows but are now infilled with yellow brick.

INTERIOR:

1866 Court:

The 1866 court retains its traditional real tennis court layout, with a grille penthouse to the west wall, service and side penthouses to the south wall spanning a walkway, and a dedans penthouse to the east wall over a gallery. Originally the 1866 court was entered from the west end of the north elevation (door opening and boot scrape still present), through a corridor under the grille penthouse to the west of the court, and under the service and side penthouses to the south of the court. These west and south corridors retain their original flag stone floors. To the east of the court, behind the gallery, there is a corridor with an inter-connecting door to the professional's house. On the east side of the corridor, either side of a plain fire surround containing a plain grille, are doors to changing rooms and a meeting room. The changing room contains a reclaimed fireplace with a plain surround, installed in the late C20. The meeting room has original shutters and panelling to the east wall either side of the replacement eight-over-eight paned window. The north wall of the meeting room bears a camber-headed blind arch, with a plain timber door.

1866 Professional's house:

Access to this part of the building was not possible at the time of the site visit (2014).

1890 Clubhouse and court :

The clubhouse contains an office on the ground floor, with a glazed screen overlooking a gallery, which in turn overlooks the 1890 court. On the first floor, a meeting room also grants an elevated view of the court. Very few original features remain, save two cast-iron columns in the ground floor gallery. The 1890 court was converted into four squash courts in 1933, but was restored to a real tennis court in the late C20. It is laid out in the traditional real tennis format with a grille penthouse to the south wall, service and side penthouses to the east wall spanning a walkway, and a dedans penthouse to the north wall. The upper wall of this court retains an original or early hessian covering, which is believed to have acted as a sound insulator. The court is overlooked by a gallery at ground and first floor level on the north wall from the clubhouse.

SUBSIDIARY FEATURES: There is a rectangular-plan single-storey block attached to the north elevation of the 1866 court, and is present on the 1888 first edition OS map. The block may have been in use as a toilet block until the construction of the new clubhouse in the late C19. The former window opening on the west elevation has been infilled.

Sources

Books and journals

Bradley, Simon, Pevsner, Nikolaus, *The Buildings of England: Cambridgeshire*, (2014)

Rawle, T, *Cambridge Architecture*, (1993)

Guillebaud, Philomena, 'Proceedings of the Cambridge Antiquarian Society' in *West Cambridge 1870-1914: building the bicycle suburb*, , Vol. XCVI, (2007), pp. 193-210

Websites

Court Register, accessed from <http://realtennissociety.org/court-register/> (<http://realtennissociety.org/court-register/>)

King's College Cambridge, Records of the Cambridge University Real Tennis Club, accessed from <http://janus.lib.cam.ac.uk/db/node.xsp?id=EAD%2FGBR%2F0012%2FMS%20Add.6233>

<http://janus.lib.cam.ac.uk/db/node.xsp?id=EAD%2FGBR%2F0012%2FMS%20Add.6233>)

The Courts, accessed from <http://www.curtc.net/aboutus/index.php> (<http://www.curtc.net/aboutus/index.php>)

West Cambridge Conservation Area Appraisal, May 2011, accessed from <https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/docs/west-cambridge-conservation-area-appraisal.pdf> (<https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/docs/west-cambridge-conservation-area-appraisal.pdf>)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The listed buildings are shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.

End of official listing

© Historic England 2019



UNIVERSITY LIBRARY

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1126281

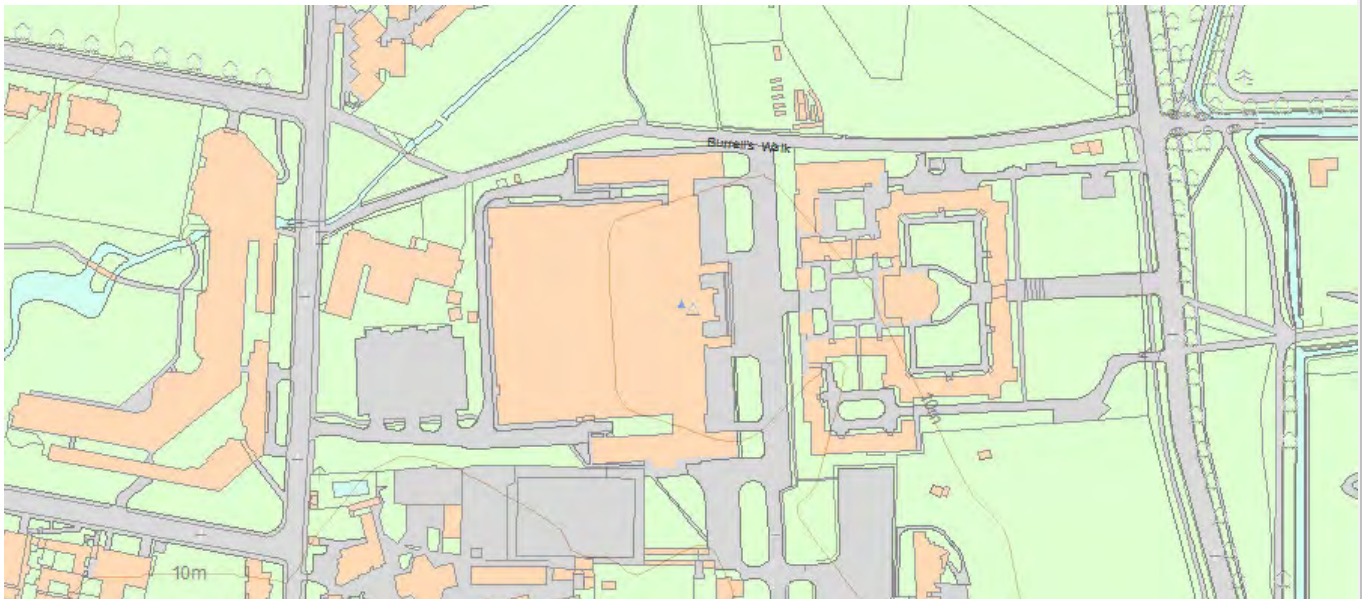
Date first listed:
10-May-1962

Date of most recent amendment:
02-Nov-1972

Statutory Address:
UNIVERSITY LIBRARY, QUEENS ROAD

Statutory Address:
UNIVERSITY LIBRARY, WEST ROAD

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1126281 .pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/445149/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:17:40.

Location

Statutory Address:
UNIVERSITY LIBRARY, QUEENS ROAD

Statutory Address:
UNIVERSITY LIBRARY, WEST ROAD

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 44161 58411

Details

UNIVERSITY LIBRARY 1, 942 (West Road) TL 4458 16/255B 10.5.62 II 2. Built in 1931-4. Architect Sir Giles Gilbert Scott. Long half H-shaped building. Red brick. Stone plinth, stringcourse and cornice. Pantiled roof. Projecting centre with round-headed rusticated archway, 4 windows over, pediment and tall tower. On each side of this, recessed portions of 3 windows each, and then blocks of 12 tall strip windows with recessed penthouse storey and widely overhanging eaves. At each L-shaped block of lower elevation, 2 storeys and 7 windows. Included inside are a number of C17 and C18 bookcases including the ones designed for the Old University Library by James Essex in 1731-4. (RCHM 21, bookcases only).

Listing NGR: TL4416158411

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
47312

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 02 May 2005

Reference: IOE01/14165/13

Rights: Copyright IoE Mr Dan Bloom. Source Historic England Archive

Archive image, may not represent current condition of site.

Elmside including boundary wall and gate

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1268365

Date first listed:
02-Aug-1996

Date of most recent amendment:
22-Dec-2014

Statutory Address:
Elmside, 49 Grange Road, Cambridge, CB3 9BN

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1268365 .pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/486854/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:23:06.

Location

Statutory Address:
Elmside, 49 Grange Road, Cambridge, CB3 9BN

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

Parish:
Non Civil Parish

National Grid Reference:
TL4395658303

Summary

Two-storey house with attic storey, built 1885 to the designs of ES Prior, having single-storey addition to the south, built c1900. A range of late-C20 and early-C21 university buildings associated with Clare Hall to the west of 49 Grange Road are excluded from the listing.

Reasons for Designation

Elmside, an Arts and Crafts style house built 1885 to the designs of ES Prior, is listed at Grade II for the following principal reasons: * Architectural interest: as an assured work by accomplished architect ES Prior, a leading architect of the Arts and Crafts movement; * Architectural composition: for its impressive asymmetrical composition, use of traditional building materials, and finely crafted details which are characteristic of the Arts and Crafts style; * Interior: for the survival of some interior details of note, including an original staircase and joinery in the entrance hall, original cupboards, and fireplaces; * Historic interest: for its association with Trinity College mathematician and author Walter William Rouse Ball, who commissioned the house and lived there until his death in 1925; * Context: it forms part of an exceptional suburban development in West Cambridge which encompasses the work of some of the most notable architects of the day; * Group value: for its group value with numerous listed houses and college buildings on Grange Road, notably 48 Grange Road by Basil Champneys opposite (c1880), and nearby Selwyn College by Sir Arthur Blomfield (1882-9) and Cambridge University Library by Sir Giles Gilbert Scott (1931-4), all listed at Grade II.

History

Cambridge is situated on the southern edge of the Fens at the highest navigable point of the River Cam. The original Celtic settlement had grown up on the north bank but the Romans established the small town of Durovigutum at the strategically important junction of four major roads. The Saxon occupation spread to the south of the river, and the Normans reaffirmed the strategic importance of the site by building a castle which led to the expansion of the settlement. Cambridge soon became a prosperous town in which several religious houses were established, and these attracted sufficient students for Henry III to recognise the town as a seat of learning in 1231. Most of the fifteen colleges in existence before the Reformation had evolved from the cloistered world of monastic scholarship. Additional colleges and university buildings have continued to be established up to the present day and much new housing was built during the inter-war period and post-war period.

The development of the former medieval West Fields began around 1870. This land, covering approximately 200 acres, was owned primarily by the colleges, notably St John's, which had always strongly resisted any building west of the Backs (the stretch of land which runs along the back of the riverside colleges). It was the loss of college revenue from the agricultural depression that led to their decision to lease the land in building plots. Three new institutions were established – Newnham College in 1875, Ridley Hall in 1877, and Selwyn Hostel (now College) in 1879 – and suburban houses in various styles from Queen Anne to Arts and Crafts and neo-Georgian were built piecemeal over almost half a century. The demand for such large family homes was partly fuelled by a new statute passed in 1882 that finally allowed dons to marry without having to give up their fellowships. The main arteries of development were West Road, Madingley Road and Grange Road, which forms the central spine road running north-south through the suburb.

Although economic necessity had forced the colleges to allow building on the land, they were determined to keep a strict control over the residential development which consisted almost entirely of high end middle class housing, interspersed with university playing fields, without any community facilities such as churches or shops. There was no overall plan but the landowners ensured that it was restricted to an affluent market by issuing leases that specified numerous conditions, including minimum plot sizes, minimum house costs, specification of superior building materials, usually red brick and tiles, and had stringent dilapidation clauses to ensure that property values did not deteriorate. St John's College for instance, specified one-acre plots with a minimum house cost of £1500 on its Grange Road estate, and half-acre plots with a house cost of at least £1000 on Madingley Road. To put this in context, in 1906 the sum of £1000 was considered well above the price of a substantial suburban villa.

