



Greater Cambridge Partnership

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# **CAMBOURNE TO CAMBRIDGE SCHEME**

Technical Report 7, Appendix TR7.1: Heritage  
Statement





Greater Cambridge Partnership

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# **CAMBOURNE TO CAMBRIDGE SCHEME**

Technical Report 7, Appendix TR7.1: Heritage Statement

**HERITAGE STATEMENT (VERSION 1) CONFIDENTIAL**

**PROJECT NO. 70086660**

**OUR REF. NO. 50823**

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# EXECUTIVE SUMMARY

WSP has been commissioned by the Greater Cambridge Partnership to produce a Heritage Statement in advance of the construction of a new guided busway between Cambourne and Cambridge (the C2C Scheme), which enters the West Cambridge Conservation Area at its eastern end. The C2C Scheme will extend 13km east-west across Coton, Hardwick and Highfields to the south of the A428 between Cambourne and the edge of Cambridge City.

The Heritage Statement deals only with above ground heritage assets within the West Cambridge Conservation Area (Figure 2C). Buried heritage assets (archaeological remains) and above ground heritage assets beyond the conservation area are the subject of a separate Technical Report including an Historic Environment Desk Based Assessment (TR7). The Technical Report also summarises the results of this Heritage Statement.

This Heritage Statement provides an understanding of the heritage significance of the West Cambridge Conservation Area, which is partly within the C2C Scheme, including individual assets located within the conservation area potentially impacted by the C2C Scheme. It includes a full historic background of the West Cambridge Conservation Area, an assessment of its current condition and heritage significance, including to what extent setting contributes to significance. The report provides an impact assessment of the C2C Scheme on the heritage significance of the West Cambridge Conservation Area and the individual assets located within it, and puts forward recommendations to mitigate any harmful effects, if appropriate, in support of the TWA Order Application and deemed planning permission.

The proposals include the construction of the guided busway to Grange Road near the Cambridge University Rugby Club and the associated redevelopment at this road intersection which would create a new built form within the Conservation Area. This would result in some change within the West Cambridge Conservation Area. However, the conservation area otherwise retains its unique character, and the assets within it retain both their visual prominence within the conservation area and their primary relationships to the conservation area, university and wider Cambridge. This is assessed as resulting in 'less than substantial harm' to the West Cambridge Conservation Area, under the terms of the National Planning Policy Framework, which otherwise retains its overall character and appearance.

Above ground heritage assets within the West Cambridge Conservation Area (Figure 2C) that would potentially be affected by the proposals through changes to their setting and how they are understood and appreciated comprise:

- **Clare Hall (63):** a College of the University of Cambridge which was built in 1969 to the designs of Ralph Erskine. Located approximately 5m north of the C2C Scheme. Listed at Grade II\*;
- **Elmside including boundary wall and gate (120):** a late 19<sup>th</sup> century house extended in the late 20<sup>th</sup> century when this became part of Clare Hall. Located 5m west of the Grange Road part of the C2C Scheme boundary and 25m north of the proposed busway. Listed at Grade II;
- **48 Grange Road (119):** a house built in c.1880 possibly by Basil Champneys and converted into student residences in the late 1940s. Located 10m east of the C2C Scheme. Listed at Grade II ; and

- **5A & 5B Herschel Road (138)**: known as the Leslie Barnett House, this was built in 1892 by Ernest Newton. Located 30m north of the C2C Scheme. A building of local interest.

In NPPF terms, it is also concluded that the proposals would result in less than substantial harm to these assets:

- **Clare Hall (87)**, resulting from minor visual impacts to its setting and noise impacts from additional bus traffic;
- **Elmside, including boundary wall and gate (120)**, resulting from minor visual impacts to its immediate setting and noise impacts from additional bus traffic;
- **48 Grange Road (119)**, resulting from minor visual impacts and noise impacts from additional bus traffic; and
- **5A & 5B Herschel Road (138)**, resulting from minor visual impacts and noise impacts from additional bus traffic.

The Heritage Statement identifies a number of other heritage assets within the West Cambridge Conservation Area that would be unaffected by the C2C Scheme. These are outlined in the report. Whilst the Heritage Statement recognises that the C2C Scheme would result in some change to the existing baseline, this is not significant enough to warrant mitigation measures (design or otherwise).

# 1 INTRODUCTION

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## 1.1 PROJECT BACKGROUND

- 1.1.1. WSP has been commissioned by the Greater Cambridge Partnership to produce a Heritage Statement to support a planning application for the proposed construction of a guided busway between Cambourne and Cambridge (**Figure 1**). The C2C Scheme will extend east-west across Coton, Hardwick and Highfields to the south of the A428 between Cambourne and the edge of Cambridge City. The profile of the C2C Scheme encompasses both the new guided busway and a shared use path for the majority of the alignment. The shared use path would run parallel to the busway and include facilities for pedestrians, cyclists and horse riders. The busway will be separated from the shared use path by a planted shallow drainage depression or verge. The eastern-most end of the C2C Scheme, which intersects with Grange Road near the Cambridge University Rugby Club, is located within the West Cambridge Conservation Area.
- 1.1.2. The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect listed buildings and conservation areas. Under the Act, with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 1.1.3. Arrangements for Handling Heritage Applications: Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021, directs that in respect of applications for listed building consent, local planning authorities must consult Historic England for works: i) in respect of any Grade I or II\* listed building; and (ii) for relevant works in respect of any Grade II listed building. The National Amenity Societies must be consulted where the partial or complete demolition of a listed building is proposed.
- 1.1.4. Also protected and requiring listed building consent, even if they are not specifically referred to in a statutory listing description, are 'curtilage buildings'. These are any object or structure within the curtilage of a principal building (listed building) which, although not fixed to the principal building, forms part of the land and has done so since before 1st July 1948 and which is treated as part of the principal building by virtue of section 1(5)(b) of the 1990 Act.

## 1.2 AIM AND OBJECTIVES

- 1.2.1. The aim of this report is to understand the heritage significance of the West Cambridge Conservation Area and the associated heritage assets to assess the impact of the C2C Scheme to that significance, in order to support a planning application for the proposed works. Professional expert opinion has been used to assess heritage significance, based on archaeological, architectural, artistic or historic interest as set out in Historic England's *Statements of Heritage Significance* (2019).
- 1.2.2. The aim is achieved through the following objectives:
- Provide a summary historical background of the West Cambridge Conservation Area and the associated heritage assets within 250m of the Scheme and their context within the conservation area;
  - Describe the current condition of the conservation area and associated heritage assets therein as determined from a site visit;



- Interpret the significance of the asset and the contribution of setting to this significance, based on values set out in Historic England's *Conservation Principles* (2008) and *Statements of Heritage Significance* (2019); and
- Assess the likely impacts upon the significance of the assets arising from the proposals.
- Provide recommendations where appropriate.

## 2 LEGISLATIVE AND PLANNING FRAMEWORK

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### 2.1 STATUTORY PROTECTION

- 2.1.1. *The Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Grade I are buildings of exceptional interest. Grade II\* are particularly significant buildings of more than special interest. Grade II are buildings of special interest. Conservation areas, such as the one into which part of the C2C Scheme extends, are designated by the local planning authority.
- 2.1.2. Section 66(1) deals with listed buildings. It states that in considering any development which affects a listed building including its setting, the local planning authority '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.'
- 2.1.3. Section 72(1) addresses the general duty with respect to conservation areas in the exercise of planning functions. It states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

### 2.2 NATIONAL PLANNING POLICY FRAMEWORK

- 2.2.1. The Ministry for Housing, Communities and Local Government issued a revised version of the National Planning Policy Framework (NPPF) in July 2021 and supporting revised Planning Practice Guidance in 2019. Both the NPPF and the Planning Practice Guidance are material considerations in relevant planning applications and in relation to building consents within conservation areas.
- 2.2.2. The NPPF defines significance (for the historic environment) 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.' The determination of the significance is based on statutory designation and/or professional judgement against these values which are also identified in Historic England's *Statements of Heritage Significance* (2019).
- 2.2.3. Section 16 of the NPPF establishes overarching criteria for 'Conserving and Enhancing the Historic Environment'. Relevant paragraphs are:

**Para 191.** *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

**Para 194.** *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require*

developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**Para 195.** Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

#### 2.2.4. **Considering potential impacts**

**Para 199.** 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.

**Para 200.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

**Para 202.** 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.

**Para 203.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**Para 205.** Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

**Para 206.** Local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

**Para 207.** Not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the conservation area or World Heritage Site should be



*treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area or World Heritage Site as a whole.*

## 2.3 CAMBRIDGE LOCAL PLAN: CORE STRATEGY (2018)

2.3.1. The Cambridge Local Plan (2018) replaces the Core Strategy Development Plan Document (DPD) from 2011 and the Site Specific Proposals DPD from 2012. Policy 61 and Criterion b pertain to management of the historic environment and relevant sections from both are reproduced below:

### **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.

### **Criterion b: Impact on the historic environment**

F.34) Applicants need to refer to the Cambridge Historic Core Appraisal; the various current conservation area appraisals and suburbs and approaches studies for Cambridge. These documents provide detailed assessments of the parts of the city in respect of history, urban form, character, key buildings and views, among others. Any application that results in potential harm to heritage assets needs to be accompanied by a separate heritage statement or address such issues within the design and access statement, dependent on the scale of the impact.

### **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.

**Policy 63: Works to a heritage asset to address climate change**

Proposals to enhance the environmental performance of heritage assets will be supported where a sensitive and hierarchical approach to design and specification ensures that the significance of the asset is not compromised by inappropriate interventions. Any works should be undertaken based on a thorough understanding of the building's historic evolution and construction (where these matters relate to the heritage significance of the asset), architectural and historic significance, and demonstration of the building's environmental performance. Applications should be accompanied by an assessment of the building's current fabric and energy performance. For relevant planning applications, details of post-construction monitoring in the form of a building monitoring and management strategy will be required to be submitted in order to assess the ongoing impact of the implemented measures on the asset's historic fabric. Monitoring requirements will be proportionate to the significance of the asset and the scale and scope of works undertaken. Where monitoring shows that interventions are causing harm to the significance of the asset, appropriate remediation works will be required.

- 2.3.2. The First Proposals for the new Greater Cambridge Local Plan 2041 were consulted on from November to December 2021 and further consultation will take place in 2023. The below policy will deal with heritage assets.

**Policy GP/HA: Conservation and enhancement of heritage assets**

This policy will control development that involves or affects Greater Cambridge's historic buildings or structures and its historic places. Proposals affecting heritage assets will be considered in accordance with the guidance set out in the National Planning Policy Framework. Recognising the important contribution heritage assets of various types make to Cambridge and South Cambridgeshire, the policy will require that proposals properly consider the historic environment and make a positive contribution to local character. Development will be required to demonstrate how it preserves or enhances the significance of the heritage assets of the Greater Cambridge, their setting and the wider townscape, including views into, within and out of conservation areas.

The Local Plan will also continue to recognise the importance of local heritage assets (including buildings of local interest) and the policy will also require the appropriate treatment of archaeology.

## 3 METHODOLOGY AND SOURCES

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### 3.1 DESK-BASED ASSESSMENT

- 3.1.1. This assessment has been carried out in accordance with the requirements of the Town and Country Planning Act 1990, National Planning Policy Framework 2021 (NPPF) and to standards specified by Historic England (HE 2017).
- 3.1.2. A range of data sources were used in the research for this report, all of which are referenced in the text and detailed in full in the bibliography in **Appendix A**. The principal sources comprised:
- Historic England National Heritage List for England – statutory description of the listed building and of nearby heritage assets;
  - West Cambridge Conservation Area Appraisal (Cambridge City Council, 2011);
  - Historic Environment Desk Based Assessment (WSP, March 2023) – historic environment record data, documentary, and cartographic information;
  - Groundsure – historic Ordnance Survey maps from the 1<sup>st</sup> edition (1870s) to the present day;
  - Google Maps – satellite imagery and Street view for general mapping and visual information;
  - Internet – historical background, local planning policy information, conservation area information; and
  - Engineering drawings and plans of the proposals.
- 3.1.3. This report sets out the history of the West Cambridge Conservation Area and the associated heritage assets (Section 4), their significance (Section 5), and assesses the impact of the proposed works in relation to relevant policy (Section 6).
- 3.1.4. In order to provide historic background context for the West Cambridge Conservation Area and the associated heritage assets, and to inform the assessment of setting, a 250m radius study area around the C2C Scheme is included in this assessment. The extent of the study area adequately defines the semi-rural landscape of the West Cambridge Conservation Area which is characterised by college playing fields, the adjacent Green Belt and open spaces. Both residential houses and university buildings are formed along a grid-like network of largely 19<sup>th</sup> century streets, within which well-established trees and hedges remain positive contributors.

### 3.2 SITE VISIT

- 3.2.1. A site visit on 22<sup>nd</sup> February 2022 entailed a visual inspection of the West Cambridge Conservation Area and a setting survey of the heritage assets within 250m of the C2C Scheme. This included photographs and recording notes. This was carried out within WSP Health and Safety Protocol and took place during the day under good light conditions. The site visit formed the basis of a basic visual condition appraisal of the conservation area for understanding heritage significance (and was not a detailed condition survey). The site walkover collected data on other designated assets for the purpose of carrying out the settings assessment. The Cambourne to Cambridge Scheme is shown on **Figure 1**.

### 3.3 CONSULTATIONS

- 3.3.1. Historic England issued their scoping opinion to the Planning Officer in March 2022. Their scoping opinion and associated responses are summarised in the Scoping Opinion Response Tracker (WSP, 2022).

### 3.4 ASSESSING HERITAGE SIGNIFICANCE

- 3.4.1. The NPPF defines significance (for the historic environment) as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be historic, archaeological, architectural or artistic.' The determination of the significance is based on statutory designation and/or professional judgement against these values (they are also identified in Historic England *Statements of Heritage Significance* (2019)).
- 3.4.2. Each asset is evaluated against the range of criteria listed above in Section 2 on a case-by-case basis. In relation to significant heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.
- 3.4.3. The table below gives examples of the significance of designated and non-designated heritage assets.

**Table TR7-1-3-1 – Significance of heritage assets**

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Grade I and II* registered parks and gardens Designated historic battlefields Protected Wrecks Undesignated heritage assets of high national importance	Very High
Grade II listed buildings Grade II registered parks and gardens Conservation areas Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Undesignated heritage assets of lower national, regional or county importance	High
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium
Heritage assets with a local (ie parish) value or interest for education or cultural appreciation	Low
Item with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

### **3.5 ASSESSING HARM**

- 3.5.1. Professional judgement is used to consider the impact (the magnitude of change) of future development on the significance of a known or potential heritage asset. This is assessed in NPPF terms as 'no harm', 'less than substantial harm', 'substantial harm' or 'total loss of significance'.

### **3.6 ASSESSING THE CONTRIBUTION OF SETTING**

- 3.6.1. Setting is the way in which the asset is understood and experienced. It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).
- 3.6.2. The assessment has considered the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the C2C Scheme, along with key views, and the extent to which setting may have already been compromised.
- 3.6.3. Guidance produced by Historic England (HE 2017) and the Landscape Institute and Institute of Environmental Management and Assessment (2013) has been used to adopt a stepped approach for settings assessment. For a full explanation of the methodology used please refer to the Historic England Guidance.

