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Greater Cambridge Shared Planning Strategic Heritage Impact Assesment Baseline

May 2021





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A. Approved

Andrew Croft

Position Director

Date 22nd May 2021

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1.0 Introduction

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1.0 Introduction

1.1 **Purpose and scope**

- 1.1.1 This analysis of the setting of Cambridge has been developed and prepared to support the assessment of strategic options for growth around and within the City, and to support the future assessment of allocation sites as part of the process of developing the Greater Cambridge Local Plan.
- 1.1.2 The analysis provides a strategic assessment of the setting of Cambridge, with a focus on identifying the key aspects of that setting and the character of the City that contribute to its significance as a historic place. In essence, the study is focussed on the broad elements of the City and its environs that "make Cambridge, Cambridge" in terms of its identity and sense of place. The broad study areas can be seen on Figures 1 and 2.

1.2 Method

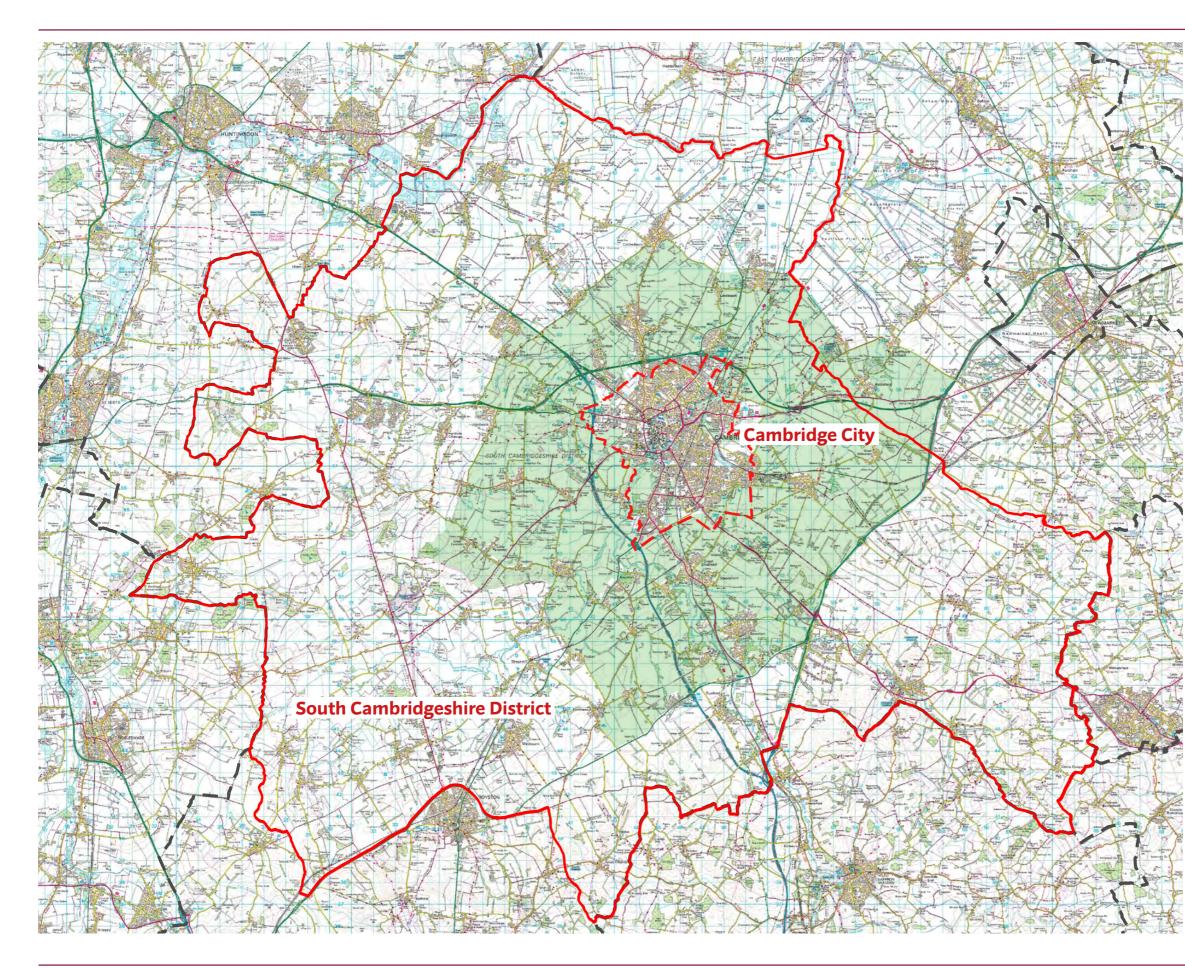
1.2.1 The approach to the study has been informed by Historic England's The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition – Dec. 2017). The guidance sets out a broad four stage process:

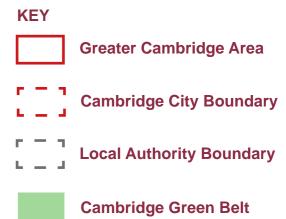
"Stage 1: Identify the historic assets that might be affected by a proposed change or development.

Stage 2: Define and analyse the settings to understand how they contribute to the significance of the historic assets and, in particular, the ways in which the assets are understood, appreciated and experienced.

Stage 3: Evaluate the potential impact of a proposed change or development on that significance.

Stage 4: If necessary, consider options to mitigate or improve the potential impact of a proposed change or development on that significance."





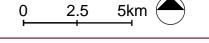


FIGURE 1 GREATER CAMBRIDGE AREA

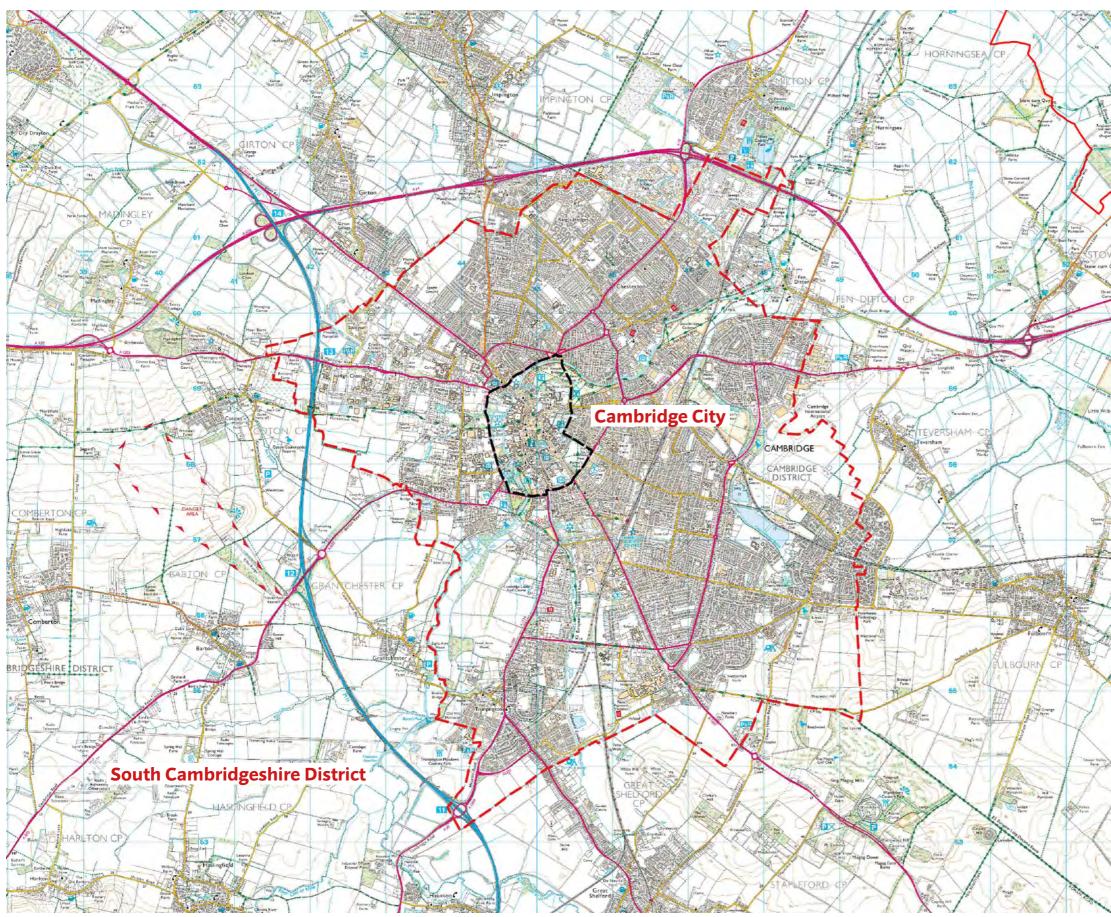








FIGURE 2 CITY OF CAMBRIDGE

1.0 INTRODUCTION

1.2.2 This baseline study is focussed on Stages 1 and 2 but will inform future assessments relevant to Stages 3 and 4, including the assessment of site allocations.¹

Stage 1: Identification of the assets

1.2.3 In terms of Stage 1, the study differs from many other similar studies as it does not focus on an identified historic asset or defined group of assets e.g. a registered park and garden, or conservation area, World Heritage Site or listed building. Instead, it addresses Cambridge as a city, which is not a defined heritage asset. In this context, the study has therefore focussed on identifying the elements (characteristics) of the City and its environs that "make Cambridge, Cambridge" in terms of its identity and sense of place. Given the nature of the City this is largely founded on its historic core.

Stage 2: Definition and analysis

1.2.4 In terms of defining and analysis the elements of the City and its environs that "make Cambridge, Cambridge" the study considered a range of factors based on guidance contained in Historic England's guidance on "The Setting of Heritage Assets" (Dec. 2017), as set out below:

"The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and Spaces