The great majority of building leases were taken up by individuals who commissioned either local or London-based architects, many of whom are now considered to be amongst the finest of the late Victorian/Edwardian age, notably M. H. Baillie Scott who designed nine houses in west Cambridge, E. S. Prior, J. J. Stephenson, and Ernest Newton. Most of these houses were designed to accommodate at least two live-in servants, as shown by the census returns, and some had stables; although by 1910 there were requests either to convert these to garages or to build 'motor houses', as they were then known.

Grange Road originated as a laneway from Barton Road to Grange Farm, and contained no permanent buildings until the south section of the road was developed from the 1860s onwards. The first building lease granted by St John's College on Grange Road was to Walter William Rouse Ball in 1884, for the construction of Elmside or 49 Grange Road. Between 1884 and 1914 the college granted more than sixty building leases in St Giles to private individuals, and also leased land to other colleges for playing fields. The Grange Road Estate was opened up by the building of Herschel Road directly north of Elmside in 1885, running west from Grange Road towards Grange Farm, thereby serving the double function of creating more building sites and improving farm access. As development occurred, roads branched out west, and Grange Road gradually progressed north until it was connected with Madingley Road in 1910.

Elmside was designed by Edward Schroeder Prior (1852-1932), a prominent Arts and Crafts architect active in England in the late C19 and early C20. An alumnus of Gonville and Caius College, Cambridge, Prior was articled to Norman Shaw between 1875 and 1878, and commenced independent practice in 1880. Prior's early works are known to include an extension to the Red House in Harrow for relatives (1883-84), which is very much in the same style as Elmside, with the same particular window design, roof profiles and materials. Prior was appointed architect for Gonville and Caius College in 1885, and Elmside was his first commission in Cambridge in the same year. Prior was a founding member of the Art Workers' Guild (established 1884), and was appointed Slade Professor of Architectural History at the University of Cambridge from 1912 until his death in 1932, where he established the Cambridge School of Architectural Studies. Over his long and successful career, Prior published widely on English church architecture, art and sculpture.

Spalding's Street Directories of Cambridge indicate that Elmside was occupied by Walter William Rouse Ball (1850-1925) from the time of its construction in 1886 until his death in 1925. Rouse Ball took his first degree at University College London, where he was awarded the gold medal in mathematics. He then matriculated at Trinity College, Cambridge in 1871, and became a fellow of the college in 1875. Over his illustrious career at Trinity College, Rouse Ball was appointed Director of Mathematical Studies in 1891, and later Senior Tutor in 1898. Ball also acted as representative of the University on the Borough Council and various other bodies. He published A 'Short Account of the History of Mathematics' (1888), and 'Mathematical Recreations and Essays' (1892), which have run to five and fourteen editions respectively. He also authored 'The History of Mathematical Studies at Cambridge' (1889), 'The Genesis and History of Newton's Principia' (1893), and 'A History of the First Trinity Boat Club' (1908). Rouse Ball was a keen amateur magician and the founding president of the Cambridge Pentacle Club in 1919, one of the world's oldest magic societies.

Following Rouse Ball's death, Elmside was briefly occupied by JAH Wood, and then by Arthur John Berry from c1935 until c1970, Fellow Emeritus of Downing College and University Lecturer in Chemistry. Elmside transferred in c1970 to the newly founded Clare Hall (established 1966) and became Clare College Hostel. Elmside continues to provide accommodation for students of Clare Hall.

Details

Two-storey house with attic storey, built 1885 to the designs of ES Prior, having single-storey addition to the south, built c1900.

MATERIALS: red brick laid in English bond, with sections of red hung tiles, and plain tiled roofs.

PLAN: the house faces east onto Grange Road, and is roughly rectangular in plan with a single-storey rectangular-plan projection to the north elevation, and a single-storey rectangular-plan extension to the south elevation, built c1900.

EXTERIOR: Elmside was built in the Arts and Crafts style, having sections varying in height from single-storey to two storeys and attic storey. The northern section of the main house has a mansard roof, and the southern section is a combination of multi-faceted hipped, pitched and flat roofs with one dormer window on its east slope. The single-storey projection to the north is hipped, and the extension to the south is half-hipped and gabled to the west, with a central rectangular hipped lantern. The house features five red brick chimneystacks on the multiple roof slopes. The front (east) elevation to Grange Road consists of four parts: a rectangular single-storey block to the north; a tall north block with an attic storey over a doorway; a south block of two storeys with a dormer window; and a rectangular south block of one window bay built c1900. The east elevation is composed of red brick laid in English bond, with red plain tiles hung to the first and attic storeys over the front door. The main entrance to Elmside is by way of a timber door at the centre of the east elevation, with two raised and fielded panels under a plain overlight of three panes. The door is framed under a flat canopy supported on two square timber piloti, which may have been added at a later date. At first floor level, above the door, is a three-light casement to the first floor and a two-light casement to the attic storey, all framed by hung tiles. To the right of the door is a three-light casement window, and to the left but set back from the door, a five-light casement window illuminates the interior stair hall. To the left of this is an elaborate Venetian style window, having a segmental-headed casement window with a fluted keystone, set within a fixed-paned window, and surmounted by a small pediment. This particular style of window encourages an attribution to Prior, as a similar example may be seen at his addition to the Red House at Harrow (1883-4). On the first floor above the Venetian window is a three-light casement window, and an attic dormer with two casement windows above again.

The garden (west) elevation, is also composed of red brick, with red clay tiles hung to the first floor of the southern section, splaying over the ground floor windows and supported by carved brackets with pendant ball finials. The second floor gable of the garden elevation is half-timbered. The ground floor is nearly continuously-glazed over a red brick plinth, having the original Venetian style windows, comprising segmental-headed casement windows with fluted keystones, set within multi-paned fixed windows. The first floor features four bays of three-light casement windows and one two-light casement window, with a two-light casement window in the apex of the attic gable. A half-glazed door leads from the kitchen to the garden, and stands under a roofed canopy supported by two square-plan timber piloti.

The north elevation to Herschel Road has a casement window to the service stairs, a two-light casement window at first floor level, and two two-light casement windows to the attic storey of the mansard roof.

A single storey extension was added to the south c1900, having an oculus window and four four-pane windows (one infilled) to the west gable. The extension has a three-light casement window to both the east and south elevations, featuring hand-painted glass to the upper panels. Another single-storey extension was added to the south in the late C20, this is excluded from the listing as it does not contribute to the special interest of the principal buildings.

INTERIOR: the interior of Elmside was adapted for use as student accommodation c1970, and consequently does not retain many interior features. Within the entrance hall the original stairs survive, curving elegantly to meet the first floor landing, and are well lit by windows on the east elevation. On the ground floor the newel post is extended to ceiling height and doubles as a pier of an arch, displaying finely carved fluting. To the south of the entrance hall, a bedroom contains original bookshelves and cupboards, and may have originally been in use as a library. To the west of the entrance hall, partitions have been inserted to create dorm rooms and as a result two fireplaces, which would have served the grandest rooms, are now located on the east walls of a narrow late C20 corridor. One fireplace is of plain carved limestone, and the other is a painted carved fireplace with fluted brackets and pilasters. On the first floor, the landing opens to a corridor, off which are bedrooms to the west and north. The first floor corridor contains some arched openings, one with an oval borrowed light, and timber cupboards, alluding to former interior decoration. The service stairs in the north block has been replaced in the late C20, and allows access from the ground floor to the first and attic storeys. The attic storey accommodates a self-contained apartment, with a lobby, double bedroom, kitchen, bathroom and living room (no permission to access at time of survey).

The single-storey extension to the south of the house was built c1900, and has recently been adapted for use as a reading room, forming part of the Ashby Library. Colloquially known as the 'Magic Room', Rouse Ball's interest in magic and mathematics can clearly be observed in the painted windows which depict mathematical puzzles, coats of arms and symbols of the occult.

SUBSIDIARY FEATURES: To the east to Grange Road are attractively carved timber gates and gate posts. A red brick screen wall bounds the site to the north to Herschel Road, and features a segmental-headed gate opening and timber-battened door. The screen wall continues around the corner of Grange Road to meet the house, and contains a raised segmental-headed opening, which would have given access to the service areas of the house in the late C19. The remainder of the site is bounded by modern timber boarding. A range of late-C20 and early-C21 university buildings associated with Clare Hall to the west of 49 Grange Road are excluded from the listing.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
461899

Legacy System:
LBS

Sources

Books and journals

Bradley, Simon, Pevsner, Nikolaus, *The Buildings of England: Cambridgeshire*, (2014)

Rawle, T, *Cambridge Architecture*, (1993), 61

Valinsky, David (Author), *An Architect Speaks: the words and buildings of Edward Schroder Prior*, (2014), 26-27

Guillebaud, Philomena, 'Proceedings of the Cambridge Antiquarian Society, XCVI, pp. 193-210' in *West Cambridge 1870-1914: building the bicycle suburb*, , Vol. XCVI, (2007), pp. 193-210

Websites

'Prior, Edward Schroeder' in *A Dictionary of Architecture and Landscape Architecture*, 2000 , accessed from <http://www.encyclopedia.com/doc/101-PriorEdwardSchroeder.html> (<http://www.encyclopedia.com/doc/101-PriorEdwardSchroeder.html>)

West Cambridge Conservation Area Appraisal, May 2011, accessed from <https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/docs/west-cambridge-conservation-area-appraisal.pdf> (<https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/docs/west-cambridge-conservation-area-appraisal.pdf>)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The listed building(s) is/are shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 04 Feb 2007

Reference: IOE01/16262/18

Rights: Copyright IoE Mr A. Gude. Source Historic England Archive

Archive image, may not represent current condition of site.

Clare Hall, University of Cambridge

Overview

Heritage Category:
Listed Building

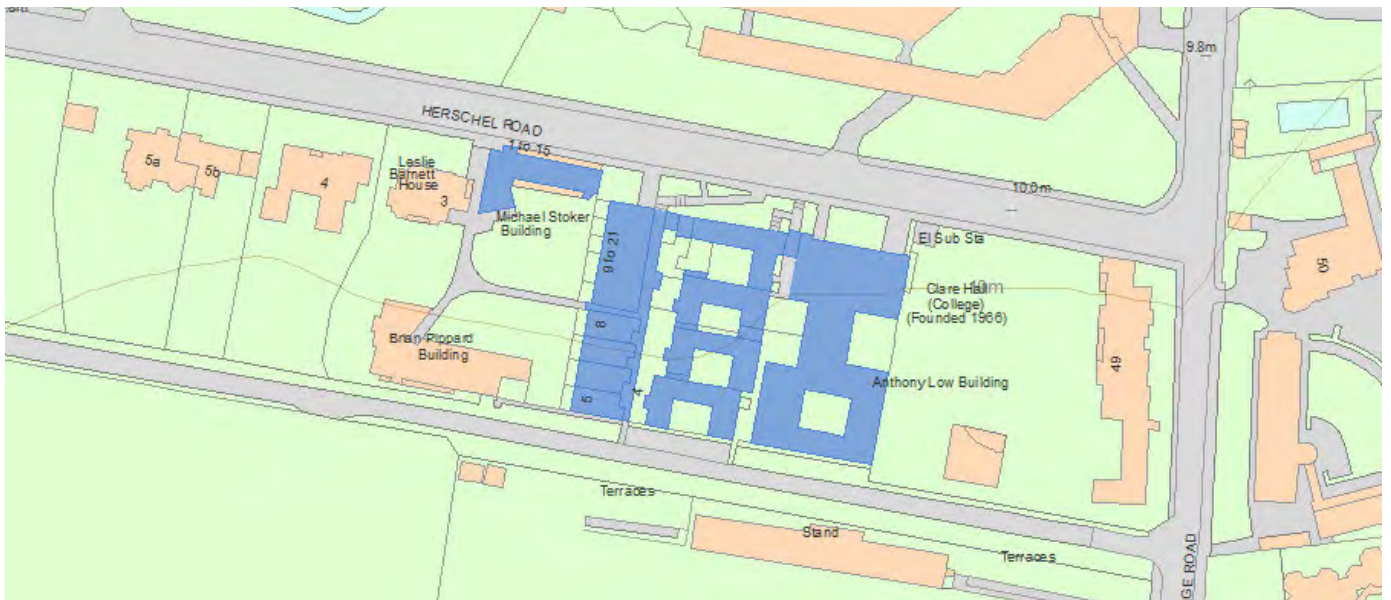
Grade:
II*

List Entry Number:
1454213

Date first listed:
06-Sep-2018

Statutory Address:
Clare Hall, Herschel Road, Cambridge, CB3 9AL

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1454213.pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/522150/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:24:38.