Section 4, 5, 6, 7 are to be read in conjunction with the gazetteer of known historic environment sites and finds within the study area (Appendix B). Each entry has an assessment (A) reference number. The gazetteer should be read in conjunction with the historic environment features map (Drawing 2, Appendix C).

## 4 HISTORICAL BACKGROUND AND ASSET DESCRIPTION

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### 4.1 SITE LOCATION AND CONTEXT

- 4.1.1. The eastern-most end of the Cambourne to Cambridge Scheme boundary extends into the West Cambridge Conservation Area near to the Cambridge University Rugby Union Football Club (National Grid Reference/NGR 543990 258238: **Figure 2C**). **Figures 2A, 2B and 2C** show the Historic Environment Features Maps of the entire Scheme.

### 4.2 HISTORICAL BACKGROUND

- 4.2.1. The West Cambridge Conservation Area is located between the core of the historic city and the claylands to the west of Cambridge in an area now designated as a green belt and within the parish of St Giles. The settlement of Cambridge originated during the Roman Period as the highest navigable point of the River Cam from Kings Lynn via the River Ouse (Cambridge City Council, 2011, p. 4). By the 2<sup>nd</sup> century AD a sizeable town had developed, however, it was not until c.1068 when William the Conqueror built a castle here that Cambridge rose in prominence (Cambridge City Council, 2011, p. 4). St Giles' and St Peter's Churches were subsequently constructed, which together with the Augustinian priory of 1092 and the Benedictine nunnery of 1135 (now Jesus College), established the ecclesiastical origins of Cambridge (ibid).
- 4.2.2. Perhaps in response to a growing need for both secular and ecclesiastical administrators, a migration of monks and scholars came from Oxford in 1209 and Cambridge became known as a centre for learning throughout the 13<sup>th</sup> century (Cambridge City Council, 2011, p. 4). At this time Cambridge was a day's journey from London (VCH, Cambridgeshire, 1959). Most of the teaching was carried out in a single complex of buildings, now called the Old Schools, which included the Divinity School, Law and Arts School and the library which was completed in 1475 (Cambridge City Council, 2011, p. 4). Students were typically housed in rented accommodation around a court, and these eventually became individual colleges founded by leading figures, including kings, queens, aristocrats, and powerful civil servants (Cambridge City Council, 2011, p. 5). These buildings comprised clunch-faced masonry until the 14<sup>th</sup> century when brick became the material of choice.
- 4.2.3. The steady growth of Cambridge both inside and outside of the university continued throughout the 16<sup>th</sup> and 17<sup>th</sup> centuries, which saw an Italian based building style favoured over the previous Gothic style. This focused on mullioned and transomed windows in a classical detail following the example of Christopher Wren's buildings in Oxford and London (Cambridge City Council, 2011, p. 5). Grange Road was constructed in the 17<sup>th</sup> century, within the West Cambridge Conservation area, to allow horse-drawn carriages to navigate the western side of Cambridge. The University of Oxford contained a greater student population than Cambridge throughout the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries (Cambridge City Council, 2011, p. 5). However, by the 19<sup>th</sup> century, Cambridge had greater student numbers, and this coincided with a period of construction and growth.
- 4.2.4. The 1802 Inclosure map for Cambridge St Giles (**Figure 3**) shows what is now the conservation area as extending through a series of small enclosed agricultural fields to the west of Cambridge and, as it does today, crossing the Bin Brook towards its eastern end. Many of the field boundaries are elongated which is typical of fields that have formerly been occupied by ridge and furrow. Grange Road, not named on the map, is already in existence at the far eastern end of the



conservation area and aligns north-south. Three tracks also cross the conservation area, from north to south. No buildings or other structures are shown within the conservation area.

- 4.2.5. Further university buildings were added during the 19<sup>th</sup> century as Cambridge became an important centre for the study of the Arts, for example the University Library (formerly the Old Schools) and the Fitzwilliam Museum (1837). By 1870 approximately 605 students graduated annually, and by 1900 over 1,000 students graduated annually, leading to the provision of new university buildings, some of which were located to the west of the Cam (also referred to as 'The Backs') in what is now the West Cambridge Conservation Area (Cambridge City Council, 2011, p. 5).
- 4.2.6. Two significant influences helped Cambridge to develop rapidly throughout the 19<sup>th</sup> century. These were the removal, in 1877, of the prohibition against university academics marrying, and the development of colleges for women, which occurred at about the same time (Cambridge City Council, 2011, p. 8). Large family houses were constructed alongside new university college buildings. Selwyn College (originally called Selwyn Hostel) was added between Grange Road and Sidgwick Avenue in 1882-9 (Cambridge City Council, 2011, p. 8). Cambridge subsequently extended westward during the 19<sup>th</sup> century, along a grid-like pattern of streets lying to either side of Grange Road near Bin Brook, that included Huntingdon Road, Madingley Road and Barton Road. This is evident in the Ordnance Survey 1<sup>st</sup> edition 6":mile map of 1886 (**Figure 4**) which shows buildings such as Elm Side, Pinehurst and Selwyn College arranged around a grid-like plan. The University Rifle Range, which opened in October 1861, had been constructed at the eastern end of what would become the conservation area (no longer present). It extended beyond the conservation area, to the west, where the targets were based. A small building was also built within the C2C Scheme boundary, adjacent to the north side of the rifle range, which was most likely an ancillary building associated with the range.
- 4.2.7. By the Ordnance Survey 2<sup>nd</sup> edition 6":mile map of 1901 (**Figure 5**) Herschel Road immediately north of the C2C Scheme boundary had been constructed with a number of buildings established along it, including one now referred to as 'Elmside'. The University Football Ground was situated immediately south of the C2C Scheme boundary on Grange Road and to the south of this is Cranmer Road, which contains several large houses between Cranmer Road and the football ground. In 1900 the population of Cambridge was approximately 38,000 and this rose to 90,000 by the mid-20<sup>th</sup> century (Cambridge City Council, 2011, p. 5). This is further reflected by the Ordnance Survey 2<sup>nd</sup> edition 6":mile map of 1927 (**Figure 6**) which shows significant construction north of the C2C Scheme boundary on Sylvester Road and Adams Road to the north of Bin Brook. This also shows that stands and ancillary structures had been constructed within the University Football Ground and that the rifle range now contained a pavilion. The Ordnance Survey 6":mile map of 1950 (**Figure 7**) shows further development along Adams Road to the north of the C2C Scheme boundary. The Ordnance Survey 6":mile map of 1965 (**Figure 8**) shows that there was little change to the area comprised by the C2C Scheme and the surrounding area.
- 4.2.8. Throughout the late 20<sup>th</sup> and into the 21<sup>st</sup> century, Cambridge's population has continued to increase and there have been extensions to existing colleges, mostly by prestigious architects (Cambridge City Council, 2011, p. 5). This is evident in the Ordnance Survey 1:10,000 map of 1981 (**Figure 9**), which shows significant development of Clare Hall, immediately north within 10m of the C2C Scheme boundary, and that the University Football Ground is now the Cambridge University Rugby Union Football Club Ground. The rifle range and pavilion have also been removed.

- 4.2.9. The Ordnance Survey map of 2010 (**Figure 10**) shows the C2C Scheme boundary much as it appears today and remains an important area for the University of Cambridge with facilities for sports, recreation and education as well as residential accommodation.

### 4.3 DESCRIPTION OF THE WEST CAMBRIDGE CONSERVATION AREA

- 4.3.1. The West Cambridge Conservation Area is located near the historic core of Cambridge on flat low-lying land to the west of the River Cam (The Backs). Much of the land to the east of the conservation area near the Cam was originally a water meadow. The land near the river remains notable for its mature trees, well-tended pathways and 19<sup>th</sup> century drainage ditches. To the west until the mid-late 19<sup>th</sup> century, most of the conservation area comprised nurseries, orchards, a rifle range, cricket grounds and playing fields for the university colleges. These open spaces were located around the historic north-south arterial roadway known as Grange Road.
- 4.3.2. With the removal, in 1877, of the prohibition against university academics marrying, and the development of colleges for women at around the same time, the west of Cambridge, the subject of the conservation area, was favoured as a location for widespread development. This was because the area was within close walking distance of the colleges in the Town Centre and was favoured by new colleges which could not be accommodated in the built-up centre of Cambridge. The subsequent development included the widespread construction of large, detached family houses and the construction of college buildings from the late-19<sup>th</sup> and 20<sup>th</sup> centuries long an almost grid-like road system including Huntingdon Road, Madingley Road and Barton Road. Grange Road was reconstructed as a residential street at this time. Large areas of playing fields remained interspersed among the houses, and the provision of community facilities was resisted as the colleges wished to appeal to middle-class residents.
- 4.3.3. The conservation area is notable for its spacious residential streets, lined with large mainly detached houses of the late 19<sup>th</sup> or early 20<sup>th</sup> centuries (**Plate TR7-1-1**). Within the conservation area, building uses are limited to teaching and research activities, residential uses including flats and family houses, and open green spaces used as playing fields. Many buildings are built in red brick, with some Arts and Crafts style houses, a number of which are exceptional architecturally. There are no public houses in the conservation area. There are, however, shops and public houses adjacent to the West Cambridge Conservation Area, on the east side of Newnham Road and by the Mill Pit.
- 4.3.4. Within the West Cambridge Conservation Area there are a variety of buildings used in different ways and built at different times, as well as a variety of open (or enclosed) green spaces. To account for this, there are seven formal character areas defined in the conservation area appraisal which differentiate between the historic interest of the area, the building types and the building ownership:
- 1) Huntingdon Road to Madingley Road;
  - 2) Grange Road;
  - 3) Burrell's Walk to West Road;
  - 4) West Road to Sidgwick Avenue;
  - 5) Newnham College, Selwyn College and Ridley Hall;
  - 6) Road and Newnham Road south; and
  - 7) Old Newnham and Queen's Road.

- 4.3.5. The flat topography, many open spaces and long, straight roads within the conservation area all provide ample opportunity for long and short views, or for shorter vistas which are often terminated by buildings or trees. The conservation area contains important positive views usually characterised by residential houses, mature trees or open green spaces such as in long views down Grange Road (**Plate TR-7-1-2**). Near the C2C Scheme but outside the scheme boundary, important positive views comprise long views from the private right of way looking south-west over the open fields and sports grounds west of the University Rugby Club (**Plate TR7-1-6**).
- 4.3.6. The layout of West Cambridge is relatively simple with the principal routes being the curving line of Queen's Road to the east, which runs north-south, and the almost parallel line of Grange Road, which forms the central axis of the conservation area and connects Madingley Road to Barton Road (**Plate TR7-1-2**). Whilst Queen's Road is an historic thoroughfare which is the continuation of the main road along the western edge of the River Cam (and therefore just above the flood plain), Grange Road was reconstructed as a residential street with the earliest building on it dating to the 19<sup>th</sup> century (Cambridge City Council, 2011, p. 27).
- 4.3.7. The conservation area in general, comprises a leafy tree lined suburban landscape that is defined also by a semi-rural character owing to the location of the college playing fields (**Plate TR7-1-3**), the adjacent Green Belt and the open spaces which remain important contributors to the character of the conservation area. The architecture of the area is dominated by two-storey detached residential houses and by university buildings. The conservation area contains traditional recreational facilities such as the University Rugby Club playing fields, the Real Tennis club and the well-established grounds of the university colleges such as Selwyn and Clare Hall. The verdant setting of the conservation area has tree lined avenues that are set in grid formation within a short distance of Cambridge city centre.
- 4.3.8. There are 68 listed buildings in the conservation area, some of which consist of multiple buildings under one list entry. These include 17<sup>th</sup> century cottages on Newnham Road, late 19<sup>th</sup> century colleges such as Selwyn, Newnham and Ridley Hall, and later 20<sup>th</sup> century University buildings on the Sidgwick Site, dating from the 1970s. Within 250m of the C2C Scheme boundary the West Cambridge Conservation Area contains 12 listed buildings:
- Clare Hall, University of Cambridge (Grade II\*);
  - History Faculty Building (Grade II\*);
  - Elmside including boundary wall and gate (Grade II);
  - 48 Grange Road (Grade II);
  - Selwyn College (Four separate listings at Grade II);
  - Corpus Christi College, George Thomson Building, Leckhampton House (Grade II);
  - Cambridge University Real Tennis Club and Professionals House (Grade II);
  - Cambridge University Library (Grade II); and
  - Clare College, Gateway to the University Library (Grade II).
- 4.3.9. Cambridge City Council maintains a list of buildings of local interest (BLIs) which do not meet the national criteria for statutory listing but are important either by themselves or as part of a group due to their prominence. There are 72 BLIs within the West Cambridge Conservation Area and the conservation area appraisal divides these into four general categories: early 19<sup>th</sup> century prestigious family houses, paired or terraced 19<sup>th</sup> century houses in Summerfield and Newnham Road, prestigious late 19<sup>th</sup> century family houses, early 20<sup>th</sup> century family houses. There are five buildings of local interest in the West Cambridge Conservation Area within 250m of the C2C Scheme:

- 5A & 5B Herschel Road;
- 2 Sylvester Road;
- 23 West Road;
- 4 Adams Road; and
- 6 Adams Road.



**Plate TR7-1-1. Sidgwick Avenue, looking east from Grange Road**





**Plate TR7-1-2. Grange Road, looking south (left) and north (right) from the C2C Scheme**



**Plate TR7-1-3. The private right of way north of the playing fields, looking east**

## **4.4 APPRAISAL OF CURRENT CONDITION**

### **INTRODUCTION TO WEST CAMBRIDGE CONSERVATION AREA**

- 4.4.1. The West Cambridge Conservation Area covers a large region to the west of the city centre comprising a leafy tree-lined suburban landscape that is defined by a semi-rural character owing to the college playing fields, the adjacent Green Belt and the open spaces – all of which are important contributors to the character of the conservation area. The conservation area contains traditional

recreational facilities, including the University Rugby Club playing fields, the Real Tennis club and the well-established grounds of the university colleges such as Selwyn and Clare Hall. All of these facilities are well maintained, as are the architectural elements of the conservation area dating to the 19<sup>th</sup> and 20<sup>th</sup> centuries. These were constructed using locally produced bricks, with roofs of clay plain tiles or natural slate. However, some of the houses have since been modified, with many of the residential 19<sup>th</sup> century family houses converted into student accommodation.

- 4.4.2. The gardens which surround these houses are spacious, well planted and mature. Similarly, the grid-like network of suburban streets is lined by large trees. The verdant character of the conservation area today has retained an aura of grandeur. The conservation area has retained its character as a relatively quiet suburban neighbourhood with a somewhat rural feel.

## **CHARACTER AREA 2 OF WEST CAMBRIDGE CONSERVATION AREA**

- 4.4.3. The C2C Scheme is partially located within Character Area 2 of the West Cambridge Conservation Area. This is the largest character area and contains a significant amount of green space. It is defined by the long straight axis of Grange Road which was laid out in the mid to late-19<sup>th</sup> century along with Clarkson Road, Adams Road, Herschel Road, Cranmer Road and Selwyn Gardens.
- 4.4.4. The earliest building is likely to be No. 31 Grange Road, dating to c.1800-1820. However, most of the buildings are later in date, ranging from the late-19<sup>th</sup> and 20<sup>th</sup> centuries. 'Pinehurst' was probably the largest and most prestigious house, but this was demolished in the 1930s and two blocks of flats (Grange Court and Manor Court) were built on its gardens. Since the 1960s, various university buildings have been built, including Robinson College in 1981 and the more recent Centre of Mathematical Sciences.
- 4.4.5. The layout of the streets is relatively regimented with the roads at right angles to each other. Open spaces used as sports fields have been created and are maintained for their original use. From an architectural perspective, the buildings do not exist in isolation. They relate closely to each other, to the intervening spaces and to the wealth of greenery. Each is enhanced by a complementary neighbour and groups of houses lend unity to large areas. The buildings and spaces throughout the whole character area create a continuing and varied sequence of solid and void, often blurred by trees and shrubs, while many of the houses half retire behind thick foliage.