¹ Historic England's Advice Note 3: The Historic Environment and Site Allocations in Local Plans is also relevant in relation to this

1.0 INTRODUCTION

- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, 'wildness'
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions
- 1.2.5 Importantly the study has, in accordance with guidance, not only considered the physical aspects of the City and its environs, but the ways in which they are understood, appreciated and experienced.

1.0 INTRODUCTION

- 1.2.6 Analysis undertaken to inform the study has included:
 - Review of secondary sources and past planning studies
 - Historic and modern map analysis
 - Review of historic paintings and prints
 - Site visits to the City and wider environs
 - Review of adopted Local Plans
 - Review of available heritage data, including from the National Heritage List
 - Review of Landscape Character Assessment for the area (CBA 2021)
 - Review of the VuCity model

1.3 Constraints and limitations

- 1.3.1 The study is strategic in nature and is designed to inform high-level decision making regarding strategic approaches to change in and around Cambridge and to form part of the baseline for the future assessment of site allocations.
- 1.3.2 Its findings will also support consideration of other future development applications in and around the City of Cambridge and South Cambridgeshire.
- 1.3.3 Future applications will need to be accompanied by an appropriate level of assessment that addresses potential impacts on the historic environment and also on the character and identity of Cambridge. The nature and scope of these assessments, including need for further baseline work and cumulative impact assessments, will need to be agreed with the LPA prior to submission.

1.4 Structure of the report

1.4.1 This report provides the following:

Section 2 – Provides background information in terms of Cambridge's historic growth and heritage designations.