Location

Statutory Address:
Clare Hall, Herschel Road, Cambridge, CB3 9AL

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

Parish:
Non Civil Parish

National Grid Reference:
TL4384958316, TL4391158280

Summary

A college of the University of Cambridge, designed by Ralph Erskine and completed in 1969.

Reasons for Designation

Clare Hall, a college of the University of Cambridge, dating to 1969 and built to the designs of Ralph Erskine, is Listed at Grade II* for the following principal reasons:

Architectural interest:

* as a highly sophisticated architectural form which is distinctive, as well as an aesthetically pleasing composition; * for the scale and massing of the building, and the use of the car park to create an artificial slope to provide greater interest, also showing a consideration of landscape as well as the form of the building.

Historic interest:

* as tangible evidence of the social and economic context of the post-war era and as a unique and highly successful example of a response to the needs and challenges facing Cambridge University at the time; * as the work one of the acknowledged premier designs by an internationally renowned architect whose buildings already well represented on the List.

Group value:

* Clare Hall has associative and geographic group value with the Grade II listed Elmside, which was the first building used by Clare Hall and now forms and integral part of the college.

History

The change and expansion of tertiary education in the United Kingdom in the second half of the C20 had profound effects on the existing universities. It also led to the creation of many new ones. This trend reflected the shifting social and economic dynamics of the post-war era. Cambridge was certainly not immune to those effects. In terms of the growing numbers of students, graduates and other scholars who would wish to study, and therefore live, there were significant impacts on both college and university resources. The resulting requirement of additional facilities and accommodation meant dynamic changes were needed. Significant concerns were therefore voiced about the effect on the membership and character of the university.

In the years following the Second World War, the university and colleges found themselves locked in a debate seeking to address the balance of authority and resources between them. Academic support and supervision provided to undergraduates had historically been the responsibility of the colleges, but with the growing numbers of students had increasingly depended on university teaching officers (UTOs). These individuals were not associated with, or a fellow of, a college. But there was also a major issue in relation to the centrally-run university services and the support given to those by fellows of the colleges. The increasingly strategic approach to state funded research which arose during the period, while welcome in terms of the additional funding potentially available, put further pressure on existing resources because of the increasing numbers of research students.

At the same time there was a growing ambition to increase transmission of knowledge and learning through interactions between different universities, both at home and abroad, through visiting fellowships. As a relevant example, one of the members of Clare College, Richard Eden, Fellow of Mathematics, spent time in the United States in the 1950s, including at the Princeton Institute of Advanced Learning, and as he acknowledges, benefited both academically and personally from the experience. This included the development of an extensive network of international contacts many of whom were later to visit Cambridge, as well as an initial sense of the potential for an Institute of Advanced Study based on that at Princeton.

The combination of circumstances outlined above sparked some vociferous debates and led to the convening of the Bridges Committee in 1960. It also spurred the creation of the Colleges Committee which facilitated greater interaction through the regular meetings of the Head of Colleges to discuss matters of mutual interest, albeit without any formal decision making role. The Colleges began to consider how they should directly and proactively respond to the Bridges Report, published in 1962, themselves. This led several of them to take proactive action, which led, for example, to the founding of Darwin College, collectively, by Trinity, St Johns and Gonville and Caius Colleges. Corpus Christi College established a semi-autonomous facility, for Graduates only, at Leckhampton House but which retained a formal link to its mother college.

Clare College itself was not immune to or divorced from these influences and discussions, and was actively considering how to address the challenges. The Master from 1958, Sir Eric Ashby, was Vice Chair of the Bridges Committee and his influence is very apparent in the approach subsequently taken. As the discussions progressed it became clear by 1963 that neither the establishment of a semi-autonomous graduate annex to the College or a significant increase in the number of Fellows was to be met by wide-ranging support within the Governing Body (GB). Ashby nonetheless sought to drive the agenda through the calling of an Extraordinary Meeting of the GB in January 1964. In advance of the meeting however, Richard Eden submitted a new proposal for the establishment of an Institute of Advanced Study, based on that at Princeton, which would have a permanent fellowship, provide places for Graduates and, significantly, also for visiting, and in due course research, fellows. The new proposal was seen as an admirable approach and quickly gained widespread support from the GB. The proposal centred on the new foundation being on Herschel Road as it was known that the expansion of the University was likely to take place in the west of the city.

In March 1964, following further work by Ashby, Eden and Northam, a report to the GB formally recommended that the new foundation be housed in Herschel Road and that an architect be appointed to prepare plans. GB took the view that there should be room for twenty flats of varying sizes, studies for non-resident fellows and students, a reading room, seminar rooms, separate dining rooms for the fellows and for their families, a kitchen and offices. The Bursar estimated that the accommodation could cost £6 a square foot, suggesting a total price of £132,000 plus fees and furniture. These requirements were elaborated by Richard Eden in discussion with colleagues during January and February 1964, and formed the basis of an architectural brief. In March a working committee was set up to take the proposals forward.

Sir Leslie Martin, the university's professor of architecture, proposed three practices for consideration at the committee's first meeting. They were Alan Colquhoun, Howell, Killick, Partridge and Amis (HKPA) and Peter Moro. The committee also considered Ralph Erskine, Philip Dowson of 'Ove Arup Associates', David Roberts, Powell and Moya, and the young Scottish firm of Morris and Steedman. It recommended that 'the choice should be made from young men or from men of international eminence known to give personal attention', and Holister was requested to obtain and to circulate information about Alan Colquhoun, Ralph Erskine, Peter Moro, Arup Associates and Morris and Steedman. The suggestion of Ralph Erskine, perhaps unusual because of his lack of experience in large institutional buildings, came from Holister. Morris and Steedman is another unusual choice; like Erskine, their work was largely domestic at that time and strong in the use of natural materials. It seems likely that Holister favoured this style. Richard Eden reported that 'none of us was happy with the style of un-faced concrete that had become fashionable in some of the new universities' espoused by Martin's recommendations. Erskine was appointed formally by August 1964.

The earliest sketches for Clare Hall, which are held in Erskine's archive at the Swedish Museum of Architecture in Stockholm, date from 14 October 1964. The first scheme retained Herschel House, the main existing building on the site, and placed car parking along Herschel Road and the track next to the rugby field. Next to the field he placed a terrace of housing, countered by a dining room, kitchen and facilities on Herschel Road and flats on the east side, the whole creating a giant quadrangle. Another alternative joined a new dining room on to the west side of Herschel House, whose ground floor became a writing room and common room, with residential accommodation above. However, once the fellows were persuaded that there was no financial saving to be made by retaining Herschel House they were keen to see it demolished. They resolved on Erskine's 'sketch 5', but asked that the building be moved slightly westwards to allow later expansion, and to have more two-storey elements for the same reason. Less happy were discussions over the programme's timing, with Erskine considering February 1968 more realistic than October 1967, as sought by the college.

Erskine meanwhile sought to partially submerge the car parking into a semi-basement that would make for a higher building facing Herschel Road. Eden suggests that the eventual scheme was beginning to appear at the end of 1964, and by January 1965 the car parking had been moved into a basement, confirmed in February when the city planners refused to consider off-street parking. The basement at this stage was larger than that eventually realised, occupying half the depth of the site, with a substantial kitchen area as well as parking. There were two entrances, but the majority of the residential accommodation remained as a terrace alongside the rugby ground, with smaller units on the east side and a defined porter's lodge on Herschel Road with guest rooms over. The facade to Herschel Road remained relatively low and flat-roofed at this stage.

Plans from April 1965 show the emergence of a very different scheme, much closer to that eventually realised. The committee was anxious that as much of the accommodation as possible, save for the dining hall and kitchen, be on two storeys so that there would be land for expansion, and was even unhappy with the central court houses that appeared at this time. Erskine accordingly developed a two-storey quadrangle on the south-east part of the site for the private studies and offices, the upper floor with a projecting walkway, and moved the flats to the west side. At this stage the flats had a stepped roof-line, which was retained when on 30 April Erskine added more storeys to the flats at the Herschel Road end and defined four courtyard or patio houses in the centre of the site, largely single-storey although each had one upper-floor bedroom. The kitchen and dining room remained unresolved, however, with the bar set in a small separate room behind the entrance way. A scheme from 11 May 1965 included a high table and a private dining room behind the bar, which for the first time opened out into the Common Room. It appears that one of the most difficult elements to resolve was the form of the President's house, perhaps because in Brian and Charlotte Pippard, the president and his wife, there was a real client to hand with whom Erskine had discussions long into the night.

The college secured an authorisation from the Ministry of Public Buildings and Works to go ahead with the project in 1966 so long as building commenced before November. As the design was finalised, the patio housing was arranged in a single line with the upper floor bedrooms removed, and at this stage a single steeply sloped roof took shape over the larger accommodation block. Fat timber down-pipes discharged rainwater into a canal running down the centre of the 'Family Walk' and along the southern perimeter. To lower costs further the upper floors of the office courtyard were eliminated in April 1966 and the dining hall assumed the simple, open form which was built.

Clare Hall was formally founded as an approved Foundation of the University of Cambridge on 7 February 1966 with the Governing Body of Clare College as Trustees. The new fellows made use of College facilities and a weekly dinner was held each Tuesday in the Master's Lodge. Work on the new buildings commenced in October of that year, with separate contracts for the foundations and the superstructure to enable the work to begin within the prescribed time frame. The new building was duly completed in the summer of 1969 and formally opened on 30 September by Lord Ashby of Clare College in his capacity as Vice Chancellor of the University, with the Chancellor in attendance.