## 5 STATEMENT OF SIGNIFICANCE

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### 5.1 WEST CAMBRIDGE CONSERVATION AREA

- 5.1.1. The site of the proposed Cambourne to Cambridge guided busway encompasses a small part of the West Cambridge Conservation Area. This includes the eastern part of the private right of way immediately north of Cambridge University Rugby Union Football Club as well as a small section of Grange Road with which it intersects.
- 5.1.2. The West Cambridge Conservation Area (**A136; Figure 2C**) is an asset designated by the local planning authority and forms the urban edge of the historic town centre between rural Cambridgeshire to the west and the city centre to the east. Being less built-up than the city centre it has a semi-rural character owing to the location of the college playing fields, the adjacent Green Belt and the open spaces – all of which are important contributors to the character of the conservation area. One of the characteristic features of the conservation area is the way in which 20<sup>th</sup> century buildings have been inserted within a largely 19<sup>th</sup> century planted landscape, within which the well-established trees and hedges are positive contributors.
- 5.1.3. The site is located within Grange Road (Character Area 2) which retains a domestic scale despite the impact of large university buildings such as Robinson College. The area is notable for the survival of many of the 19<sup>th</sup> century residential buildings in their original plots. These are usually set five to seven metres back from the pavement and relate closely to each other, and to the intervening spaces. Each is enhanced by a complementary neighbour and groups of houses lend unity to large areas. The buildings and spaces throughout the whole area create a continuing and varied sequence of solid and void – often this division is blurred by trees and shrubs and many of the houses half retire behind thick foliage.
- 5.1.4. Because of the unique nature of this conservation area and of its importance to Cambridge, the West Cambridge Conservation Area is an asset of **high significance**.

### 5.2 CONTRIBUTION OF SETTING

- 5.2.1. The setting of the West Cambridge Conservation Area is defined and experienced as a suburb of Cambridge. Containing a number of designated assets such as university buildings of Clare Hall and Selwyn College for example, it maintains important relationships with the university and with central Cambridge. Located on a flat area of low-lying land to the west of Cambridge, the conservation area previously existed as both a water meadow near the River Cam to the east and as farmland to the west. Much of this farmland was subsequently purchased by Cambridge university colleges for recreational purposes and as green areas. However, as the suburbanisation of Cambridge spread and the university grew in size throughout the 19<sup>th</sup> century, there was a growing need for residential and student accommodation. As a result, a grid-like network of streets was laid out within the conservation area and many detached family houses were constructed alongside college buildings. Later in the 19<sup>th</sup> and 20<sup>th</sup> centuries this pattern of suburbanisation continued: not only were new residential houses constructed, but many of the existing 19<sup>th</sup> century houses were converted into student accommodation. This answered the growing need for university accommodation and college buildings which could not be met in the already built-up Cambridge town centre. This gave the conservation area a residential character owing to the abundance of detached residential houses, despite the frequency of large college buildings and green spaces. The conservation area retains

this residential character alongside a semi-rural character due to the large green open spaces of the colleges and adjacent Green Belt. Throughout the 20<sup>th</sup> and 21<sup>st</sup> centuries, the conservation area has become a highly desirable part of Cambridge, thanks to this unique character which is within walking distance of the centre and various university colleges.

5.2.2. Setting makes a **high contribution** to the significance of the conservation area.

## 5.3 ASSETS BEYOND THE SITE

### CLARE HALL

5.3.1. Clare Hall (**A87**; **Figure 2C**; **Plate TR7-1-4**) is a college of the University of Cambridge. Its campus was 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. The complex fronts Herschel Road and is formed by a red brick cavity wall construction with sloping aluminium clad timber roofs that feature large, oversized downpipes. It is listed at Grade II\* (NHLE ref: 1454213) and has a highly sophisticated architectural form. The asset is of high historic and architectural significance as one of the late-20<sup>th</sup> century college complexes located outside of the city centre that was uniquely and successfully designed to meet the needs of the post-war university. Its high architectural interest is enhanced by its connection to leading architect Ralph Erskine (1914–2005). The Brian Pippard Building was constructed to the south-west of the Clare Hall in 1995 and has an angular façade which can be seen from the other side of the playing fields to the south (**Plate TR7-1-5**).

5.3.2. As a Grade II\* listed building, it is a heritage asset of **very high significance**.

5.3.3. The asset's setting is defined and experienced by its relationship to the West Cambridge Conservation Area, and by its prominent location on Herschel Road, as well as by its relationship to the adjacent asset, Elmside. It is also defined by its relationship to other post-war university developments as well as to the wider University of Cambridge, and its relationship to these institutions and facilities, both within the conservation area and in the wider city.

5.3.4. Taken overall, setting makes a **high contribution** to significance.



**Plate TR7-1-4. Clare Hall, looking east (left) and north-east (right) from the site**



**Plate TR7-1-5. The Brian Pippard Building, looking north-west from the site boundary (left) and north from the other side of the playing fields (right)**

## ELMSIDE INCLUDING BOUNDARY WALL AND GATE

- 5.3.5. Elmside (**A120; Figure 2C**) is two-storey house plus an attic that was built in 1885 in an arts and crafts style to the designs of Edward Schroeder Prior. It has a single story-storey addition to the south that was built in c.1900. A range of late 20<sup>th</sup> and 21<sup>st</sup> century buildings were added to the west when Elmside came into the ownership of Clare Hall from c. 1970. It is listed at Grade II (NHLE ref: 1268365). The asset is of historic interest as an arts and crafts style house, and for its historical association with Trinity College mathematician and author Walter William Rouse Ball (1850–1925), who commissioned the house and lived there until his death in 1925. Its historic interest is enhanced by its status as part of the Clare Hall campus. Its architectural interest is in its impressive asymmetrical composition and connection to arts and crafts architect Edward Schroeder Prior (1852–1932).
- 5.3.6. As a Grade II listed building, it is a heritage asset of **high significance**.
- 5.3.7. The asset's setting is defined and experienced by its relationship to the Grade II\* listed Clare Hall and to the wider conservation area, as well as by its prominent location on the corner of Herschel and Grange Road. Elmside forms part of an exceptional suburban development in West Cambridge which remains heavily influenced by the work of many great architects. The boundary wall and gate, which remain in good condition, remain visually prominent from Herschel Road, and form part of the asset's immediate setting.
- 5.3.8. Taken overall, setting makes a **high contribution** to significance.

## 48 GRANGE ROAD

- 5.3.9. 48 Grange Road (**A119; Figure 2C**) was constructed in c.1880 most likely to designs by Basil Champneys. The house was converted into student residences in the late 1940s when it appears the asset was extended. The house is of two storeys plus attic and constructed of red brick in English bond and faces southwards to Grange Road (NHLE ref: 1268364). It is of historic and



architectural interest, as a bespoke late-19<sup>th</sup> century house, linked to leading architect, Basil Champneys (1842 – 1935).

- 5.3.10. As a Grade II listed building, it is a heritage asset of **high significance**.
- 5.3.11. The asset's setting is defined and experienced by its location on Grange Road, one of the key historic thoroughfares within the conservation area, as well as by its relationship to the wider West Cambridge Conservation Area. It is also defined by its visual and historic relationships to the other architecturally important bespoke designed houses located within the conservation area.
- 5.3.12. Taken overall, setting makes a **high contribution** to the asset's significance.

## **SELWYN COLLEGE**

- 5.3.13. Selwyn College (**A127, A109, A63, A108; Figure 2C**) is one of 15 'new' colleges at the university built between 1800 and 1977 and comprises a number of individual designated heritage assets positioned around a central courtyard. Those located within the 250m study area are the Grade II listed Selwyn College Entrance Block (NHLE ref: 1332182; **A127**), the Grade II listed Selwyn College, Northern Range (NHLE ref: 1125492; **A109**), the Grade II listed Selwyn College, Gateway and Screen Between the North Range and the Chapel (NHLE ref: 1106253; **A108**), and the Grade II listed Selwyn College Chapel (NHLE ref: 1125493; **A63**). Beyond the study area and apart of Selwyn College is the Grade II listed Selwyn College Hall (NHLE ref: 1325987) and the Selwyn College Master's Lodge (NHLE ref: 1125494), which are considered collectively as a group.
- 5.3.14. These buildings were constructed between 1882 and 1889 to designs by Sir Arthur Blomfield. Both the entrance block and northern range are of three storeys plus attic, characterised by tall chimneys and five-light oriel windows with mullions and transoms on the first and second floors. On the street front at Grange Street the Entrance Block has a four-storey central gate tower with turret and battlements. The Gateway and Screen Between the North Range and the Chapel is an ornate structure with iron railings while the Selwyn College Chapel contains large pinnacles and corner turrets in a style similar to King's College Chapel. Together, the assets are of historic and architectural interest, as Victorian college buildings, designed by Sir Arthur Blomfield (1829–1899), who had studied at Trinity College, Cambridge, and was one of the key figures in British architecture of the late-19<sup>th</sup> century.
- 5.3.15. As Grade II listed buildings, they are heritage assets of **high significance**.
- 5.3.16. The assets' settings are defined and experienced by their relationship to Selwyn College and collectively form a group which shares a relationship to other designated heritage assets connected to the college. The Entrance Block is also defined by its prominent location on Grange Road, one of the key historic thoroughfares within the conservation area. It is also defined by its historic relationship to the university, including to those college buildings located within the conservation area and in the wider city.
- 5.3.17. Taken overall, setting makes a **high contribution** to significance.

## **CORPUS CHRISTI COLLEGE, GEORGE THOMSON BUILDING, LECKHAMPTON HOUSE**

- 5.3.18. The George Thomson Building (**A110; Figure 2C**) is a graduate residence of the University of Cambridge, designed by Philip Dowson of Arup Associates in 1963-1964. The asset is of five

storeys, and is constructed using a pre-cast concrete frame and red brick. This building contains fully glazed student rooms and is listed at Grade II (NHLE ref: 1126003).

- 5.3.19. As a Grade II listed building, it is a heritage asset of **high significance**.
- 5.3.20. The asset's setting is defined and experienced by its relationship to Corpus Christi College and its relationship to other post-war university buildings located within the conservation area, as well as by its wider relationship to the university, and to college buildings located within the West Cambridge Conservation Area and across the city.
- 5.3.21. Taken overall, setting makes a **high contribution** to significance.

### **CAMBRIDGE UNIVERSITY REAL TENNIS CLUB AND PROFESSIONALS HOUSE**

- 5.3.22. The real tennis club and attached professional's house (**A112; Figure 2C**) was built in 1866 to designs by William Milner Fawcett, while the attached clubhouse and real tennis court was built in 1890 and designed by William Cecil Marshall. The extension to the south of the 1866 court was built in c.1940. The asset is listed at Grade II (NHLE ref: 1422000). It is of historic and architectural interest as it represents two significant phases of development by accomplished architects: of architectural interest as an imposing but elegant recreation building; of historic interest as a rare surviving example of real tennis courts built during the revival of real tennis in the mid and late 19<sup>th</sup> century; and overall, for its intactness, context and group value.
- 5.3.23. As a Grade II listed building, it is a heritage asset of **high significance**.
- 5.3.24. The asset's setting is defined and experienced by its role as an important recreational building for the university, by its prominent location on Grange Road near Bin Brook and Burrell's Walk and relationship to the conservation area. It is also defined by its contextual relationship to the other architecturally important buildings within the West Cambridge Conservation Area and relationship to the wider university.
- 5.3.25. Taken overall, setting makes a **high contribution** to significance.

### **UNIVERSITY LIBRARY**

- 5.3.26. The University Library (**A94; Figure 2C**) is perhaps the most prominent building in the conservation area and although it fronts east, it can be seen from west via Grange Road to the rear of a large carpark. This was built in 1931-1934 to designs by Sir Giles Gilbert Scott. Formed in red brick, the asset is a dominating presence in the conservation area, with strip windows, overhanging eaves, a hipped roof in pantile and a tall tower. It is of historic and architectural interest in that it forms an important landmark in the wider city, and is a confident and striking design from Sir Giles Gilbert Scott (1880–1960), one of the 20<sup>th</sup> century's great architects, responsible for some of the most iconic public buildings of the time.
- 5.3.27. As a Grade II listed building, it is a heritage asset of **high significance**.
- 5.3.28. The asset's setting is defined and experienced by its role as a prominent building within the conservation area and the city, and by its key historic and visual relationships to the wider University of Cambridge, its individual college buildings and to the university's other facilities and institutions.
- 5.3.29. Taken overall, setting makes a **high contribution** to significance.

## CLARE COLLEGE, GATEWAY TO THE UNIVERSITY LIBRARY

- 5.3.30. Located immediately to the east of the University Library is Clare College, Gateway to the University Library (**A121; Figure 2C**). This was constructed in c.1930 with rusticated brick piers with stone caps, vase finials and wrought iron gates. The architect was most likely Sir Giles Gilbert Scott (1880–1960) who was responsible for some of the most iconic public buildings of the 20<sup>th</sup> century. It is listed at Grade II (NHLE ref: 1320358) and is of historic and architectural interest as a mid-20<sup>th</sup> century university building.
- 5.3.31. As a Grade II listed building, it is a heritage asset of **high significance**.
- 5.3.32. The asset's setting is defined and experienced by its relationship to Clare College and to the University Library, as well as its role as a prominent building within the conservation area. It is also defined by its contextual relationship to the other architecturally important buildings within the conservation area, as well as by its relationships to the wider University of Cambridge.
- 5.3.33. Taken overall, setting makes a **high contribution** to significance.

## HISTORY FACULTY BUILDING

- 5.3.34. The History Faculty Building (**A116; Figure 2C**) was built in 1964-1968 for the University of Cambridge to the designs of James Stirling, one of Britain's foremost post-war architects, and was renovated in 1985-1986 by Bickerdike Allen Partners. Formed over six storeys and a basement, this comprises a reinforced concrete frame with a flat steel roof structure in an 'L' shape. It is of historic and architectural interest as the history faculty building, which forms an important landmark in the wider city, and is one of James Stirling's finest works. It is a distinct example of a new approach to educational structures and illustrates a highly creative re-working of a familiar formal language. It forms a group with two other buildings also designed by James Stirling: the Leicester Engineering Building and the residential Florey Building at The Queen's College in Oxford, which are collectively known as the red trilogy – James Stirling's most significant works.
- 5.3.35. As a Grade II\* listed building, it is a heritage asset of **very high significance**.
- 5.3.36. The asset's setting is defined and experienced by its relationship to the West Cambridge Conservation Area, as well as its visual and historic relationships to the wider University of Cambridge, both to its college buildings, and to the university's other institutions. It shares important relationships to the other buildings of the red trilogy that were designed by James Stirling in Leicester and Oxford.
- 5.3.37. Taken overall, setting makes a **high contribution** to significance.