Section 3 - An analysis of the key characteristics of Cambridge and its environs that "make Cambridge, Cambridge"

Section 4 - A weighting of those elements, identifying which contribute the most and are hence more important

2.0 Background

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2.0 Background

2.1 Historic Growth of Cambridge

- 2.1.1 Settlements have existed around the Cambridge area since prehistoric times. Prehistoric communities established themselves on the chalk grasslands, along the river valleys and fenland edge, and on the lighter soils across the study area. The earliest clear evidence of occupation in the centre of the City is the remains of a 3,500-year-old farmstead discovered at the site of Fitzwilliam College.²
- 2.1.2 By 70AD the Romans had built a road from Colchester to Godmanchester, which crossed the River Cam close to the present Magdalene Bridge. A fort was established, and a town grew up around that. The Roman settlement stretched beyond into the area of the Historic Core, along the River Cam waterfront and Jesus Lane, and south of the core towards Addenbrooke's. This town and the network of Roman roads have left a lasting legacy in the landscape. Critically, the construction of the fenland canal system by the Romans led to Cambridge becoming an inland port and set the stage for the long-term evolution of the Fens.
- 2.1.3 Occupation of a number of Roman sites is believed to have continued on into the early medieval period. The best-known sites from the early Anglo-Saxon period are a series of cemeteries and defensive Dykes, though more recent excavations have now revealed evidence of huts, halls and other signs of human occupation. The four great Anglo-Saxon dykes in South Cambridgeshire (Miles Ditches, Bran Ditch, Brent Ditch and Fleam Dyke), together with the larger Devil's Dyke in East Cambridgeshire, all appear to have had the same function, namely to protect land in the east by preventing easy access along the lcknield Way.

² http://news.bbc.co.uk/1/hi/england/cambridgeshire/7194650.stm

2.0 BACKGROUND

- 2.1.4 It is likely that Cambridge was on the front line of battles between the kingdoms of Mercia and East Anglia, until the East Angles' victory in 634. A new bridge over the river Cam was built in the 8th century, and the town began to revive. However, in 871, invading Danes plundered and burnt the town. Later an Anglo-Danish settlement was established and Cambridge became within the control of the Danelaw until 921. The town thrived in the latter part of the Saxon period. It was a port to boats coming down from the Wash and traded with Ireland and the Continent. It established a mint in 975, and flourished as a business, military, administrative and legal centre.
- 2.1.5 By 1086, when the Domesday Book was written, all the current villages of the Greater Cambridge area existed, with the exception of the modern communities of Bar Hill, Northstowe and Cambourne, though most have undergone a number of changes since their Saxon foundation. William the Conqueror built a castle at Cambridge (the mound of which survives) and quickly established control of the town. The town and county continued to prosper, and several churches, religious houses and a hospital were constructed, including the Round Church. Land was granted to the religious houses which has remained as open space within the city, such as Jesus Green and Midsummer Common.
- 2.1.6 Medieval Cambridge had a weekly market and by the early 13th century it also had an annual fair. Cambridge prospered because it was located on the River Cam that in turn flowed into the Great Ouse. The Great Ouse flows to the sea at Kings Lynn, which in the Middle Ages was a large and important port town. It was far easier and cheaper to transport goods by water and the River Cam acted as an artery through the Fens.³
- 2.1.7 By the 13th Century, Cambridge was developing rapidly. The town was tightly encircled by the river, waterlogged areas and open fields. The remains of the medieval town fields are seen south-west of Huntingdon Road and in the various 'pieces' and college playing fields. Development took place along the three main routes out of the town to the south-east and south, namely Trumpington Street, St Andrew's Street and Jesus Lane.
- 2.1.8 Cambridge was already known as a centre of learning in 1209, when a group of scholars fleeing from riots in Oxford settled in the town. From this point, the University rapidly expanded in size and power, and gained royal support. Over the following 800 years, the colleges were established, including several on former monastic sites following the dissolution of the monasteries in 1536.