The Hall quickly became known for its informality and family friendly approach; it was apparent that the layout of the buildings helped keep the noise levels down within the academic focused areas. In the years since its foundation it has also developed a distinctive academic and intellectual culture of its own. This has been enhanced by the visiting fellowship and the graduate and research students, the numbers of which have all grown significantly. There have therefore been several periods of expansion to the site and Erskine himself designed another residential block to the west in a similar style in 1983-1985. This was built in 1985-1987, with the input of local architect Nicholas Ray from the University. It is known as the Michael Stoker Building after the third President, whose efforts had led to the funds being available for the new building. Nicholas Ray himself added a further range in 1995, using a simpler version of the same idiom which was named after Brian Pippard. Clare Hall gained its Royal Charter and therefore full status as a constituent college of the University in 1984, and became fully independent in 1996, when legislation required the separation of its investment portfolio from that of Clare College.

Details

A college of the University of Cambridge designed by Ralph Erskine in 1964-1966 and built in 1966-1969. A later building to similar designs by the same architect was constructed on the same site in 1985-1987.

MATERIALS: red brick cavity wall construction with sloping aluminium clad timber roofs. There are concrete and timber floors. The windows are timber with double glazed plate glass set within the original frames.

PLAN: the main college building has a complex plan of three main sections set within an overall rectangular footprint. The three different sections; communal/study area, houses for visiting fellows and flats block, are separated by the paved Scholars' Walk and Family Walk, whose names reflect their different functions. There is a single cross walk which spans the site and gives access to the gardens as well as the only link between the two Walks. The buildings which face to Herschel Road are raised over a semi-basement car park that gives the complex a slightly sloping section and roof profiles. The Porter's Lodge, which is a later addition, is located in Scholars' Walk and gives access to the main communal area which contains the common room and bar and beyond leads to the dining room. Further down Scholars' Walk is a glazed courtyard in the form of a peristyle which contains study and meeting rooms and offices. To the east of these is the Scholars' Garden. The central section is occupied by four u-plan patio houses - that of two storeys to the north is for the President. The other three are single-storey and for visiting fellows and their families. One of the houses is now converted into an exhibition space. Each house is set round an internal courtyard. The west section is taken up by a large accommodation block for the fellows and visitors to the College. To the west of this is the shared Family Garden, now enclosed by other later blocks of flats.

EXTERIOR: the elevation to Herschel Road is largely blind, housing mainly the kitchens and stores. There are, however, windows on the first floor which light the upper storey of the President's House. To the west of Family Walk is a block which steps down from three storeys to one on the north-south sloping site. This block containing four houses and twelve flats or maisonettes, plus a nursery, set in a block which falls from four storeys facing Herschel Road to two storeys at the rear. A brick wall which delineates the gardens of the ground floor flats is older and may be the boundary wall of the garden of the demolished Herschel House. There are thick timber balustrades to the walkways and balconies to the flats and these and the translucent over-sailing roof canopy are hung from steel poles to avoid cold bridging (this was a key feature of Erskine's work and a detail developed in Sweden to deal with the harsh winter climate). Broad laminated wood and aluminium chutes discharge rainwater, previously into open channels or pools although these have been filled in. The houses have projecting bay windows to Family Walk which provide views to north and south. That of the President's House is larger and is designed to demonstrate the central role of the President in the social and academic life of the Hall. The paved walks have flights of steps where the complex falls from north to south, concealing vents to the car park below with built in brick planters and timber seating. There are glazed walls throughout the study room 'cloister' which give onto a small courtyard which is dominated by the oversized rainwater goods and also contains small mushroom shaped sculptures. There is also a small canal which runs along the length of the southern edge of the site which collects rainwater goods from further oversized goods.

INTERIOR: the interior is Scandinavian in character and is distinguished by intricate planning combined with the use of materials and details such as the extensive use of exposed timber and the distinctive hand rails and balusters on stairs throughout the buildings. Within the main social spaces, off Scholar's walk, there are sweeping timber boarded ceilings on a diagonally sloping plane supported by distinctive metal pillars with timber cladding and a gentle entasis to the common room, bar, dining room, servery and discussion rooms. The small studies surrounding the small courtyard in the south-east corner of the site are plainly detailed; there is also an office for the President one for his Secretary and two meeting rooms. The President's House has a fine, if simply detailed interior, with a large open-plan living space with a timber floor, an office set at right angles at one end and a fine curved staircase to private accommodation at the other which has a distinctive concrete wrap-around forming a sweeping balustrade. Accommodation for visiting fellows is located in the single-storey 'courtyard' houses in the middle of the site, and in single-storey and duplex units located in the long sloping block to the west of the site. The block along Family Walk has a series of apartments including duplex units, and are fully equipped with fitted kitchens and bathrooms, and make use of the same simple detailing, for example the stair banisters, which are used in the other areas of the college. The other interiors are more noteworthy for their intricate yet relaxed planning than for particular fixtures.

MICHAEL STOKER BUILDING: 1985-1987 extension. The first major addition to Clare Hall on Herschel Road, the building is set at right-angles to Erskine's earlier complex and forms the northern boundary to the Family Garden, as the original does the eastern boundary. Erskine had just been awarded the RIBA Gold Medal so his appointment was timely. The new block was designed between June 1983 and June 1985 by Erskine with executive architects Hughes and Bicknell producing the working drawings from his sketches. The building repeated the style of his earlier building and was built in 1985-7.

The materials are red brick, with timber details, concrete floors and a sloping roof from the fourth to second floor; flat roofs to the one- and two-storey sections to the west next to the nineteenth century house associated with the Keynes Family (No 3). Its colours complement those of the earlier building. The building is 'of an L'-shaped plan, comprising fourteen bedsits with shared bathrooms, a kitchen and dining room. A projecting corner stair tower at the apex stands adjacent to that of the original building.

Sources

Books and journals

Booth, P, Taylor, N, Cambridge New Architecture, (1970), 52-55
Eden, R (Author), Clare Hall: The Origins and Development of a College for Advanced Study, (2009)
Ibbetson, D (Editor), Longair, M (Editor), Walston, C (Editor), Clare Hall: a 50th Anniversary Portrait, (2016)
'Clare Hall: Home Life in a Cambridge College' in Architectural Design, , Vol. 12, (1969), 650-659

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

© Historic England 2019

48, GRANGE ROAD

Overview

Heritage Category:
Listed Building

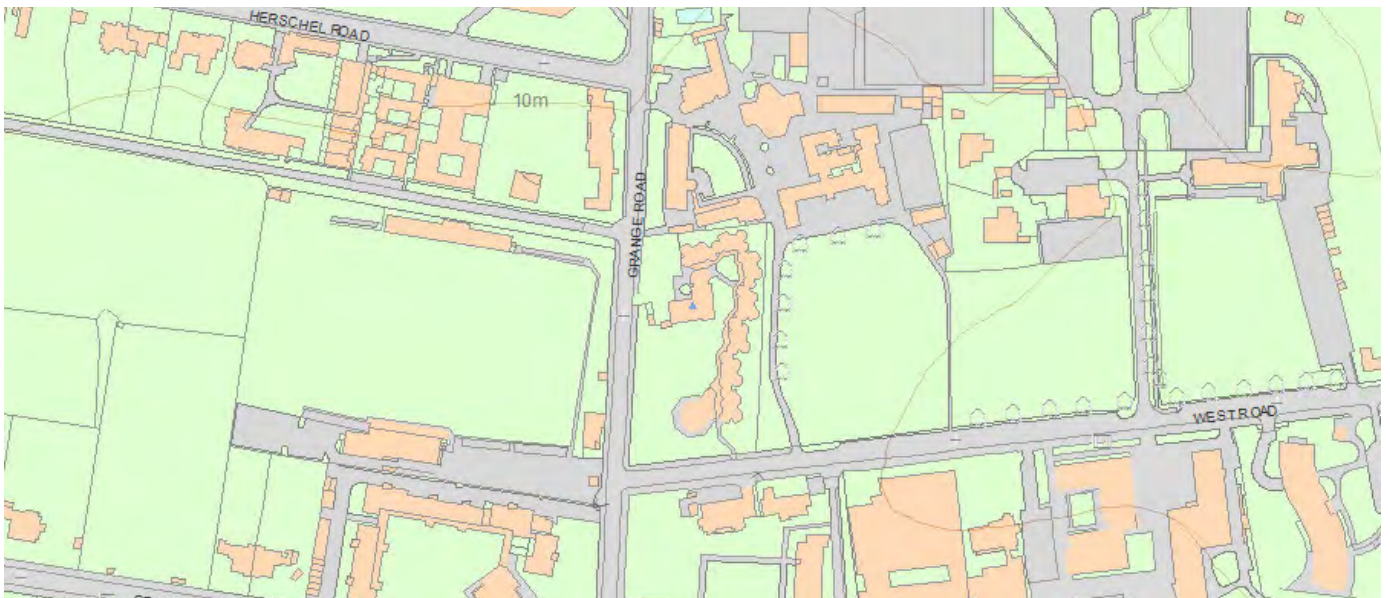
Grade:
II

List Entry Number:
1268364

Date first listed:
02-Aug-1996

Statutory Address:
48, GRANGE ROAD

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1268364.pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/245137/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:26:13.

Location

Statutory Address:
48, GRANGE ROAD

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 44015 58205

Details

TL 4458 CAMBRIDGE GRANGE ROAD (East side) 667- /16/10049 No.48

II

House. c.1880 probably by Basil Champneys. Converted to student residences late 1940s. Red brick laid in English bond; machine tile roof Principal facade to south. 2 storeys and doffiler attic in 4-window range. Centre 2 bays recessed and lit through 2 616 unhorned sashes to each floor. Scalloped sash hoods. Plain aprons to ground-floor windows, ogeed aprons above. One circular window to each floor to right and left of sashes, with keyblocks. These light fireplace inglenooks. Outer bays each with a full-height canted timber bay window consisting of central 2-light casements beneath an arched light with radial glazing bars. 616 unhorned sashes either side. Ground-floor casements developed into French windows. Panelled frieze between the storeys, and a pediment over ground floor. Gabled roof Wide weatherboarded gable-ends over the outer bays, each with one 2-light casement. Central gabled doffiler fitted with a 4-light casement. Twin panelled stacks on ridge. Symmetry of north elevation compromised by early C20 extension to left. One central tripartite window to each floor of same design as south front, similar gabled doffiler in roof Doorway set to right under deep coved hood. INTERIOR. Principal room to south-west corner on ground floor: eared timber chimneypiece with scrolled bifurcated decoration and panelled mantel shelf. Panelled overmantel. Inglenook created by screen of panelled pilasters supporting a frieze. Open string staircase with turned balusters. (Girouard, M: Sweetness and Light: Oxford: 1977: 125)

Listing NGR: TL4401558205

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

461898

Legacy System:

LBS

Sources

Books and journals

Girouard, M, Sweetness And Light, the Queen Anne Movement 1860 -1900, (1977), 125