## 5A AND 5B HERSCHEL ROAD (LOCAL LIST)

- 5.3.38. 5A and 5B Herschel Road (**A138; Figure 2C**), known as the Leslie Barnett House, was built in 1892 by Ernest Newton and has historic and architectural value as a bespoke late-19<sup>th</sup> Century house and as an early example of Newton's simple Kentish vernacular style. This building is now under the ownership of Clare Hall and contains several accommodation rooms and associated facilities.
- 5.3.39. As a building of local interest (BLI), it is a heritage asset of **medium significance**.
- 5.3.40. The asset's setting is defined and experienced as a late 19<sup>th</sup> century residential dwelling on Herschel Road and by its relationship to Clare College. It is also defined by its contextual relationship to the



other architecturally important buildings within the conservation area, as well as by its relationships to the wider University of Cambridge.

- 5.3.41. Taken overall, setting makes a **high contribution** to significance.

## **2 SYLVESTER ROAD (LOCAL LIST)**

- 5.3.42. The house at 2 Sylvester Road was constructed in c.1938 to the designs of Henry Castree Hughes (**A139; Figure 2C**). It is a notable early-20<sup>th</sup> Century house as identified by the West Cambridge Conservation Area appraisal and has aesthetic value to Sylvester Road. It has some historic and architectural interest as an inter-war period house linked to Henry Castree Hughes and built during the expansion of Cambridge.
- 5.3.43. As a building of local interest (BLI), it is a heritage asset of **medium significance**.
- 5.3.44. The asset's setting is defined and experienced as an inter-war period house that was built during the expansion of Cambridge. It is also defined by its contextual relationship to the other architecturally important buildings within the conservation area, as well as by its relationships to the wider University of Cambridge.
- 5.3.45. Taken overall, setting makes a **high contribution** to significance.

## 6 IMPACT ASSESSMENT

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### 6.1 PROPOSALS

- 6.1.1. The C2C Scheme will include a 13.6km long dedicated guided busway connecting Cambourne in the west with Cambridge in the east. A service road and maintenance track, to be used as an active travel path, will run alongside the busway. The C2C Scheme will use hybrid vehicles (and in due course, electric vehicles), providing a service of around 10 buses per hour each way. The Scotland Farm travel hub (a park and ride facility) will be situated along the route, just north of the A428, approximately 5km west of Cambridge. Further details about the Scheme proposal area set out in Chapter 3 of the ES.
- 6.1.2. Construction is anticipated to commence in 2025 and continue over approximately 24 months, for a Scheme opening in 2027.

### 6.2 IMPACT ASSESSMENT

- 6.2.1. The West Cambridge Conservation Area is a heritage asset of high significance.
- 6.2.2. The Scheme would have a negligible visual impact on the West Cambridge Conservation Area which otherwise would maintain its residential feel and semi-rural character (Drawing 11). The eastern-most part proposed route aligns east-west and extends along a roadway currently in use as a private right of way. This Scheme is located between the Cambridge University Rugby Union Football Club and to the rear of properties fronting Herschel Road, and so is largely obscured from view of the West Cambridge Conservation Area. However, there is a proposed intersection at the junctions of the private right of way and Grange Road that would introduce a new system of traffic control measures which would slightly change the setting of Grange Road but would not detract from long views down the road itself, or the conservation area as a whole.
- 6.2.3. The private right of way within the conservation area, along which the proposed roadway would be constructed, is currently a popular walking pathway for local residents. From this path there are important positive views which look south-west over the playing fields and the agricultural land at either side of Bin Brook to the west of the Cambridge University Rugby Union Football Club (**Plate TR7-1-6**). As these views only look out south-east from this path, the proposals would not impact on them. It is anticipated that there would be some minor noise impacts caused by bus traffic along the proposed route which would have a minor impact upon the assets located within the conservation area and immediately adjacent on Herschel Road such as Clare Hall and 5a and 5b Herschel Road (see below). However, these assets otherwise maintain both their visual prominence within the conservation area and their primary relationships to the conservation area, to the university and to the wider city of Cambridge.
- 6.2.4. Taken overall, the C2C Scheme would result in **less than substantial harm** to the character and appearance of the conservation area.



**Plate TR7-1-6. The important positive views of Character Area 2, West Cambridge Conservation Area, looking south-west from the site boundary**

## ASSETS BEYOND THE SITE

### CLARE HALL

- 6.2.5. Located on Herschel Road within the West Cambridge Conservation Area, Clare Hall (**A87; Figure 2C**) is closely related to the adjacent Grade II listed asset, Elmside. It is listed at Grade II\* (NHLE ref: 1454213) and is of very high historic and architectural significance as the campus of Clare Hall, one of the late-20<sup>th</sup> century colleges of the university, located outside of the city centre. Its high architectural interest is enhanced by its connection to leading architect Ralph Erskine (1914–2005).
- 6.2.6. The southern side of the Clare Hall College complex, which backs onto the private roadway near the rugby club, is located immediately adjacent to the C2C Scheme which extends east-west along the southern side of Clare Hall. The southern façades of Clare Hall comprise both buildings and lengths of boundary fence. The buildings are both one and two storeys high and contain small windows with frosted glass with limited views south towards the Scheme. The boundary fence contains security railings and industrial points of access which also offer limited views towards the Scheme (**Plate TR7-1-7**). While Clare Hall would not be physically impacted by the works, it is anticipated that the



C2C Scheme would cause harm to the setting of the asset in the form of a visual impact. However, because the asset's primary frontage faces north to Herschel Road, where it maintains visual prominence within the conservation area, these impacts are interpreted as being minor.

- 6.2.7. The Brian Pippard Building, constructed to the south-west of Clare Hall in 1995, is also included in the designation. It has an angular façade with south facing balconies that overlook the West Cambridge Conservation Area (**Plate TR7-1-8**). The C2C Scheme would be visible from the Brian Pippard Building, however, it would not obscure or detract from the views towards the conservation area or the Cambridge University Rugby Union Football Club playing grounds. It is anticipated in long views looking towards the Brian Pippard Building from the south, there would be a negligible visual impact such as over the playing fields from Cranmer Road. The Brian Pippard Building is shielded by trees and shrubs at ground floor level and it is anticipated that the angular south facing façade would remain visible above the proposed development.
- 6.2.8. The C2C Scheme would introduce additional vehicle traffic along the route immediately south of the asset. This which would introduce noise impacts which would harm the setting of the asset, however, this impact is minimised by the use of use single decker hybrid buses along the route. The proposals would not detract from the asset's significance, which otherwise maintains its prominence within the West Cambridge Conservation Area, its relationships to the University of Cambridge and to the wider city.
- 6.2.9. The C2C Scheme would have minor visual and noise impacts to the asset but otherwise maintains its prominence and key relationships within the West Cambridge Conservation Area. Taken overall, the C2C Scheme would result in **less than substantial harm** to the asset.



**Plate TR7-1-7. Clare Hall, looking east (left) and north-east (right) from the site**



**Plate TR7-1-8. The Brian Pippard Building, looking north-west from the site boundary (left) and north from the other side of the playing fields (right)**

## **ELMSIDE INCLUDING BOUNDARY WALL AND GATE**

- 6.2.10. Elmside (120; **Figure 2C**) features prominently on the corner of Herschel Road and Grange Road and includes the listed building of Elmside (c.1885) and its single storey addition (c.1900). The C2C Scheme boundary proposals extend up to the corner of Grange Road and Herschel Road and includes traffic control measures as part of the proposals for the busway. This would have a minor visual impact on the asset through changes to its immediate setting as well as some noise impacts caused by additional bus traffic. However, the asset otherwise maintains its primary relationships to Clare Hall and the West Cambridge Conservation Area as well as its visual prominence on the corner of Herschel and Grange Road.
- 6.2.11. As the asset would otherwise maintain its primary relationship to other listed university buildings and the wider visual prominence on the corner of Herschel and Grange Road, the C2C Scheme would result in **less than substantial harm** to the asset.

## **48 GRANGE ROAD**

- 6.2.12. The building at 48 Grange Road (119; **Figure 2C**) was constructed in c.1880 most likely to designs by Basil Champneys. The house was converted into student residences in the late 1940s when it appears the asset was extended. Its setting is defined and experienced by its location on Grange Road and by its relationship to the wider West Cambridge Conservation Area. It is located near the eastern end of the C2C Scheme boundary on the opposite side of Grange Road where traffic control measures would be constructed. This would have a minor visual impact on 48 Grange Road. However, the asset maintains its prominence on Grange Road as well as its importance to the wider conservation area.
- 6.2.13. Taken overall, the C2C Scheme would result in **less than substantial harm** to the asset.

## **SELWYN COLLEGE**

- 6.2.14. Selwyn College (127, 109, A63, 108; **Figure 2C**) is one of 15 'new' colleges at the university built between 1800 and 1977 and contains many listed buildings (covered by separate listings). Those located within the 250m study area are the Grade II listed Selwyn College Entrance Block (NHLE

ref: 1332182; **A127**), the Grade II listed Selwyn College, Northern Range (NHLE ref: 1125492; **A109**), the Grade II listed Selwyn College, Gateway and Screen Between the North Range and the Chapel (NHLE ref: 1106253; **108**), and the Grade II listed Selwyn College Chapel (NHLE ref: 1125493; **A63**). Beyond the study area and apart of Selwyn College is the Grade II listed Selwyn College Hall (NHLE ref: 1325987) and the Selwyn College Master's Lodge (NHLE ref: 1125494), which are considered collectively as a group.

6.2.15. The distance from the site to Selwyn College to the site boundary along the tree lined Grange Road means that the proposals would not be visible in views looking south from the asset along Grange Road. The proposals would not impact the asset's relationship to the conservation area or to other immediate designated heritage assets on Grange Road.

6.2.16. Taken overall, the C2C Scheme would result in **no harm** to the asset.

### **CORPUS CHRISTI COLLEGE, GEORGE THOMSON BUILDING, LECKHAMPTON HOUSE**

6.2.17. The George Thomson Building (**110; Figure 2C**) is a graduate residence of the University of Cambridge, designed by Philip Dowson of Arup Associates in 1963-1964. The asset is of five storeys, constructed using a pre-cast concrete frame and red brick. The building contains fully glazed student rooms and is listed at Grade II (NHLE ref: 1126003). The asset is located on private land on grounds surrounded by well-established trees and is generally not visible in views looking south-east from the C2C Scheme which is obscured by intervening built forms and vegetation. The proposals would not impact the asset's relationship to the conservation area or to other immediate designated heritage assets on Grange Road.

6.2.18. Taken overall, the C2C Scheme would result in **no harm** to the asset.

### **CAMBRIDGE UNIVERSITY REAL TENNIS CLUB AND PROFESSIONALS HOUSE**

6.2.19. The real tennis club and attached professional's house (**A112; Figure 2C**) was built in 1866 to designs by William Milner Fawcett, while the attached clubhouse and real tennis court was built in 1890 and designed by William Cecil Marshall. It is of historic and architectural interest as it represents two significant phases of development by accomplished architects and has historic interest as a rare surviving example of real tennis courts. The asset's setting is defined and experienced by its role as an important recreational building for the university and by its prominent location on Grange Road near Bin Brook and Burrell's Walk. The scheme is not visible from the asset, nor will the proposals impact the way in which the asset is experienced or its key relationships to the university and the conservation area.

6.2.20. Taken overall, the C2C Scheme would result in **no harm** to the asset.

### **UNIVERSITY LIBRARY**

6.2.21. The University Library (**94; Figure 2C**) was built in 1931-1934 by Sir Giles Gilbert Scott. Formed in red brick, the asset is a striking presence in the conservation area and the wider city, with strip windows, overhanging eaves, a hipped roof in pantile and a tall tower. It is the perhaps the most prominent building in the conservation area and although it fronts east, it can be seen from the west via Grange Road to the rear of a large car park and the tower can be seen in long views across the conservation area where views are not already obscured by vegetation and intervening built forms.



6.2.22. The distance from the library to the site boundary along the tree lined Grange Road means that the proposals would not be visible in views looking south-west from the asset along Grange Road. The proposals would not impact the asset's relationship to the conservation area or to other immediate designated heritage assets on or near Grange Road.

6.2.23. Taken overall, the C2C Scheme would result in **no harm** to the asset.

### **CLARE COLLEGE, GATEWAY TO THE UNIVERSITY LIBRARY**

6.2.24. Located to immediately east of the University Library is Clare College, Gateway to the University Library (**121; Figure 2C**). This was constructed in c.1930 with rusticated brick piers with stone caps, vase finials and wrought iron gates. The architect was most likely Sir Giles Gilbert Scott. Listed at Grade II (NHLE ref: 1320358).

6.2.25. The C2C Scheme would not be visible in views looking south-east from the asset. The proposals would not impact the asset's relationship to the conservation area or to other designated heritage assets within the conservation area.

6.2.26. Taken overall, the C2C Scheme would result in **no harm** to the asset.

### **HISTORY FACULTY BUILDING**

6.2.27. The History Faculty Building (**116; Figure 2C**) was built in 1964-1968 for the University of Cambridge to the designs of James Stirling and was renovated in 1985-1986 by Bickerdike Allen Partners. The asset is of six storeys and a basement, and comprises a reinforced concrete frame with a flat steel roof structure in an 'L' shape.

6.2.28. The C2C Scheme would not be visible in views looking north-west from the asset. The proposals would not impact the asset's relationship to the conservation area or to other immediate designated heritage assets on West Road and Grange Road.

6.2.29. Taken overall, the C2C Scheme would result in **no harm** to the asset.

### **5A AND 5B HERSCHEL ROAD (LOCAL LIST)**

6.2.30. 5A and 5B Herschel Road (**A138; Figure 2C**), known as the Leslie Barnett House, was built in 1892 by Ernest Newton and is an early example of Newton's simple Kentish vernacular style. This building is now in the ownership of Clare Hall and contains several accommodation rooms and associated facilities. It is anticipated that the proposals would have a visual impact upon the asset's setting. However, given that the asset's primary elevation faces north to Herschel Road, this impact is considered to be minor. There may also be noise impacts caused by additional bus traffic along the route. However, the asset otherwise maintains its presence on Herschel Road and its key relationships to Clare Hall and the West Cambridge Conservation Area.

6.2.31. Taken overall, the C2C Scheme would result in **less than substantial harm** to the asset.

### **2 SYLVESTER ROAD (LOCAL LIST)**

6.2.32. 2 Sylvester Road was constructed in c.1938 to the designs of Henry Castree Hughes.

6.2.33. The C2C Scheme would not be visible in views looking south from the asset. The proposals would not impact the asset's relationship to the conservation area or to other immediate designated heritage assets on Herschel Road.