³ http://www.localhistories.org/cambridge.html

2.0 BACKGROUND

- 2.1.9 The university colleges at Cambridge continued to expand in the Tudor period, and to become increasingly powerful. By 1600 most of the major Cambridge colleges had been established. The colleges owned large areas of land within and adjacent to the town, some of which are retained as open spaces today. They displaced areas of wharves and housing adjacent to the river to make way for the building of colleges. The University also controlled rents, markets and food prices, and was politically opposed to the town in the Civil War.
- 2.1.10 Until the middle of the 18th century the majority of parishes continued to farm in common, as they had since Saxon times, with the huge medieval open fields worked in narrow strips. Then, over a period of 100 years, these fields were enclosed by successive acts of Parliament as the Enclosure movement brought about major change to the countryside around Cambridge. The fens were also subject to considerable change throughout the post-medieval period as drainage increased and land was bought into arable cultivation.
- 2.1.11 However, the expansion of the town was restricted by these surrounding common fields. The result was that the built-up areas of the town becoming increasingly cramped, with many houses divided into tenements. Up to the early 19th century the built-up area of Cambridge was concentrated round the castle site north-west of the bridge and the market-place south-east of it, roughly 1.6km long by 0.5km wide, surrounded by the town fields which stretched east and west for over 5kms.
- 2.1.12 A sequence of historic maps and plans clearly show this compact form and rural relationship, including:
 - The 1575 George Braun map of "Old Cambridge (Cantebrigia) Map and its colleges" (Illustration 1)
 - A 1700's "Map of Cambridge" (Illustration 2)
 - The 1746 Rocque "Map of Cambridgeshire" (Illustration 3)
 - The 1827. J. Richardson. W. Metcalfe "Circular map of Cambridgeshire, centered on Cambridge shewing the Road & Boundaries of Parishes for 8 Miles round the University of Cambridge" (Illustration 4)
 - The 1835 R. Creighton, dr. J & C Walker "Map of Cambridge. Plan of Town" (Illustration 5)



Illustration 1 1575 George Braun map of "Old Cambridge (Cantebrigia) Map and its colleges" © Cambridge Antiquarian Society

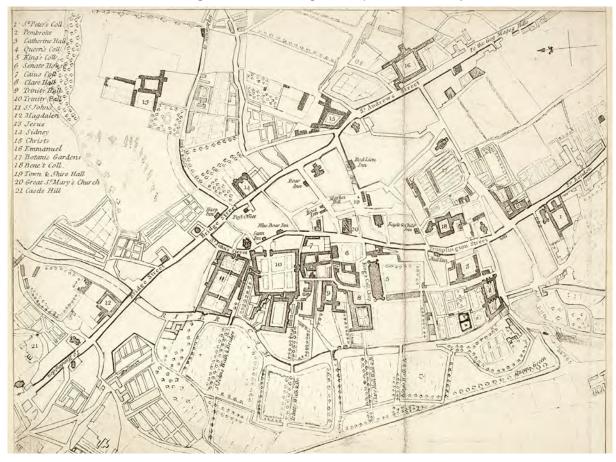


Illustration 2 1700s Map of Cambridge © Cambridge Antiquarian Society

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Illustration 3 1746 Rocque "Map of Cambridgeshire" © Cambridge Antiquarian Society