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



CORPUS CHRISTI COLLEGE, GEORGE THOMSON BUILDING, LECKHAMPTON HOUSE

Overview

Heritage Category:
Listed Building

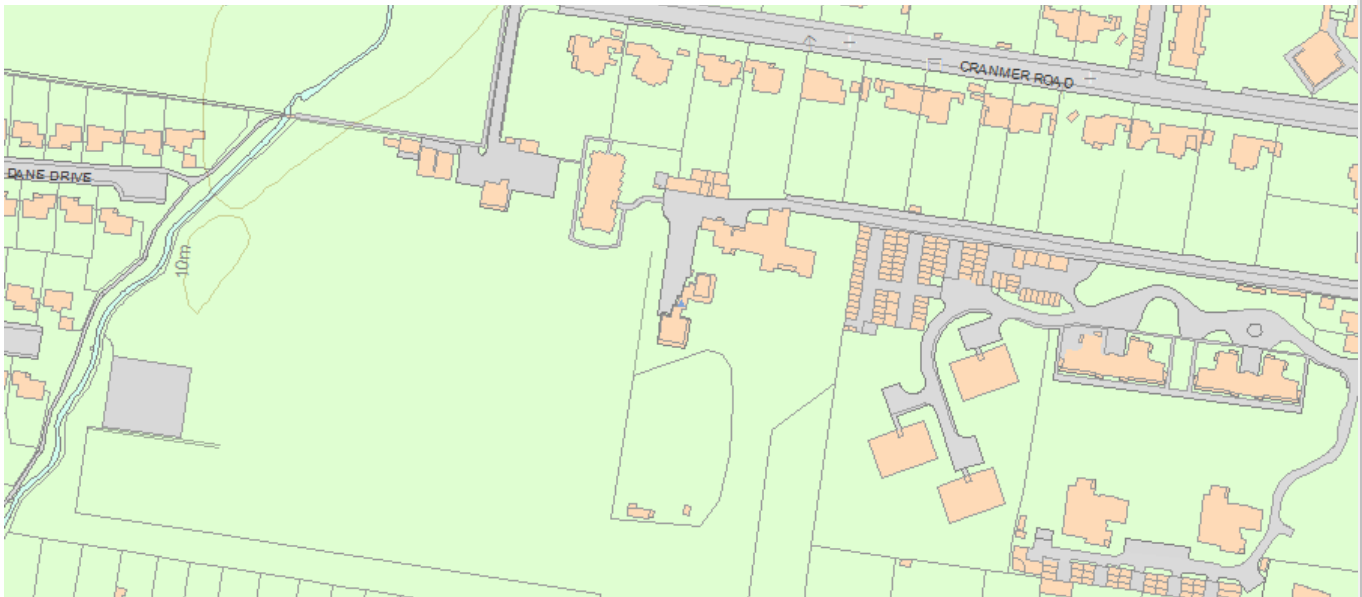
Grade:
II

List Entry Number:
1126003

Date first listed:
30-Mar-1993

Statutory Address:
CORPUS CHRISTI COLLEGE, GEORGE THOMSON BUILDING, LECKHAMPTON HOUSE, GRANGE ROAD

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1126003.pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/120801/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:27:07.

Location

Statutory Address:
CORPUS CHRISTI COLLEGE, GEORGE THOMSON BUILDING, LECKHAMPTON HOUSE, GRANGE ROAD

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

Parish:
Non Civil Parish

National Grid Reference:
TL4365157973

Details

The following building shall be added to the list-

GRANGE ROAD TL 45 NW 667/20/10027 George Thomson Bldg, Leckhampton House, Corpus Christi College II Graduate residence. 1963-64. Philip Dowson of Arup Associates. Pre-cast concrete frame and red brick. 5 storeys. Pair of blocks with a staggered brick link. Fully glazed student rooms, set back behind concrete frame with paired verticals and expressed horizontals at floor and roof heights; narrower concrete balustrades to upper levels. Link with brick panels and glazing introduced at the junctions. N. Taylor, Cambridge New Architecture.

Listing NGR: TL4369057995

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
47936

Legacy System:
LBS

Sources

Books and journals

Taylor, N, Cambridge New Architecture

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 11 Mar 2007

Reference: IOE01/16263/27

Rights: Copyright IoE Mr A. Gude. Source Historic England Archive

Archive image, may not represent current condition of site.



78, BARTON ROAD

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1126245

Date first listed:
02-Nov-1972

Statutory Address:
78, BARTON ROAD

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1126245.pdf** (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/121011/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:28:46.

Location

Statutory Address:
78, BARTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 43610 57610

Details

BARTON ROAD 1. 942 (North Side) No 78 TL 45 NW 20/429 II 2. Early/Mid C19. Grey gault brick. 2 storeys, 3 windows 1:1:1, sashes with glazing bars. The centre bay is set forward with porch. Canted bay windows on garden front. Hipped slate roof.

Listing NGR: TL4361057610

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

47324

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 14 Sep 2003

Reference: IOE01/11355/33

Rights: Copyright IoE Mr Mike W. Hallett. Source Historic England Archive

Archive image, may not represent current condition of site.



GATEWAY AT NUMBER 78

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1126246

Date first listed:
02-Nov-1972

Statutory Address:
GATEWAY AT NUMBER 78, BARTON ROAD

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1126246.pdf**

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:32:45.

Location

Statutory Address:
GATEWAY AT NUMBER 78, BARTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 43610 57579

Details

BARTON ROAD 1. 942 Gateway at No 78 TL 45 NW 20/429A II 2. Stone gate piers with ball finals, cast iron gates. Contemporary with the house.

Listing NGR: TL4361057579

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
47325

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.



Reference: IOE01/11355/34

Rights: Copyright IoE Mr Mike W. Hallett. Source Historic England Archive

Archive image, may not represent current condition of site.

2 AND 2A, GRANTCHESTER ROAD

Overview

Heritage Category:
Listed Building

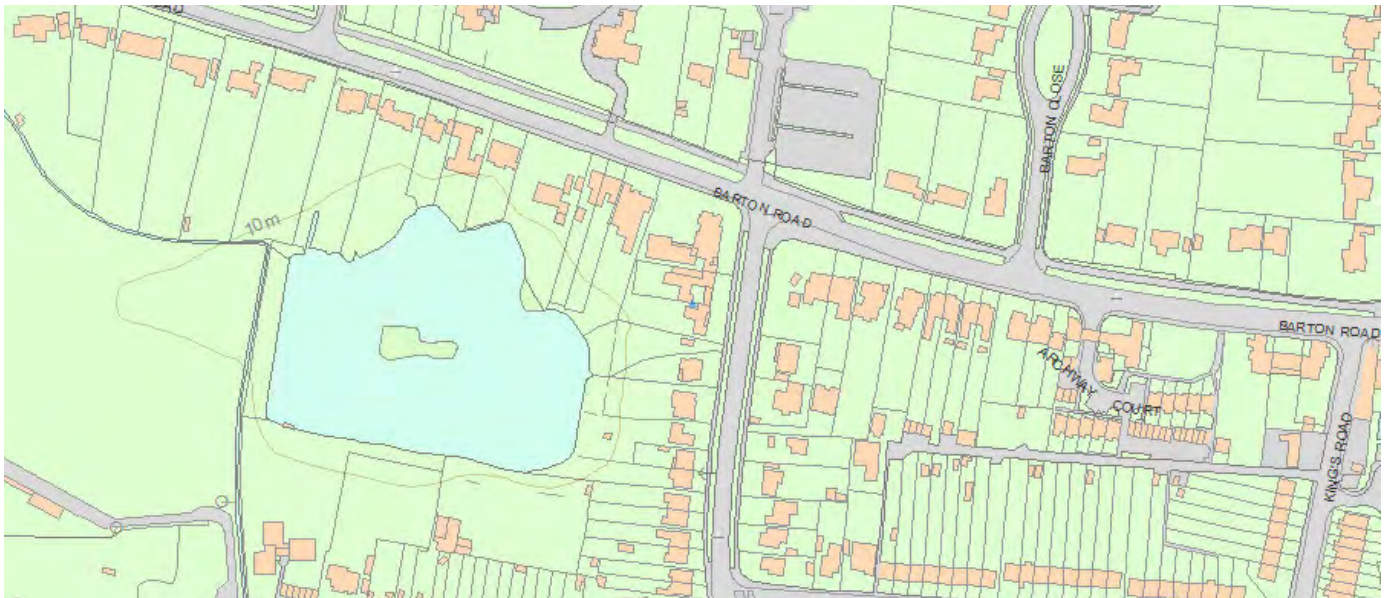
Grade:
II

List Entry Number:
1392069

Date first listed:
12-Apr-2000

Statutory Address:
2 AND 2A, GRANTCHESTER ROAD

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1392069.pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:39:32.

Location

Statutory Address:
2 AND 2A, GRANTCHESTER ROAD

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 43644 57497

Details

CAMBRIDGE

TL45NW GRANTCHESTER ROAD 667/20/10108 2 & 2A 12-APR-00

II Pair of houses with garages, one with studio. 1961-4 by Colin St John Wilson, that with studio for himself, the other for Dr Peter Squire. Frank Newby engineer. 8" x 16" concrete block made with crushed Abergale limestone and waterproof white cement with white aggregate concrete beams exposed. Similarly-planned houses, that for Wilson set behind office range which projects to building line to front, and which has first-floor drawing office set over colonnade into forecourt patio. L' shaped houses, with staircases on corner, that to Dr Squire's house a spiral stair, and living rooms in projecting rear wing, that to Wilson's house of double-height with library balcony. Garages to right of each plot a continuous part of the composition, the regular colonnaded facade described by Colin Rowe as the smallest monument in Cambridge'. Double-glazed sashes to smaller windows, large single double-glazed panes to living rooms. Interiors of fair-faced blockwork except in bedrooms and bathroom which are plastered. Dark stained timber to doors and stairs, and white rubber floorings. Wilson's kitchen retains its original cupboards.

Included as a powerful, uncompromising design, at once modern yet classical in its formality. 'These are two of the best houses produced in this country within the last few years' (Architect and Building News 7 July 1965). 'A study of rationalised and variable urban row house series and a rigorous and groundbreaking exercise in the use of naked concrete blockwork. His own house was a small monument with its cubic double height living room, its insistent columniation, its austere materials.' (Martin Richardson in Colin St John Wilson, RIBA, 1997, p.19.) Two of only three private houses designed by Sir Colin St John Wilson in the 1960s, and of particular interest in including a house and studio for himself.

Sources Architect and Building News 7 July 1965, pp.11-15 Architectural Design, November 1965, pp.546-9 Byggekunst, no.3, 1967, pp.70-1 Colin St John Wilson, Architect, n.d. c.1972 Colin St John Wilson, RIBA, 1997

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

498041

Legacy System:

LBS

Sources

Books and journals

Booth, P, Taylor, N, Cambridge New Architecture, (1970)

Frampton, , Richardson, , Colin St John Wilson, (1997)

'Architect and Building News' in 7 July, (1965), 11-15

'Architectural Design' in November, (1965), 546-9

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



ALL SAINTS CHURCH

Overview

Heritage Category:
Listed Building

Grade:
I

List Entry Number:
1126204

Date first listed:
26-Apr-1950

Date of most recent amendment:
27-Jan-2011

Statutory Address:
ALL SAINTS CHURCH, JESUS LANE

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1126204.pdf**

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:41:29.

Location

Statutory Address:
ALL SAINTS CHURCH, JESUS LANE

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 45177 58791

Details

This list entry was subject to a Minor Amendment on 26/09/2012

667/4/1 26-APR-50

JESUS LANE (South side) All Saints Church (Formerly listed as JESUS LANE Church of All Saints)

I Designed by G F Bodley. Body of church and base of tower 1863-4, spire and tracery in north wall completed 1869-70.