6.2.34. Taken overall, the C2C Scheme would result in **no harm** to the asset.

## 7 CONCLUSION AND RECOMMENDATIONS

- 7.1.1. This Heritage Statement has been undertaken following the principles set out in the NPPF and in line with relevant legislation, local and national guidance and best practice. This Heritage Statement has assessed the impacts of the proposals on the West Cambridge Conservation area and on the setting of a number of listed buildings within the conservation area.
- 7.1.2. The proposed works have been developed in line with national and local policies on the historic environment. They have been developed to minimise any potential harmful effects to the significance of the West Cambridge Conservation Area and the associated heritage assets located within the boundary of the conservation area through the use of appropriate methodologies and specifications that meet the requirements of good conservation practice, while achieving the required works to manage their long-term future.
- 7.1.3. It is concluded that the C2C Scheme would result in 'less than substantial harm' to the conservation area (under the terms of the NPPF), which otherwise maintains its leafy tree lined suburban character and views over the fields within the Green Belt.
- 7.1.4. In NPPF terms, it is also concluded that the proposals would result in less than substantial harm to four buildings; one Grade II\*, two Grade II listed buildings and a building of local interest. These are: Clare Hall, Elmside (including boundary wall and gate), 48 Grange Road and a locally listed house at 5A & 5B Herschel Road. The C2C Scheme will result in minor visual impacts to the setting of these heritage assets as well as noise impacts from additional bus traffic. All of these heritage assets will maintain their visual prominence within the streetscape and their relationship with other key heritage assets including the West Cambridge Conservation Area.
- 7.1.5. A summary of the predicted impacts on built heritage assets is presented in the table below.
- 7.1.6. Given the nature of the proposals and level of harm arising from its operation no additional mitigation measures are recommended.

**Table TR7-1-7-1 – above ground heritage assets and impact of proposals**

Heritage asset	Designation	Asset significance	Impact of proposals
West Cambridge Conservation Area	Conservation Area	High	Impacts to setting. Less than substantial harm.
Clare Hall A College of the University of Cambridge which was built in 1969 to the designs of Ralph Erskine.	Listed Grade II*	Very High	Impacts to setting. Less than substantial harm.
Elmside A late 19 <sup>th</sup> century house extended in the late 20 <sup>th</sup> century when this became part of Clare Hall.	Listed Grade II	High	Impacts to setting. Less than substantial harm.

Heritage asset	Designation	Asset significance	Impact of proposals
<p>48 Grange Road</p> <p>A house built in c.1880 possibly by Basil Champneys and converted into student residences in the late 1940s.</p>	Listed Grade II	High	<p>Impacts to setting.</p> <p>Less than substantial harm.</p>
<p>Selwyn College (multiple entries)</p> <p>A College of the University of Cambridge which was built between 1882 and 1889 to designs by Sir Arthur Blomfield.</p>	Listed Grade II	High	No harm.
<p>Corpus Christi College, George Thomson Building, Leckhampton House</p> <p>A graduate residence of the University of Cambridge, designed by Philip Dowson of Arup Associates in 1963-1964.</p>	Listed Grade II	High	No harm.
<p>Cambridge University Real Tennis Club and Professionals House</p> <p>The real tennis club and attached professional's house was built in 1866 to designs by William Milner Fawcett, while the attached clubhouse and real tennis court was built in 1890 and designed by William Cecil Marshall.</p>	Listed Grade II	High	No harm.
<p>University Library</p> <p>Perhaps the most prominent building in the conservation area, this was built in 1931-1934 to designs by Sir Giles Gilbert Scott.</p>	Listed Grade II	High	No harm.
<p>Clare College, Gateway to the university library</p> <p>Clare College, Gateway to the University Library was constructed in c.1930 by most likely Sir Giles Gilbert Scott (1880–1960)</p>	Listed Grade II	High	No harm.
History Faculty Building	Listed Grade II	High	No harm.

Heritage asset	Designation	Asset significance	Impact of proposals
Built in 1964-1968 for the University of Cambridge to the designs of James Stirling.			
5A and 5B Herschel Road (Leslie Barnett House)  Known as the Leslie Barnett House, this was built in 1892 by Ernest Newton.	Building of local interest	Medium	Impacts to setting. Less than substantial harm.
2 Sylvester Road (local list)  Constructed in c.1938 to the designs of Henry Castree Hughes	Building of local interest	Medium	No harm.

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## **CARTOGRAPHIC SOURCES**

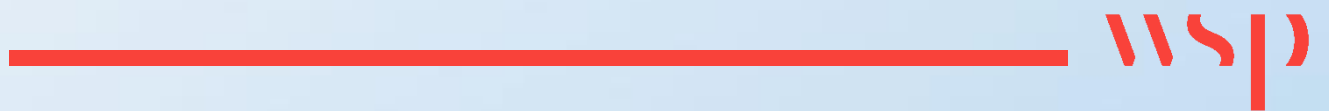
Coton Inclosure Map of 1802 (Cambridgeshire Archives, K124/P/50)

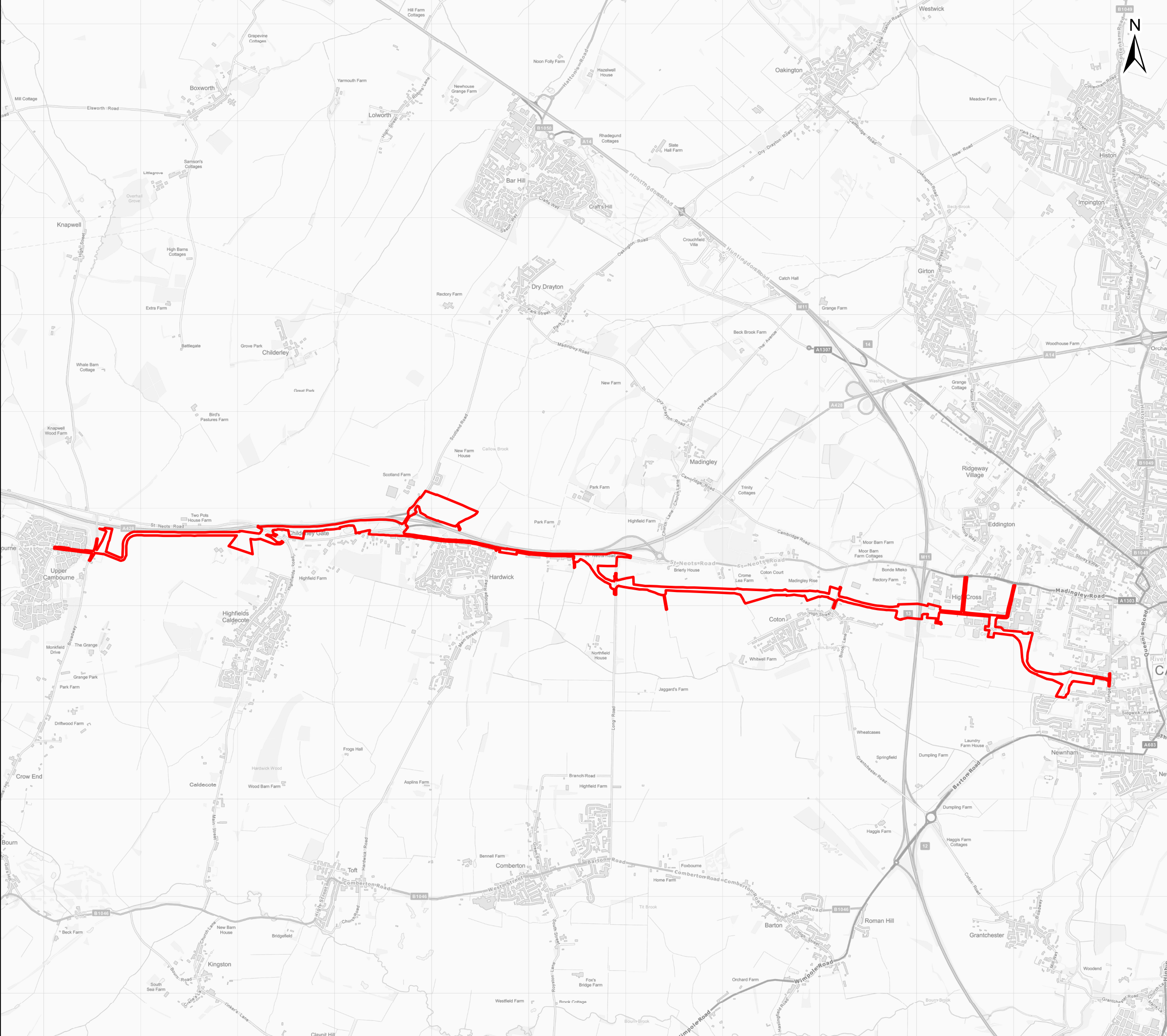
Ordnance Survey mapping from the 1<sup>st</sup> edition to the present day.



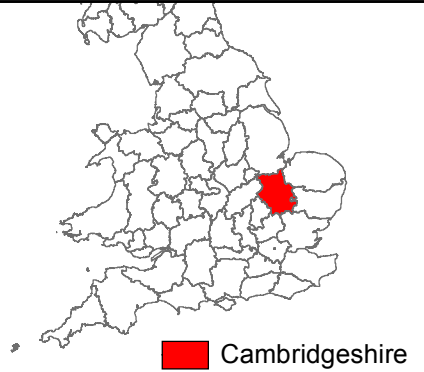
# Annex A

## FIGURES

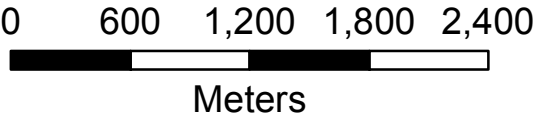




Cambourne to Cambridge Order



Key  
C2C Scheme boundary



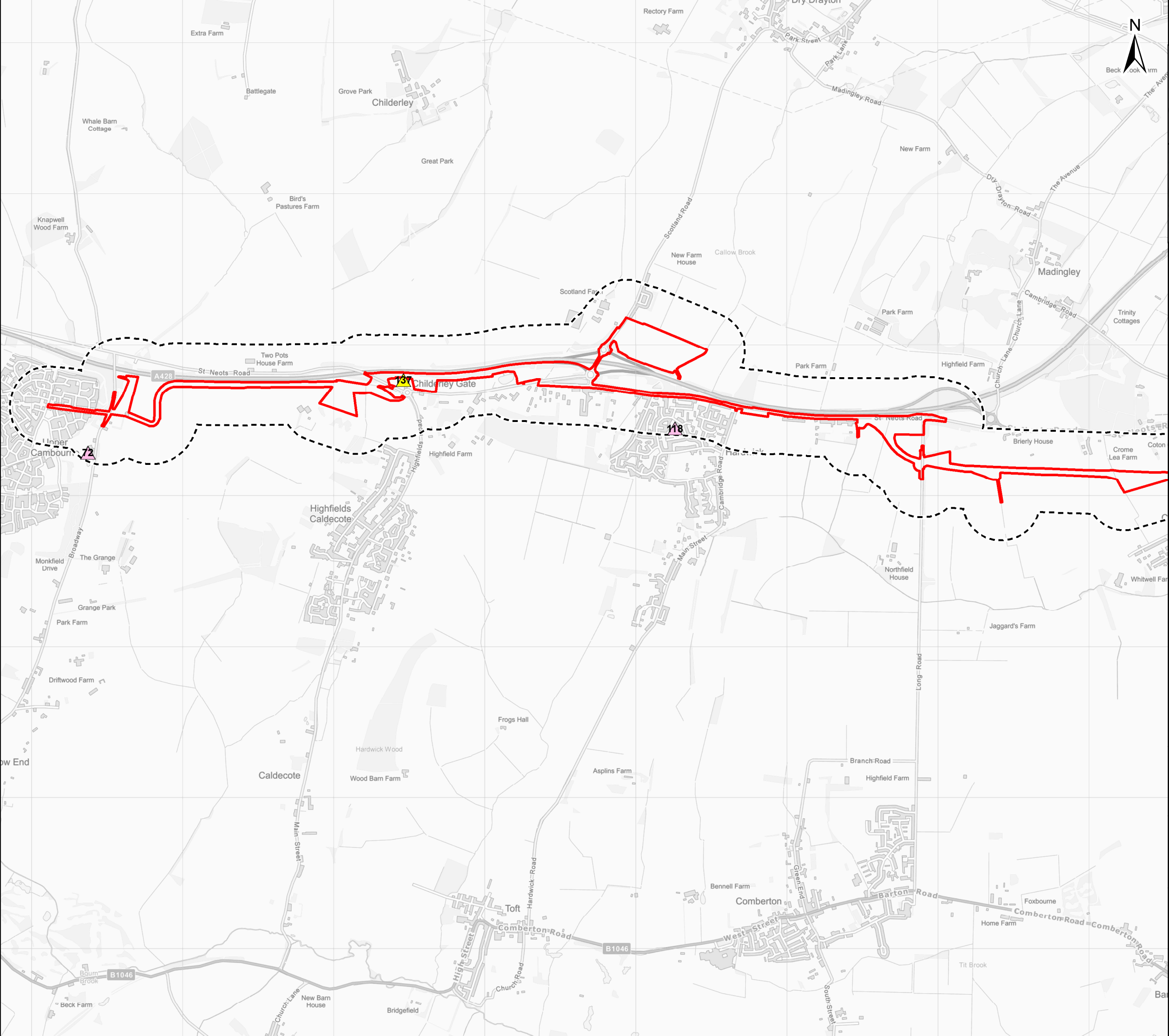
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Greater Cambridge Partnership

Project:  
C2C Scheme

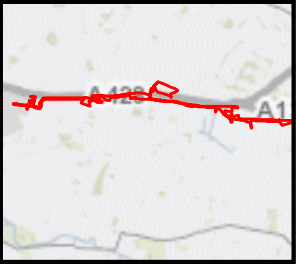
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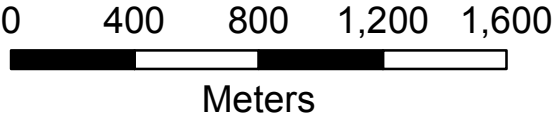


Cambourne to Cambridge Order



- Key**
- Non Designated Assets
  - Listed Building
  - Coton Conservation Area
  - West Cambridge Conservation Area
  - Registered Parks and Gardens
  - Study area 250m
  - C2C Scheme boundary

**Note:**  
Map showing the part of the C2C Scheme not covered by the Heritage Statement



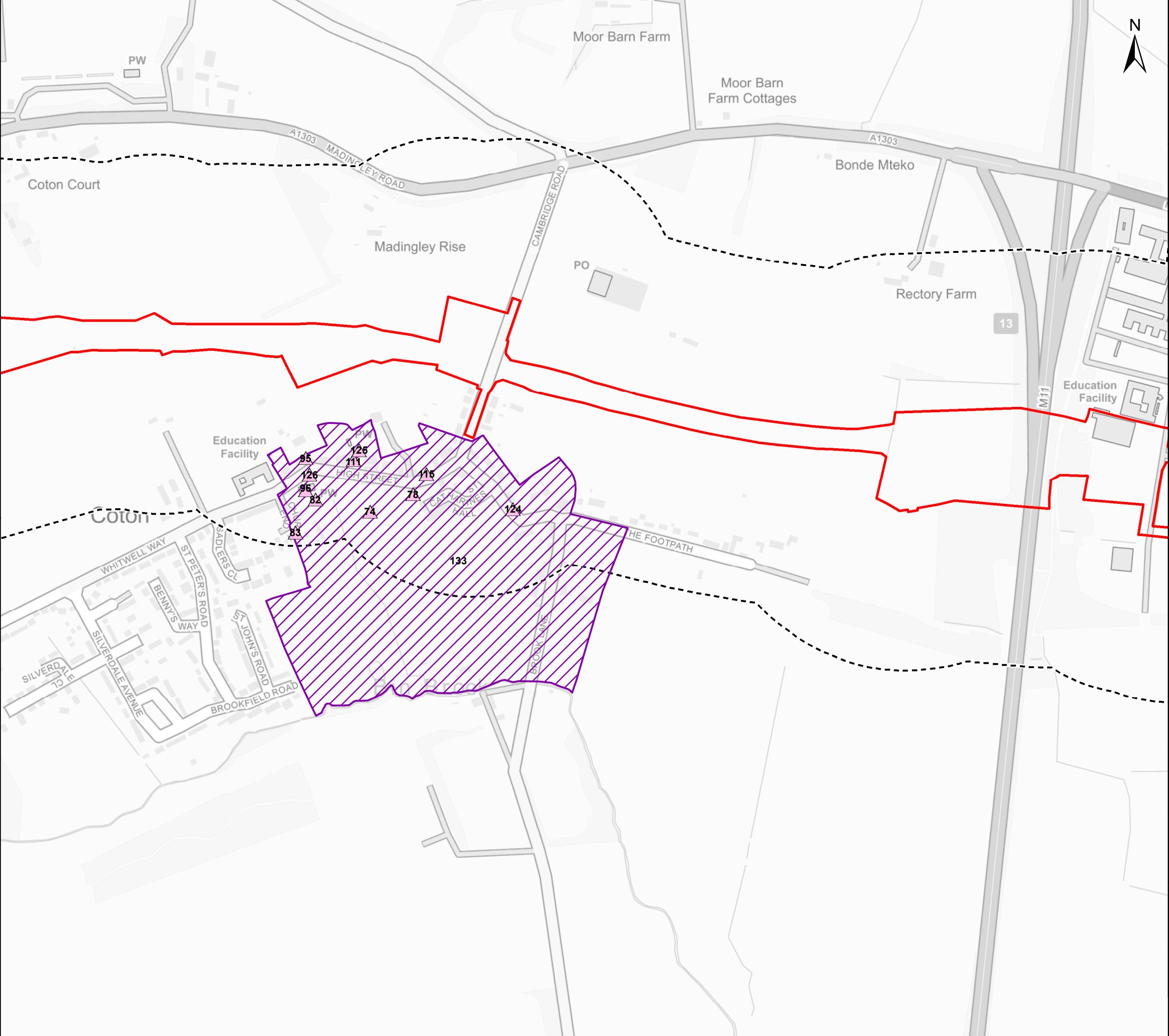
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**Greater Cambridge Partnership**

Project:  
**C2C Scheme**

Title  
**Figure 2  
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Date Saved: 22/05/2023  
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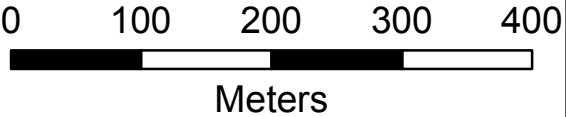


Cambourne to Cambridge Order



- Key**
- ▲ Non Designated Assets
  - ▲ Listed Building
  - ▨ Coton Conservation Area
  - ▨ West Cambridge Conservation Area
  - ▭ Registered Parks and Gardens
  - - - Study area 250m
  - ▭ C2C Scheme boundary

**Note:**  
Map showing the part of the C2C Scheme not covered by the Heritage Statement



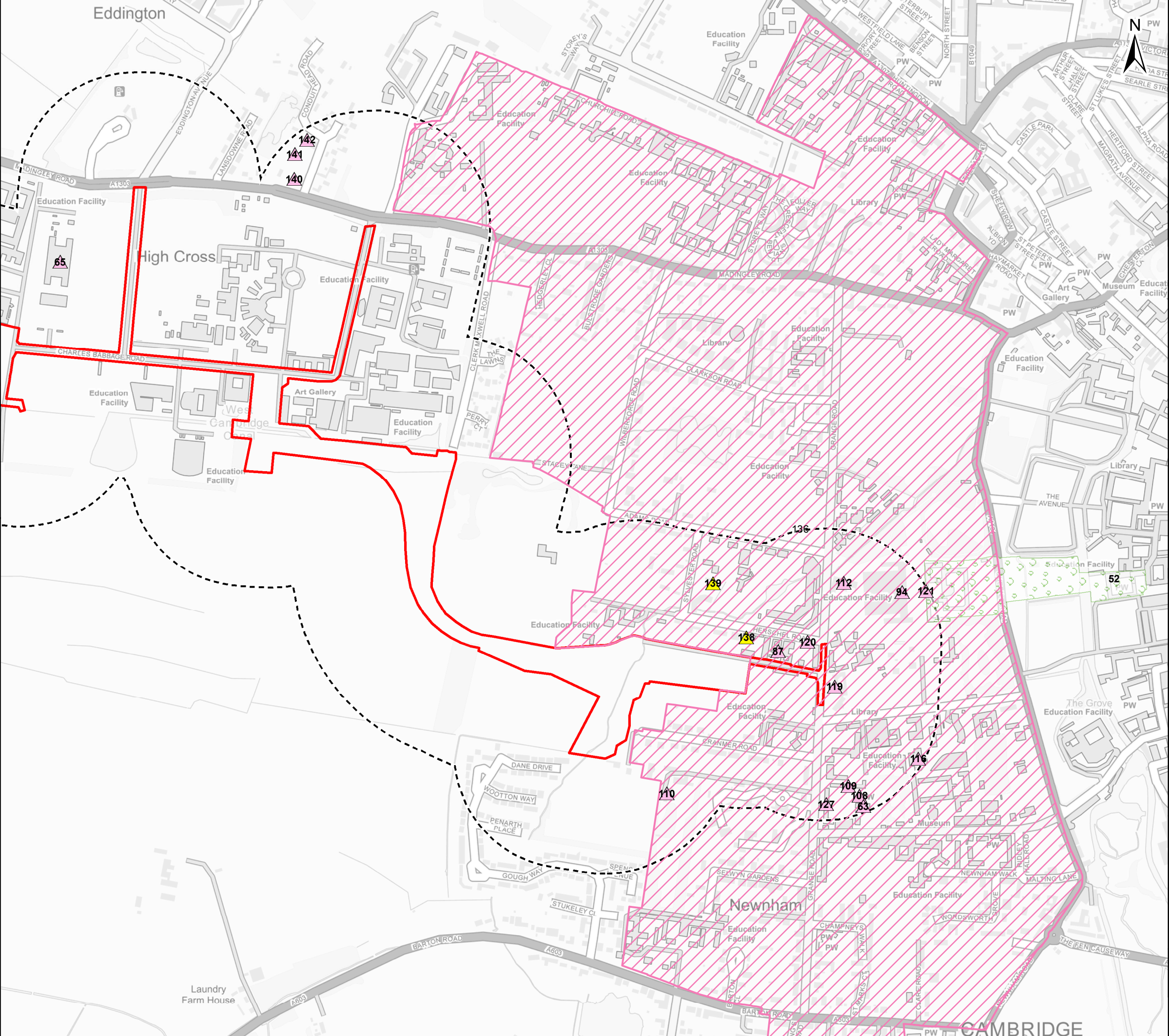
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**Greater Cambridge Partnership**

Project:  
**C2C Scheme**

Title  
**Figure 2B  
Historic Environment Features Map**

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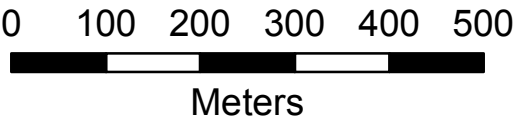


Cambourne to Cambridge Order



- Key**
- ▲ Non Designated Assets
  - ▲ Listed Building
  - Coton Conservation Area
  - West Cambridge Conservation Area
  - Registered Parks and Gardens
  - Study area 250m
  - C2C Scheme boundary

**Note:**  
Map showing the part of the C2C Scheme not covered by the Heritage Statement. A65, A140, A141, A142 are covered by the Heritage Impact Assessment



Client:  
**Greater Cambridge Partnership**

Project:  
**C2C Scheme**

Title:  
**Figure 2C  
Historic Environment Features Map**

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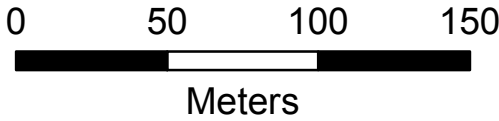




Cambourne to Cambridge Order



Key  
C2C Scheme boundary



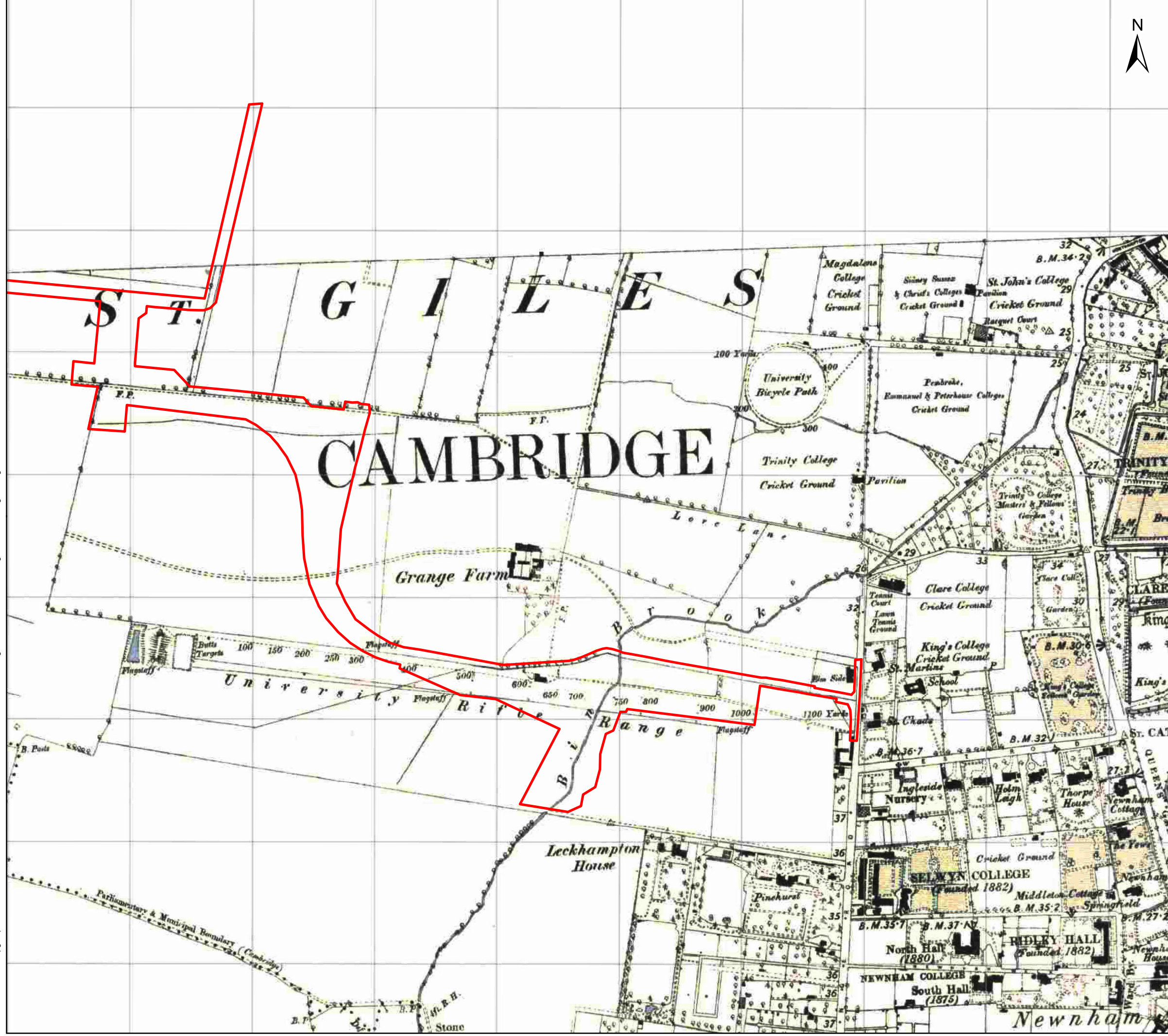
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Project:  
C2C Scheme

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Figure 3  
The 1802 Inclosure map for Cambridge  
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Drawn: RK Checked: LT Approved: DT





Cambourne to Cambridge Order

Key

C2C Scheme boundary

0 100 200 300 400

Meters

Client:

Greater Cambridge Partnership

Project:

C2C Scheme

Title

Figure 4  
Ordnance Survey 1st edition 6":mile  
map of 1886 (not to scale)

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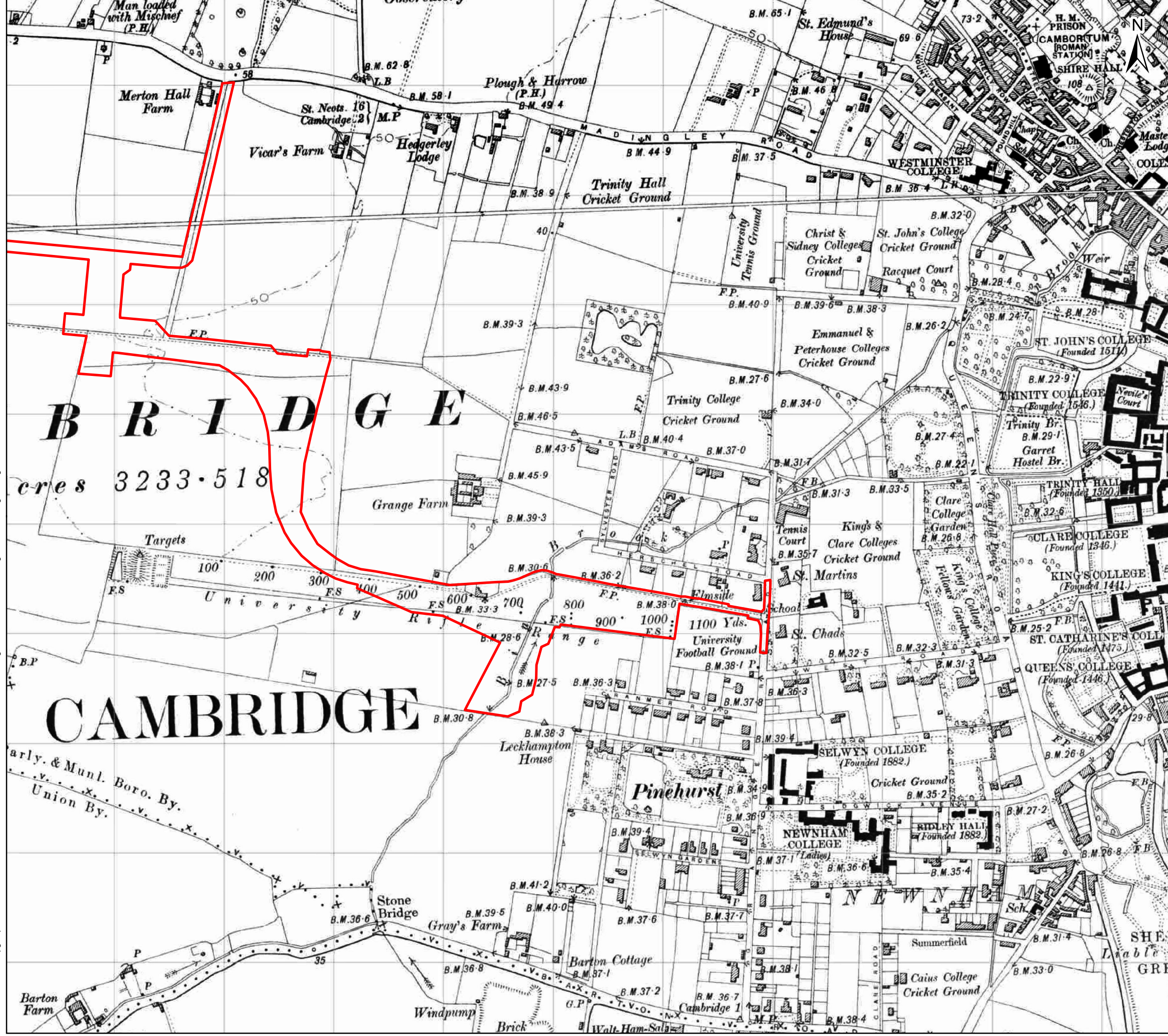
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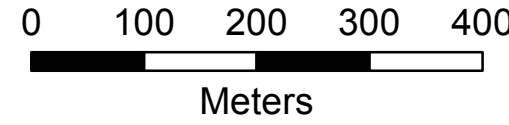