MATERIALS: Handmade brick faced with ashlar, tiled roofs. Interior arcade of Ancaster stone.

PLAN: Nave, chancel with tower over the choir, south aisle, south-east vestry and organ chamber and north-west door.

EXTERIOR: The tower is an important Cambridge landmark and one of the tallest structures in the city. The north side to Jesus Lane is the show front. The church is wholly in an early C14 Decorated style, and is the first use by Bodley of the English Decorated, which subsequently became his preferred style.

Very large 5-light east window, the north and south walls of the chancel are blind. The design of the substantial tower is based on that of Ashbourne, Derbyshire, and has a projecting north-east stair turret with an external doorway. The tower has striking carved corbels below the embattled parapet, and gargoyles at the corners. Each face of the tower has a pair of transomed 2-light belfry windows with pierced stone panels. The north face of the tower has a 3-light window with intersecting tracery. There is a very fine, tall broach spire, added as part of the second phase of work on the church. It has five tiers of lucarnes, the lowest tier with transoms and flowing tracery in the openings. In addition, the north-east stair turret on the tower is also a small, crocketed spirelet with a gabled and traceried base that rises above the tower parapet.

The nave has a 3-light west window with intersecting tracery, and 2- and 3-light Decorated-style windows on the north side, the tracery part of the second phase of work. The north-west porch is gabled. The south aisle is shorter than the nave and has a 5-light uncupped east window, a Y-tracery west window and 2-light windows in the south wall. There are two doors on the south side, that to the vestry trefoil-headed. The lean-to south-east vestry and boiler house are in the angle between the east end of the south aisle and the chancel.

INTERIOR: The interior is quite dark and architecture is simple compared to the exterior, but it makes up for this plainness with extraordinarily rich painted decoration and good, contemporary furnishings. The tower stands over the western part of the chancel, with a small sanctuary beyond, and the tower arches, including an arch into the east bay of the south aisle, give the impression of a crossing. The tower arches and the five bay south arcade have chamfered arches on polygonal piers or responds with moulded capitals and bases. There are tall tie beam and king post roofs in both nave and south aisle. There is a flat timber roof over the choir, under the tower, which is divided into panels by moulded beams, and the sanctuary has a boarded, canted wagon roof.

PRINCIPAL FIXTURES: Excellent contemporary fittings, mostly designed by Bodley, including glass by Morris and superb painted decoration mainly executed by F R Leach and W H Hughes.

The C15 font survives from the old church. Octagonal, with alternating Tudor roses and shields, it was repainted in the C19. There is also a second font, designed by Bodley in 1863. Of alabaster, it has a traceried stem and Tudor roses on the bowl. Timber pulpit 1864 by Bodley which was painted by Wyndham Hope Hughes in 1874. The lectern is 1900. The chancel screen was designed by John Morely and made by Rattee and Kett in 1904. It has delicate Art-and-Crafts perpendicular tracery and a coved cornice. Above it is a great cross, also painted. The south aisle screen by Bodley of 1879. The choir stalls and nave benches by Bodley are plain in comparison to the rest of the decoration. The fittings of the sanctuary were also designed by Bodley and include the high altar with riddel posts, 1904 steps to the altar, and a suite of textiles. The chancel floor and the risers of the steps have encaustic tiles.

The walls and roofs of the whole church, and the stone work including the piers and window tracery at the east end, are stencilled with bands of richly coloured pattern including fruit and floral motifs, IHS and IHC monograms, and texts. The choir ceiling has the symbols of the evangelists, and there is a Christ in Majesty flanked by angels and kneeling figures of the Virgin and St John over the western tower arch. The paintings were done in stages by several artists. The Christ in Majesty is 1875 by W H Hughes, and was repainted in 1904 by B M Leach. A painting of Jesus blessing the Children on the west wall is probably also by Hughes. The canopy of honour in the east end of the nave roof was executed by William Morris in 1864. Some of the ceiling decoration was carried out by F R Leach in 1870, supervised by C E Kempe, and other wall and ceiling decoration was designed by Bodley and painted by Leach in 1878-9. The stencilled decoration was also repaired and partly repainted by Leach in 1904-5.

The glass in the east window of 1866 by Morris and Co. is particularly notable. The figures were designed by William Morris, Edward Burne-Jones and Ford Maddox Brown and are set in white backgrounds, an unusual feature for the time. There is also other good C19 and early C20 glass including three windows by Kempe, two by Leach, and one of 1944 by Douglas Strachen.

A C18 chandelier in the east tower arch is from the old church. There are some monuments, including a number of C18 and early C19 wall tablets reset from the old church and a C19 marble tablet to Very Rev. Herbert Lucock, sometime vicar of All Saints.

HISTORY: All Saints has its origins in the Church of All Saints in the Jewry, in St John's Street. Early prints show that the tower was built on arches over the street. By the mid-C19 the medieval church was too small for the congregation, and as it stood in the way of development of that area of the city, it was decided to move it further north to Jesus Lane. The new church opened in 1864, and the old church was demolished when St John's Street was widened in 1865, although its churchyard is preserved as an open space.

After an initial desire to have Gilbert Scott as architect, George Frederick Bodley, who had been a pupil of Scott's, was chosen to design the new church. Bodley, who had set up his own practice in 1855, was to become one of the most important architects of the Gothic Revival. From 1860 a number of plans were drawn up for the church, but were rejected as being too expensive. The design was finally settled in 1862, and construction carried out in 1863-4 with a further phase of work on 1869-71 including the completion of the tower and spire and some of the north aisle glazing. The cost of the first phase was £5,408 with a further £2,036 spent on the second phase. All Saints is notable for the first introduction of Decorated-style motifs into Bodley's work, as the style became his trademark, but it has recently been noted (Hall) that the second phase of work made the building more Decorated than had been originally intended with the inclusion of flowing tracery in the windows and substitution of the very slender spire for a heavier broach spire originally proposed. Work carried out in 1904 to the decorative scheme was necessitated by damage caused by smoke from the gas lamps; the church was electrified in 1904 (chancel) and 1907 (nave). The church has been very little altered in the C20 and is one of the best preserved Anglo-Catholic interiors in England. It became redundant in 1973, and although there were proposals to demolish it a few years later, it passed to the Churches Conservation Trust in 1981.

SOURCES: Hall, M, 'The Rise of Refinement: G. F. Bodley's All Saints, Cambridge, and the Return to English Models in Gothic Architecture of the 1860s', *Architectural History* 36, (1993) 103-26 Newman, J, *Buildings of England: Cambridgeshire*, (1977) 221 RCHME *City of Cambridge II* (1959) 254-5 Tricker, R, *All Saints' Church*, (2004)

REASONS FOR DESIGNATION: All Saints' Church, Jesus Lane, Cambridge, is designated at Grade I for the following principal reasons: * Outstanding parish church of 1863-4 designed by G F Bodley. All Saints is the first use of the Decorated style in Bodley's work, and as such is a seminal part of his oeuvre * Very complete interior decoration including furnishings, stencilled and painted wall decoration, and stained glass designed by Bodley and others, including William Morris, C E Kempe, F R Leach and W H Hughes

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

47504

Legacy System:

LSB

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 14 Apr 2006

Reference: IOE01/14929/04

Rights: Copyright IoE Mr Keith Hurst. Source Historic England Archive

Archive image, may not represent current condition of site.



ST JOHN'S COLLEGE, THE BUILDINGS SURROUNDING THE FIRST, SECOND AND THIRD COURTS

Overview

Heritage Category:
Listed Building

Grade:
I

List Entry Number:
1332216

Date first listed:
26-Apr-1950

Statutory Address:
ST JOHN'S COLLEGE, THE BUILDINGS SURROUNDING THE FIRST, SECOND AND THIRD COURTS

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1332216 .pdf**

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:46:34.

Location

Statutory Address:
ST JOHN'S COLLEGE, THE BUILDINGS SURROUNDING THE FIRST, SECOND AND THIRD COURTS

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 44761 58752

Details

ST JOHN'S COLLEGE 1. 942 The Buildings surrounding the First, Second and Third Courts TL 4458 NE 3/282 26.4.50. 12. First Court East Range with Gatehouse 1511-16. Red brick with dressings in freestone and clunch. The Gatehouse is of 3 storeys, it was restored and partly reconstructed in 1934-5. Embattled parapet and angle turrets. Original windows. Oak doors of circa 1516. Much carved decoration. Moulded 4-canted arch. The Gatehall has a 2 bay fan-vault, the room above some re-set C16 and later linenfold panelling. The range North of the gate is of 2 storeys and attics and has some contemporary interior features. South of the gate is similar, but the Junior Combination Room has several features of interest. The Chapel 1863-9. By Sir Gilbert Scott. In the C13 Gothic style. Ancaster stone. Very tall Nave and tower. Apsed East end to St John's Street divorced from the East range of First Court, but joined by a wrought-iron screen (qv). Tower of 3 stages with an open arcaded belfry and pinnacles above. The interior has an antechapel, and the main chapel is of 5 bays with an apsidal end. There are a number of fittings and monuments from the old chapel, including some C15 and C16 brasses. Some C15 glass, the rest by Clayton and Bell, Hardman, and Wailes, all circa 1869. Brass eagle lectern 1840. Seated marble statue of James Wood by E H Baily RA 1843. Stalls of 1516 with carved misericordes. West Range 1511-16. Red brick with embattled parapets. The north part of the range was extended in 1863-5 by Sir Gilbert Scott. The brickwork was refaced in 1935. The Hall roof has an hexagonal louvre of 1703. The West and East fronts of the range are similar except that the C19 extension is not visible from the West. Internally the Hall is of eight bays (formerly five) with a fine hammer-beam roof. The Hall is lined to cill-level with linenfold panelling of 1528-9, extended in 1863. The five-bay screen is original, but much restored. The heraldic glass is of all centuries from C15-C19. The Butteries and Kitchen form the rest of the range, there are beams exposed, and some C18 panelling. South Range 1511-16, but raised one storey and refaced in ashlar by James Essex, 1772-6. Three storeys, band at first floor level, sash windows with architrave surrounds, pedimented doorcases, slate roof. The internal arrangements have been considerably altered. Second Court Begun 1598, contracted by Ralph Symons and Gilbert Wigge. Red and yellow brick with Northamptonshire stone dressings and slate roofs. Two storeys and attics. North Range Ten bays. Lead rainwater heads dated 1599. Internally there is some C17 and C18 panelling. The Combination Room (originally the Master's Gallery has a plaster ceiling of circa 1600 by Cobbe. The walls are panelled throughout, divided by fluted and enriched Doric pilasters. Two fine fireplaces, one from the old Red Lion Inn. The ceiling continues in the small room on the West which is lined with mid C18 panelling. The West staircase is of 1628 and has walls of contemporary panelling. One attic room has panelling of circa 1600, the rest is C18. South Range This consists of sets of rooms and the Kitchen offices. The interior has features from different periods, original panelling of circa 1600; staircase and panelling from the mid C18. Cupboards and other fittings from circa 1600. West Range Externally similar to the other ranges except for the central gatetower, the Shrewsbury Tower. Three storeys with angle turrets and battlements. The archway has a four-centred head with label, the arms above are of 1671. The gatehall has a panelled stone vault in two bays. The room above has early C18 bolection moulded panelling; above that plain C18 panelling. The rest of the range has some original internal features, including panelling and fireplaces. Third Court North Range including the Library. 1623-5. Red and yellow brick with freestone dressings. Ten bays. The ground floor has two four-centred lights to each bay, the first floor, which is the Library has two cinquefoil ogee lights in a traceried head to each bay. The North wall has five double bays separated by buttresses, the windows are similar. The river front has a two-storeyed three sided bay window, and is dated 1624. Internally, the ground floor has no ancient features, it was adapted for Library use in the C19. The Library has a ten bay roof restored by James Essex in 1783, and reconstructed 1927-8 the bookcases have been altered and are partly Jacobean and partly C18. The panelling is C17. The West window has heraldic glass of 1850. West Range 1669-73. Red brick with stone dressings, slate roofs. Three storey and attics. The East front has an projecting centrepiece with an open arcaded walk of six bays on either side. The centrepiece is of three stages with a Tuscan order. The arcading is ashlar with Tuscan pilasters. Two-light windows. The river front is in five bays divided by chimney projections. Rainwater-heads are dated 1672 and 1799 the main foundations were strengthened in 1777 and 1841. Shaped gables surmounted by finials. Internally the staircases are original and there are several rooms with original panelling and other features. South Range 1669-73. Three storeys and attics. Eight bays. Dated 1671 on the river front and on a rainwater head. Two four-centred lights in each bay. The interior of the range contains many original features including beams, fireplaces and panelling. There are also C19 features. (RCHM).