Cambourne to Cambridge Order



Key  
C2C Scheme boundary



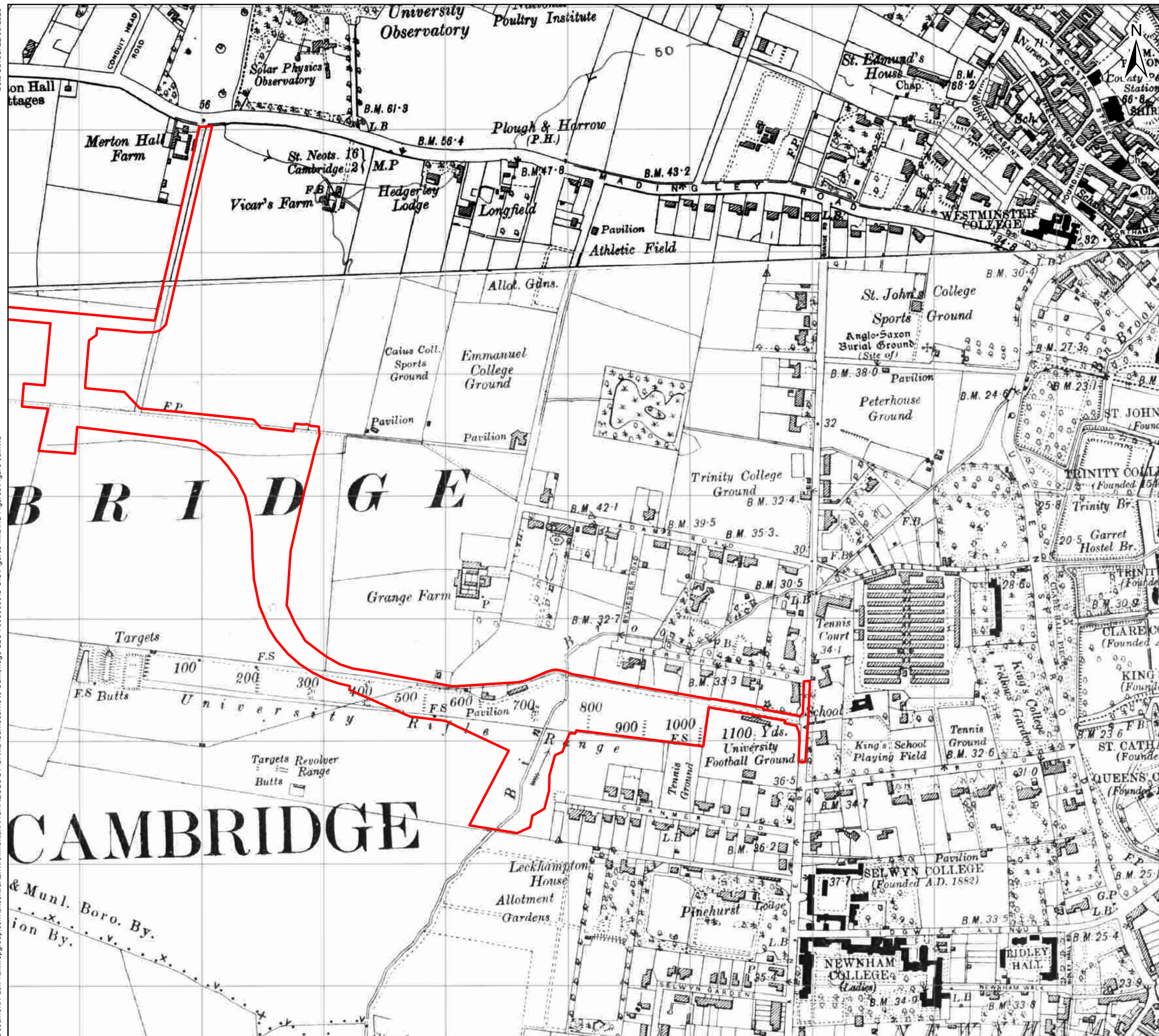
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Project:  
C2C Scheme

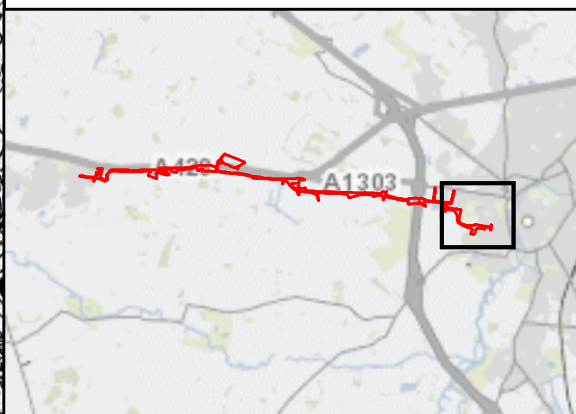
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Ordnance Survey 2nd edition 6" : mile  
map of 1901 (not to scale)

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Cambourne to Cambridge Order



Key

C2C Schme boundary

0 100 200 300 400  
Meters



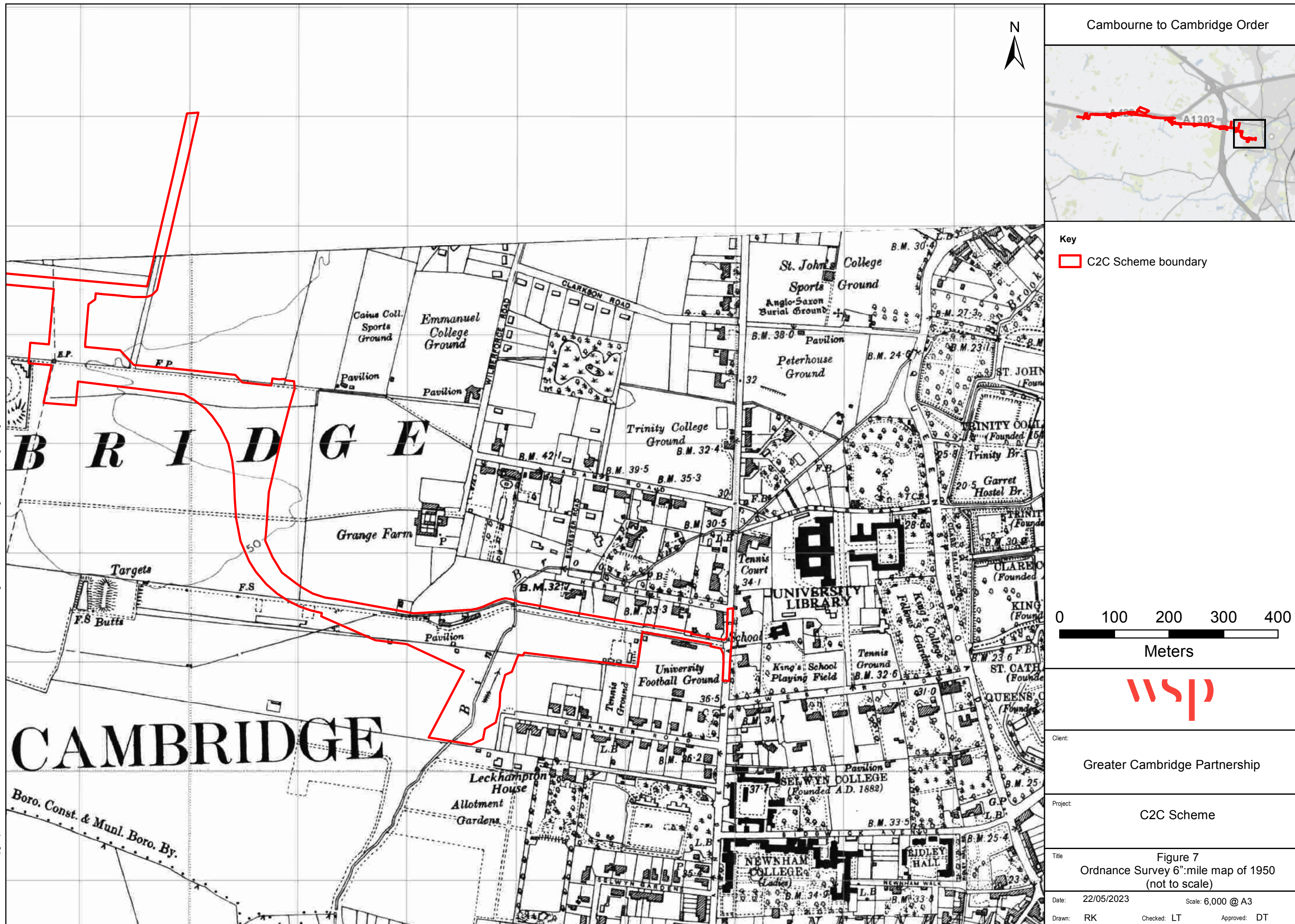
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Project:  
C2C Scheme

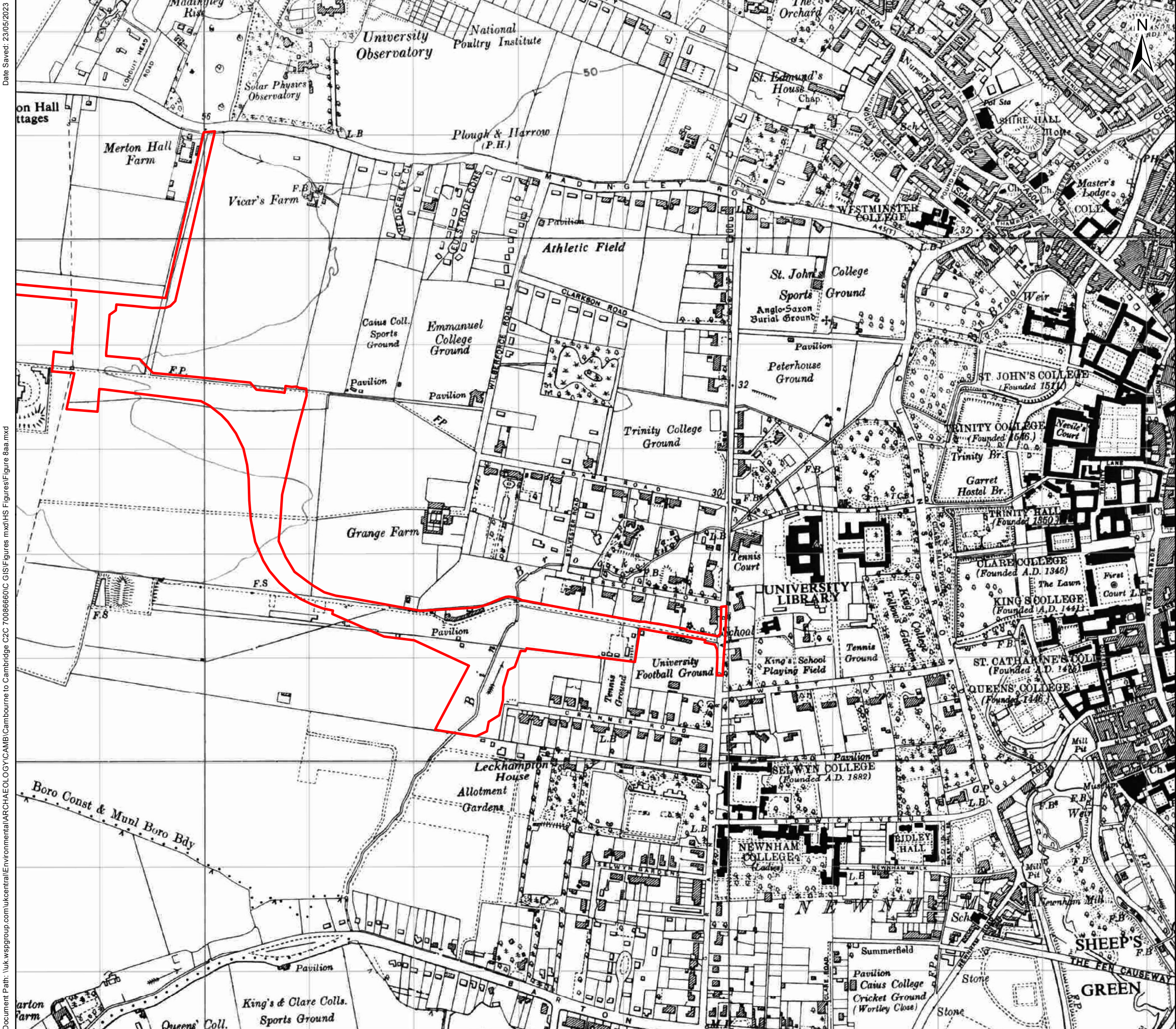
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Ordnance Survey 6":mile map of 1927  
(not to scale)

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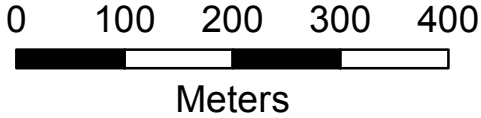