Listing NGR: TL4476158752

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

47237

Legacy System:

LBS

Sources

Other

Inventory of the Historical Monuments in the City of Cambridge, (1959)

Register of Parks and Gardens of Special Historic Interest in England, Part 5 Cambridgeshire,

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 24 Jul 2006

Reference: IOE01/14254/10

Rights: Copyright IoE Mr David Black. Source Historic England Archive

Archive image, may not represent current condition of site.



KING'S COLLEGE, CHAPEL

Overview

Heritage Category:
Listed Building

Grade:
I

List Entry Number:
1139003

Date first listed:
26-Apr-1950

Statutory Address:
KING'S COLLEGE, CHAPEL

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](#)

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1139003.pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:47:40.

Location

Statutory Address:
KING'S COLLEGE, CHAPEL

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 44728 58395

Details

KING'S COLLEGE 1. 942 Chapel TL 4458 SE 6/267 26.4.50. 12. The Chapel was built between 1446 and 1515, and the glass was added between 1515 and 1531. The woodwork was made between 1532 and 1575. The building is an outstanding example of the craftsmanship of the period and all the fittings are noteworthy. The fan-vault of the roof was designed and built by John Wastell, master-mason 1512-15. The timber roof was built by Martin Prentice and Richard Russel 1508-15; it is of 24 bays. The East end and altar were remodelled in the general internal restoration of 1968. There are several good C16 doors with fine locks and other iron fittings. C18 font. The windows form one of the finest and most complete sets of late medieval stained glass in Europe. The side-chapel glass is, however, mostly modern. Brass eagle lectern, early C16 with candle sconces added by Butterfield and a base by Rattee in 1854. Organ by Renee Harris, 1688. Screen of magnificent oak carving, 1533-36 with the central doors of 1636. Choir stalls of oak, 1533-6. The Chapel was paved with marble 1702 and Portland stone 1775. Monument to John Churchill, only son of Duke of Marlborough, died 1702. (RCHM).

Listing NGR: TL4472858395

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

47164

Legacy System:

LBS

Sources

Other

Inventory of the Historical Monuments in the City of Cambridge, (1959)

Register of Parks and Gardens of Special Historic Interest in England, Part 5 Cambridgeshire,

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



CHURCH OF ST MARY THE GREAT

Overview

Heritage Category:
Listed Building

Grade:
I

List Entry Number:
1126084

Date first listed:
26-Apr-1950

Date of most recent amendment:
02-Nov-1972

Statutory Address:
CHURCH OF ST MARY THE GREAT, MARKET HILL

Statutory Address:
CHURCH OF ST MARY THE GREAT, ST MARY'S PASSAGE

Statutory Address:
CHURCH OF ST MARY THE GREAT, ST MARY'S STREET

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1126084 .pdf**

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:49:24.

Location

Statutory Address:
CHURCH OF ST MARY THE GREAT, MARKET HILL

Statutory Address:
CHURCH OF ST MARY THE GREAT, ST MARY'S PASSAGE

Statutory Address:

CHURCH OF ST MARY THE GREAT, ST MARY'S STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Cambridgeshire

District:

Cambridge (District Authority)

National Grid Reference:

TL 44846 58460

Details

667/6/9 ST MARY'S STREET 26-APR-50 (South side) CHURCH OF ST MARY THE GREAT MARKET HILL (West side) CHURCH OF ST MARY THE GREAT ST MARY'S PASSAGE (North side) CHURCH OF ST MARY THE GREAT

GV I

Early C14 chancel. Nave and aisles begun 1478 but not completed until c.1520. W tower begun 1491 but not completed until 1606. Aisle galleries added 1735. Restored by James Essex 1766, and again in 1850-1 by Gilbert Scott with further work by Anthony Salvin in 1857. S porch rebuilt 1888. Some C20 restoration.

MATERIALS Rubble with some ashlar, and dressings of oolitic limestone. Interior faced largely in clunch. Some of the stone comes from the ruins of Ramsey and Thorney abbeys. Lead roofs.

PLAN Chancel, nave, W tower, N and S aisles extending alongside the tower and the western part of the chancel, S porch.

EXTERIOR A very large and impressive church that forms an important landmark in the centre of Cambridge. The exterior is wholly perpendicular in appearance, and is embattled throughout with low pitched roofs. The windows are late perpendicular in style and have vertical tracery, with transoms in the aisle windows and chancel E window. Tall four stage W tower, with a very large W window and polygonal corner turrets. It is c.1490-1550 to the top of the W window, with the upper part added in 1593-1608. The W door is C19 and replaces a late C16 Elizabethan door. Clerestoried nave, the clerestory windows unusually tall. The aisles extend across the western bay of the chancel to form chapels, and there is a polygonal rood stair turret on the S side at the junction of aisle and chapel. Gabled S porch, added in 1888 to replace a porch demolished in 1783. The chancel was refaced externally in 1857 by Salvin.

INTERIOR A lofty interior, particularly notable for the rich decoration on the arcades and the survival of the C18 aisle galleries. The chancel E window is C14 internally and there is also evidence for former C14 N and S doors and windows. There is an early C14 tomb recess in the chancel, and C14 two ogee-headed statute niches flanking the E window. The arches to the chancel chapels are late C15. The tall, slender nave arcades, the N and S tower arches and the chancel arch have richly panelled spandrels with blind tracery and a moulded frieze of quatrefoils. The internal string courses in the aisles and chapels are also decorated with paterae, flowers, masks and heraldic devices. The nave roof stands alternately on slender shafts that descend to the piers and corbels between the clerestory windows. The tower arch rises through two stories to the head of the clerestory windows; it is partially closed by the organ gallery. The lower part, with a Perpendicular-style doorway in artificial stone, is probably part of the former W gallery of 1819. The aisle galleries were installed in 1735. Screens closing the entrance to the chancels from the aisles were made up in the C19 from parts of the C18 pulpit.

Very fine late medieval roofs in the nave, aisles and chapels with carved bosses and openwork tracery in the spandrels of the braces; the bosses in the nave are very fine. There is a further C18 roof designed by James Essex above the medieval nave roof. N and S aisle doors are early C16; those in the chapels are late C16, as is that to the rood stair. The N tower screen wall door is C17; that on the S is C15.

PRINCIPAL FIXTURES Remains of a C14 double piscina and sedilia in the chancel, and two C14 statue niches flanking the E window. Late C15 piscina in the S aisle. Excellent and very unusual font of 1632, polygonal, with strapwork cartouches on the bowl and Renaissance foliage carving on the stem. The cover is also C17. Late medieval chest, much restored in the C19. Some C16 or C17 poppyheads survive on the C17 benches at the back of the galleries. The other gallery seating is C18. Good nave benches of 1863 with finely carved poppyheads, and C19 choir stalls, also with poppyheads. Organ of 1698, rebuilt in 1870, in a fine late C17 case. Very good C19 pulpit of 1872, with openwork tracery; it is mounted on rails in the floor allowing it to slide to the centre of the church when needed. Wooden eagle lectern of 1867. Some late C19 and early C20 glass. E window of 1872 by William Chance. The clerestory windows, installed 1902-4, use portraits of noted Victorian clergymen for the faces of the apostles. Clock face of 1679 on the tower.

Many monuments, mostly wall and floor tablets. Notable monuments include an early C14 tomb recess in the chancel, probably for John of Cambridge, d. 1335, and William Butler, d.1617/8, an alabaster wall tablet with a half-figure flanked by putti. Also many good C18 wall tablets, and a number of palimpsest ledger slabs made from former brass indents. A small brass plaque marks the former burial place of Martin Bucer, d.1551. There is a good set of C18 and early C19 bequest boards under the W tower and in the galleries.

SUBSIDIARY FEATURES Good cast iron churchyard railings with floral finials including lilies.

The datum point for road mileage from Cambridge, established in 1732, is cut into the SW tower buttress.

HISTORY There may have been a church on this site, adjacent to the marketplace, before the Conquest, and it was certainly in existence by the late C12 or early C13, when it was known as St Mary-by-the-market. It was used by scholars of the nascent university from their arrival in 1209. There was a fire in 1290, and the chancel was rebuilt in the early C14 and consecrated in 1351. The rest of the church was entirely rebuilt from the late C15. The work began in 1478, but carried on into the early C16. The nave roof was being framed in 1506, the altar in the Lady chapel was set up in 1518, the nave seats were made in 1519. Craftsmen associated with the work include the masons William Burdon, John Bell and William Rotherham, and the carpenter William Buxton. The W tower was begun in 1491, but by 1550 it had only reached the height of the W window. The bell chamber was complete by 1596, and the top of the tower was finished in 1608. The medieval pulpit was replaced by a new one (now in Orton Waterville church) in 1618. A projected spire was never built. The galleries in the aisles were added in 1735, and a chancel gallery, subsequently removed, was installed in 1754. A three decker pulpit and box pews were also installed in the mid C18. James Essex carried out restorations to the nave roof and altered some of the windows in 1766. A W gallery, also later removed, was installed in 1837 to designs by Edward Blore. Blore also intended to add a spire to the tower, but this was never carried out. The Elizabethan W door of 1576 was replaced by a Gothic-style door in 1850-1 by Gilbert Scott, and the old vestry was demolished and the chancel re-clad in 1857 by Anthony Salvin. The S porch was rebuilt along its original lines in 1888, and the tower was restored in 1892. There was also some refurnishing and restoration in the C20, including reordering in the chancel in 1958.

SOURCES RCHME City of Cambridge: II (1959) , 275-80 Buildings of England: Cambridgeshire (1970), 219-20 Hall, R. Great St Mary's: The University Church, Cambridge, Guidebook and History (2006) **REASONS FOR DESIGNATION** The church of St Mary the Great, Cambridge is designated at Grade I for the following principal reasons:

* Outstanding late Perpendicular church, with well documented construction dates. * Excellent font of 1632 * Unusual survival of C18 nave galleries * Interesting restoration by James Essex in the mid C18, including the installation of a new roof over the medieval roof. * High quality surviving furnishings.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

47761

Legacy System:
LBS

Sources

Other

Inventory of the Historical Monuments in the City of Cambridge, (1959)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 17 Apr 2006

Reference: IOE01/15486/19

Rights: Copyright IoE Mr Peter Tree. Source Historic England Archive

Archive image, may not represent current condition of site.

EMMANUEL UNITED REFORMED CHURCH

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1268350

Date first listed:
02-Aug-1996

Statutory Address:
EMMANUEL UNITED REFORMED CHURCH, TRUMPINGTON STREET

Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1268350.pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 17-Sep-2019 at 14:50:15.

Location

Statutory Address:
EMMANUEL UNITED REFORMED CHURCH, TRUMPINGTON STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Cambridgeshire

District:
Cambridge (District Authority)

National Grid Reference:
TL 44852 58024

Details

TL 4458 SE CAMBRIDGE TRUMPINGTON STREET (West side) 667- /6/10075 Emmanuel United Refonned Church

GV II

Church. 1874 by James Cubitt. Modified Early English style. Stone, with slate roofs. West tower, nave, aisles and sanctuary. 4-stage tower with set-back buttresses to lower 3 stages. Arched west doorway with 2 orders of shafts rising to gable, in the tympanum of which is a quatrefoil. String courses between storeys. Second stage lit through plate-tracery rose window. Narrow ringing chamber with 3 lancets to each facet. Tall octagonal belfry stage with square pinnacles developing out of buttresses and terminating in openwork tabernacle pinnacles. Cardinal sides with one louvred lancet each face: one order of shafts with stiff-leaf capitals and dog-tooth in the arches. Short octagonal spire with tabernacle lucarnes to each cardinal point. South side of tower with 2-stage polygonal stair turret entered through doorway under gablet and lit through cusped lancets beneath plain parapet. Aisles under sloping roofs pierced by lancets. Clerestory north and south consists of 2 groups of windows, each group of 2 tall lancets flanked either side by one short lancet beneath an encircled quatrefoil. Short polygonal sanctuary with 3 pairs of lancets. Narthex added 1991 by Bland, Brown & Cole. INTERIOR. All stone-faced. 2-bay nave. Wide moulded arcade arches on low double drum piers with stiff-leaf capitals. Principal clerestory windows have internal shafts. Tall chancel arch on engaged colonnettes with stiff-leaf capitals and corbels. Similar colonnettes support wall posts rising to double arch-braced roof with pierced spandrels. Chancel facets right and left of chancel arch with blind twin lancets. West gallery under tower with rosewood balustrade. Stained glass in sanctuary lancets of 1905 by Morris & Co., depicting Puritans with Cambridge connections.

Listing NGR: TL4485258024

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
461921

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 02 Apr 2006

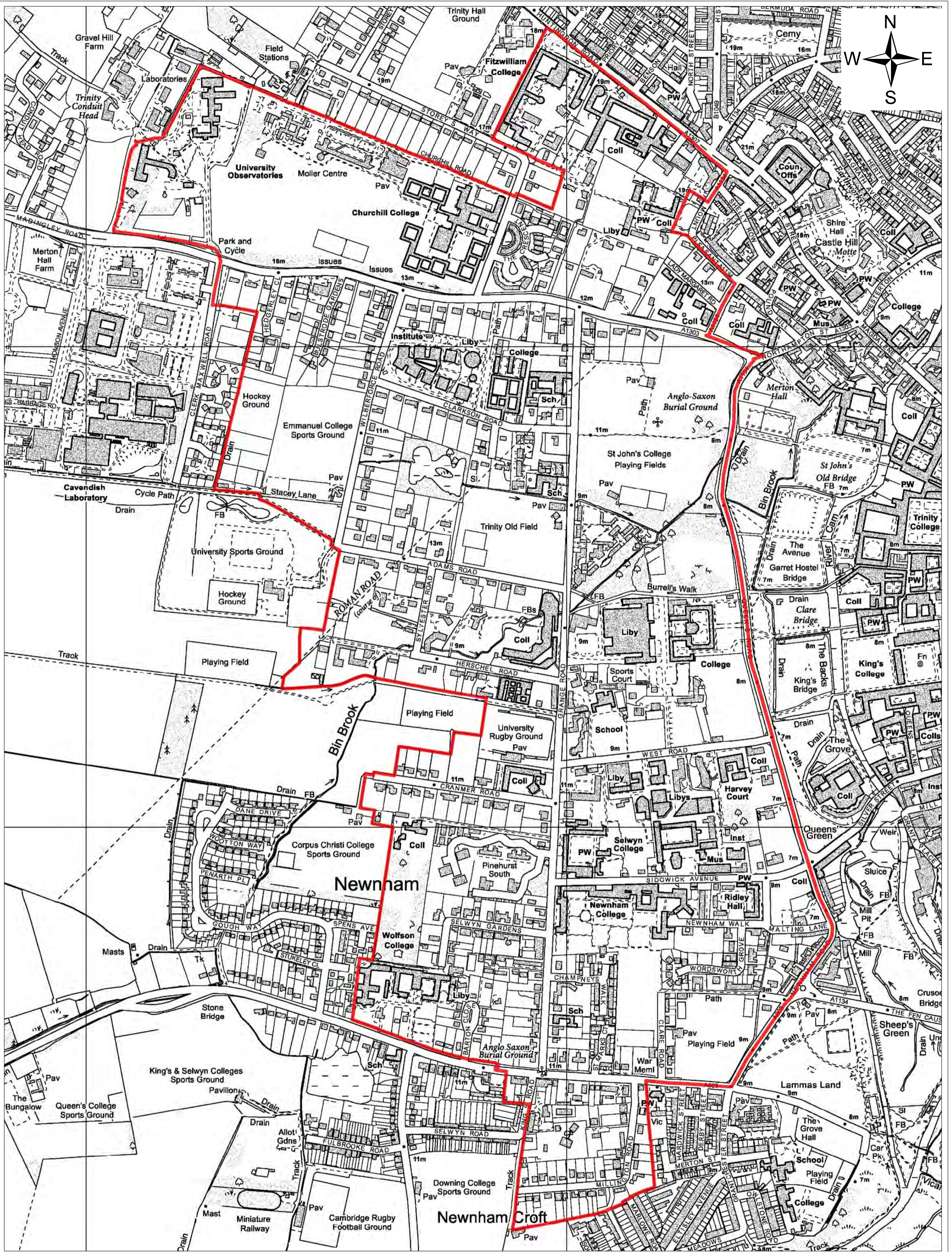
Reference: IOE01/15446/27

Rights: Copyright IoE Mr Peter D. Dewar. Source Historic England Archive

Archive image, may not represent current condition of site.

APPENDIX 5

CONSERVATION AREA BOUNDARIES

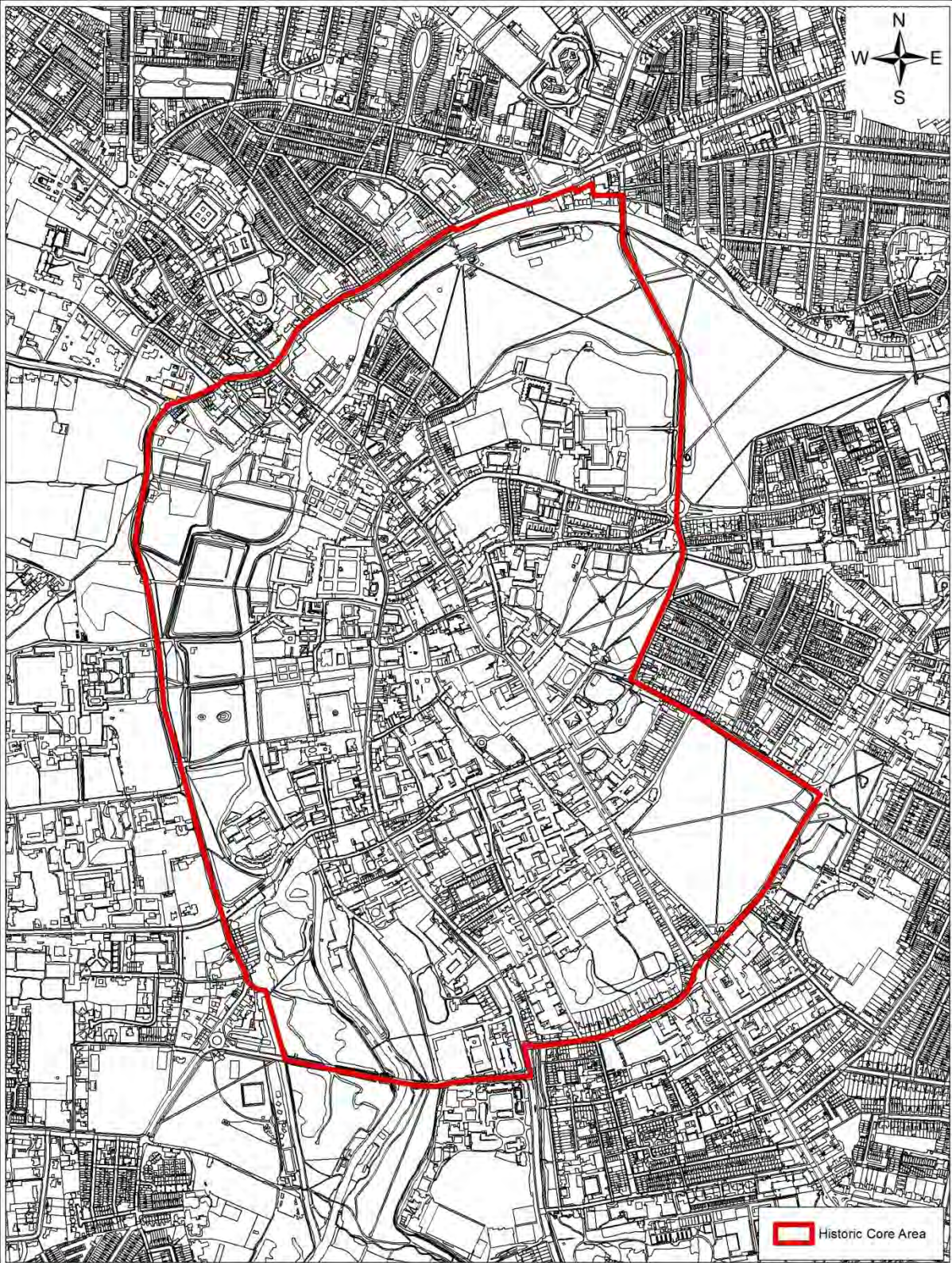


West Cambridge Conservation Area

(c) Crown copyright and database right 2018. Ordnance Survey Licence No. 100019730.

Date: 21 November 2018
 Produced by: Spatial Team

 Scale: 1:5,000 @ A2



Historic Core Area

(c) Crown copyright and database right 2015. Ordnance Survey Licence No. 100019730.

Date: 09 April 2015
Produced by: GIS Team
Section/Department: Information Systems, Environment Dept
Scale: 1:10,000 @ A4



BIDWELLS