Cambourne to Cambridge Order



Key  
C2C Scheme boundary



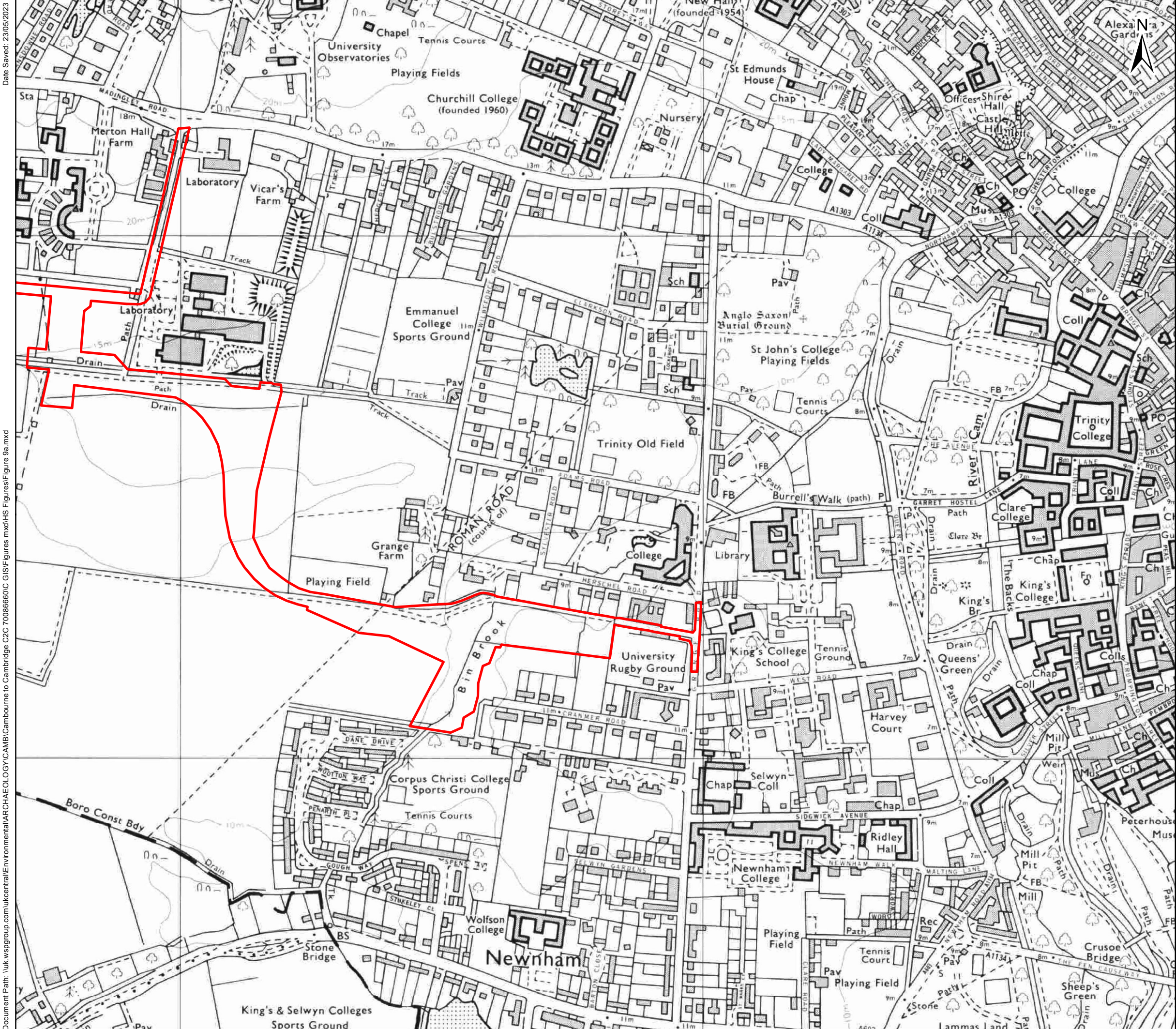
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Project:  
C2C Scheme

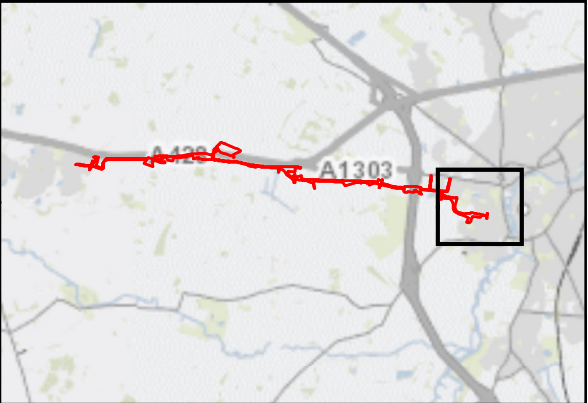
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Ordnance Survey 6":mile map of 1965  
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Date: 23/05/2023 Scale: 7,000 @ A3  
Drawn: RK Checked: LT Approved: DT

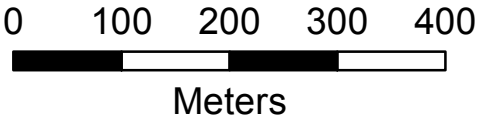




Cambourne to Cambridge Order



Key  
C2C Scheme boundary



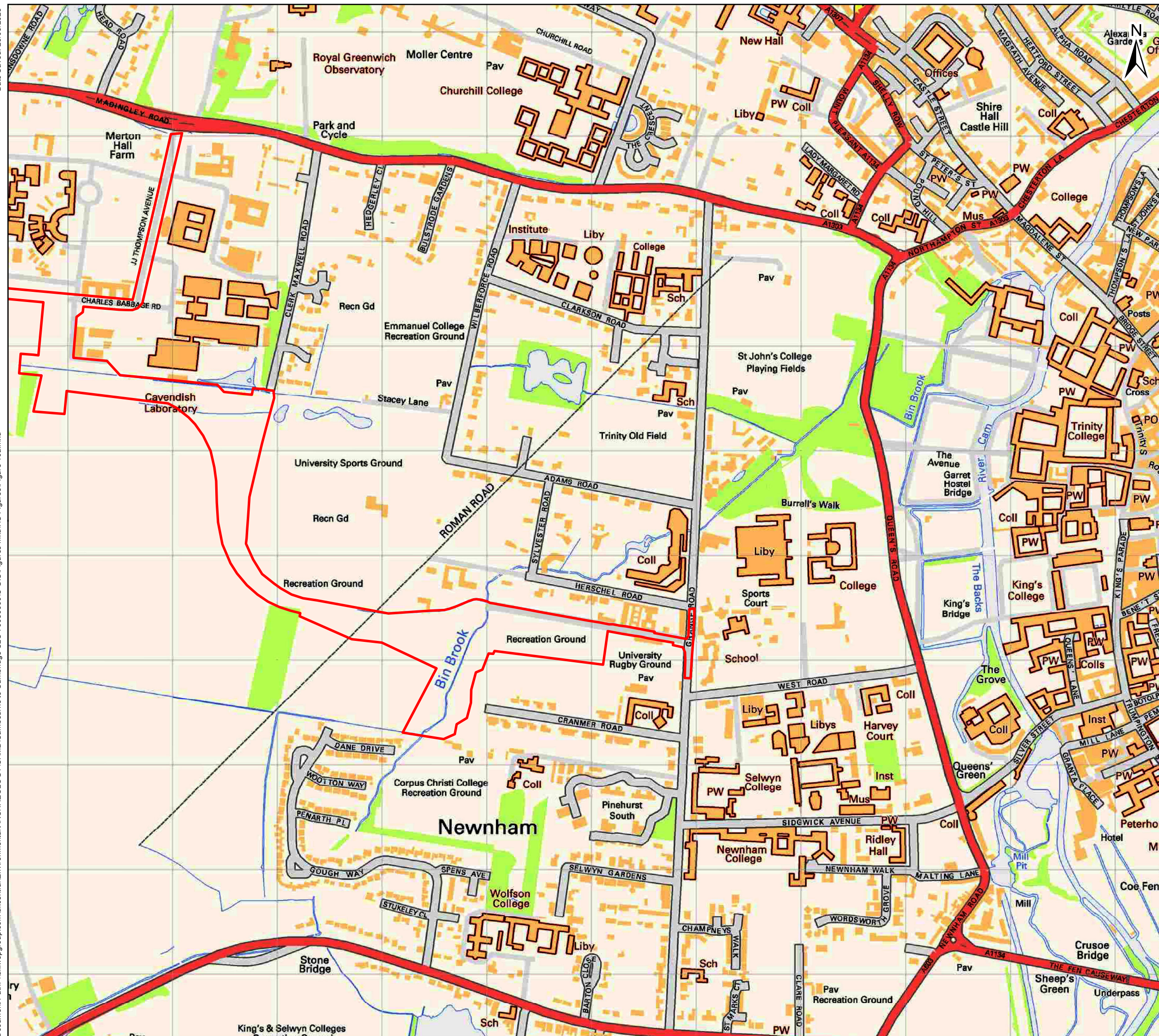
Client:  
Greater Cambridge Partnership

Project:  
C2C Scheme

Title:  
Figure 9  
Ordnance Survey 1:10,000 scale  
map of 1981 (not to scale)

Date: 23/05/2023 Scale: 7,000 @ A3  
Drawn: RK Checked: LT Approved: DT





Cambourne to Cambridge Order

Key

C2C Scheme boundary

0 100 200 300 400

Meters

Client:

Greater Cambridge Partnership

Project:

C2C Scheme

Title

Figure 10  
Ordnance Survey 1:10,000 scale map  
of 2010 (not to scale)

Date: 23/05/2023

Scale: 7,000 @ A3

Drawn: RK

Checked: LT

Approved: DT

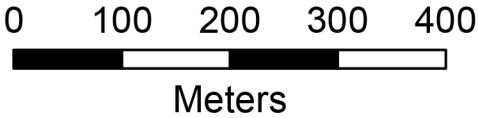




Cambourne to Cambridge Order



- Key**
- SOFT LANDSCAPE**
- INDIVIDUAL FEATURE/ WAY FINDING TREES**  
Locations Indicative
  - INDIVIDUAL TREES**  
Locations Indicative
  - INDIVIDUAL ORCHARD TREES**  
Locations Indicative
  - INDIVIDUAL RIPARIAN ZONE TREES**  
Locations Indicative
  - GA01 - AMENITY GRASSLAND**  
Mown amenity spaces, including mown strips parallel to carriageways/footways
  - GA02 - FLOWERING SPECIES RICH GRASSLAND**  
Wildflower grassland
  - GA03 - MEADOW RICH GRASSLAND**  
For areas of low soil quality such as existing arable land
  - SH01 - SHURB PLANTING**
  - WL01 - NATIVE WOODLAND PLANTING**  
Edge and Core woodland planting
  - HR01 - HEDGEROWS**  
Proposed species rich hedgerow planting
  - HR02 - ENHANCED VEGETATION**  
Enhancement to existing vegetation, hedgerows or other boundary features
  - MA01 - MARGINAL, AQUATICS AND EMERGENT PLANTING**  
Within detention basins or other wetland features
  - MA02 - SWALE SEEDED MIX**
  - WET DETENTION BASINS**  
For further information refer to Drainage Strategy Report
- HARDSCAPE LANDSCAPE**
- PM01 - ACTIVE TRAVEL ROUTE**  
Refer to ENG DWG for Paving Detail
  - PM02 - RESURFACED EXISTING FOOTWAYS**  
Refer to ENG DWG for Paving Detail
  - PM03 - ARTICULATED AREAS OF HARDSTANDING**  
At key junctions and bus stops. Refer to ENG DWG for Paving Detail
  - PM04 - TRAVEL HUB PARKING BAYS**  
Refer to ENG DWG for Paving Detail
  - LANDSCAPE DESIGNS TO BE INFORMED BY THIRD PARTY DEVELOPERS**



Client:  
**Greater Cambridge Partnership**

Project:  
**C2C Scheme**

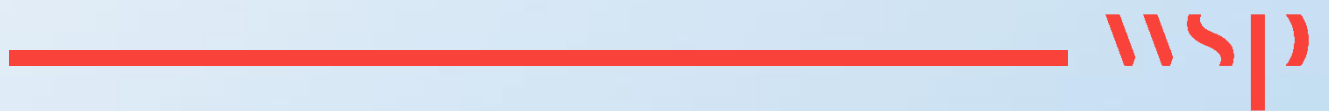
Title **Figure 11 - Proposed site layout (WSP dwg: 70086660-WSP-GEN-XX-DR-LS-00017 P01 5/11/2022)**

Date: **23/05/2023** Scale: **7,000 @ A3**

Drawn: **RK** Checked: **LT** Approved: **DT**

# Annex B

## **HISTORIC ENVIRONMENT GAZETTEER**



The table below represents a gazetteer of known historic environment sites and finds within the study area. Each entry has an assessment (A) reference number. The gazetteer should be read in conjunction with the historic environment features map.

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**Table TR7-1-0-1 – Gazetteer of known historic environment assets**

<b>Assess. (A) ref.</b>	<b>Description</b>	<b>Period</b>	<b>HER ref / NHLE ref. / site code</b>
<b>63</b>	<b>Selwyn College Chapel, University of Cambridge</b> Grade II listed 1882–9 chapel by Sir Arthur Blomfield. Perpendicular style in the manner of King's Chapel. Glass by Kempe 1900–3.	Post-medieval	NHLE: 1125493
<b>87</b>	<b>Clare Hall, University of Cambridge</b> Grade II* listed college of the University of Cambridge, designed by Ralph Erskine and completed in 1969.	Modern	NHLE:1454213
<b>94</b>	<b>University Library, Newnham, Cambridge</b> Grade II listed. Built in 1931–4. Architect Sir Giles Gilbert Scott. Included inside are a number of 17 <sup>th</sup> and 18 <sup>th</sup> century bookcases including the ones designed for the Old University Library by James Essex in 1731–4.	Post-medieval Modern	NHLE: 1126281 04899
<b>108</b>	<b>Selwyn College, Gateway and Screen Between the North Range and the Chapel, University of Cambridge</b> Grade II listed gateway and screen between the North Range and the Chapel, built in 1882–9 and designed by Sir Arthur Blomfield.	Post-medieval	NHLE: 1106253, 1125493
<b>109</b>	<b>Selwyn College, North Range</b> Grade II listed, 1882–9, designed by Sir Arthur Blomfield.	Post-medieval	NHLE: 1125492
<b>110</b>	<b>Corpus Christi College, George Thomson Building, Leckhampton House, University of Cambridge</b> Grade II listed graduate residence built in 1963–64, architect Philip Dowson of Arup Associates.	Modern	NHLE: 1126003
<b>112</b>	<b>Cambridge University Real Tennis Club and Professionals House, Cambridge</b> Grade II listed 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 c 1940.	Post-medieval Modern	NHLE: 1422000



116	<b>History Faculty Building, University of Cambridge</b> Grade II* listed History Faculty Building, built 1964–1968 for the University of Cambridge to the designs of James Stirling, renovated in 1985–1986 by Bickerdike Allen Partners.	Modern	NHLE: 1380217
119	<b>48 Grange Road, Newnham, Cambridge</b> Grade II listed house, c 1880 probably designed by Basil Champneys. Converted to student residences late 1940s.	Post-medieval	NHLE: 1268364
120	<b>Elmside Including Boundary Wall and Gate, Newnham, Cambridge</b> Grade II listed two-storey house with attic storey, built 1885 to the designs of ES Prior, having single-storey addition to the south, built c 1900.	Post-medieval Modern	NHLE: 1268365
121	<b>Clare College, Gateway to University Library, Cambridge</b> Grade II listed gateway, c 1930, probably designed by Sir Giles Gilbert Scott.	Modern	NHLE: 1320358
127	<b>Selwyn College Entrance Block, Newnham, Cambridge</b> Grade II listed entrance block, 1882–9, designed by Sir Arthur Blomfield.	Post-medieval	NHLE: 1332182
136	<b>West Cambridge Conservation Area</b> Designated by the Cambridge City Council in 1972 and last amended in 2011. Consists of 68 listed buildings within.	--	--
138	<b>5A &amp; 5B, Herschel Road, Cambridgeshire</b> Also known as the Leslie Barnett House, it was built in 1892 by Ernest Newton and is an early example of Newton's simple Kentish vernacular style.	Post-medieval	--
139	<b>2, Sylvester Road, Cambridgeshire</b> A single storey red brick building, constructed in c.1938 to the designs of Henry Castree Hughes.	Post-medieval	--





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