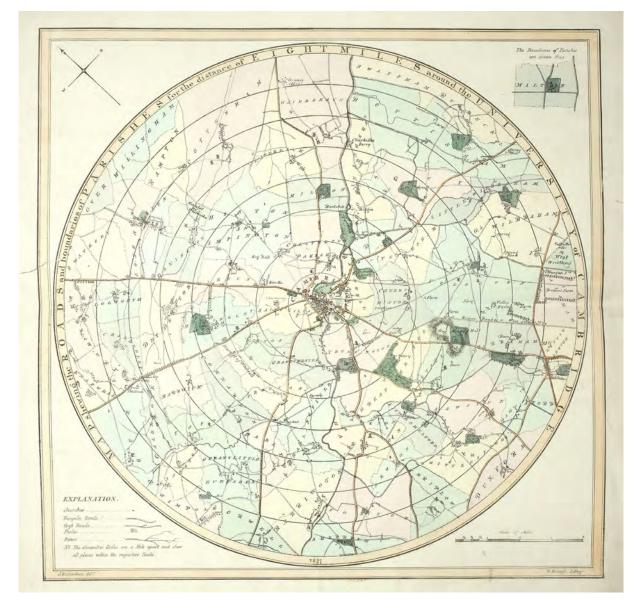


Illustration 4 1827 J. Richardson. W. Metcalfe "Circular map of Cambridgeshire, centered on Cambridge shewing the Road & Boundaries of Parishes for 8 Miles round the University of Cambridge" © Cambridge Antiguarian Society

2.1.13 The town of Cambridge did not expand much beyond its medieval limits until the 19th century, and in 1801 the population of the town was only approximately 9,000. The southern limit of the town was extended in the early 19th century by the building of Downing College, but it was two further factors, the coming of the railways in 1845 and enclosure of land around the town from 1807 which enabled its large-scale expansion. The Inclosure Acts (also known as the Enclosure Acts) of 1801 and 1807 enabled the town to expand over surrounding open fields. The former medieval east field was built with higher density terraced housing, whilst the west was developed for large houses and college sports grounds. Outlying settlements at Barnwell and Newnham were absorbed by the expansion of town in the later part of the 19th century. As a result, the population of the town increased fourfold during the 19th century.

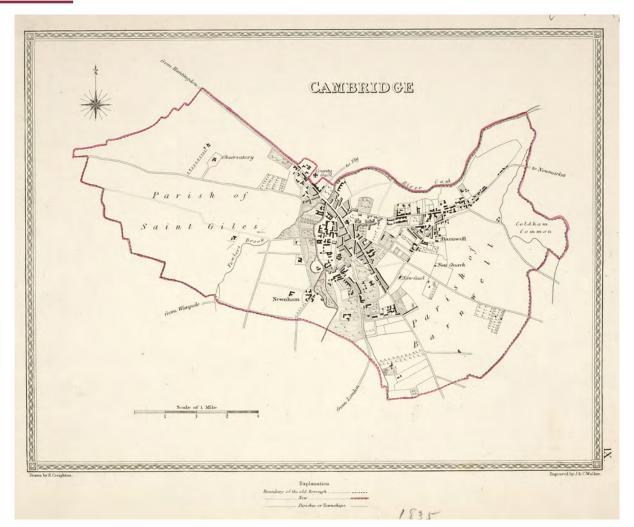


Illustration 5 1835 R. Creighton, dr. J & C Walker "Map of Cambridge. Plan of Town" © Cambridge Antiquarian Society

2.1.14 In 1912 and 1935 the Borough boundaries were successively extended to include the whole of Chesterton and Cherry Hinton and parts of Impington and Milton, Fen Ditton, Great Shelford, Trumpington and Grantchester⁴. From the 1930's to the 1980's, the geographic size of the city was increased by several large housing developments⁵. The biggest changes were on the area north of the river, which are now the estates of East Chesterton, King's Hedges, and Arbury. To the south the Addenbrooke's hospital development accelerated through the 1970s, with a major rebuilding in the early 2000s. It is now one of the largest developments around Cambridge. To the northeast, the Cambridge Science Park was established in 1970 and grew rapidly over the next 30 years, becoming a major development on the edge of the City.

⁴ https://www.british-history.ac.uk/vch/cambs/vol3/pp86-101

⁵ https://www.british-history.ac.uk/vch/cambs/vol9/pp5-13

- 2.1.15 Population growth has seen continued new housing developments in the 21st Century, with developments such as the CB1 and Accordia schemes near the station and developments such as Great Kneighton (formerly Clay Farm)6 and Trumpington Meadows. Other major developments include Darwin Green (formerly NIAB), and University-led developments at West Cambridge and Eddington (North West Cambridge). Additionally, there has been extensive town centre development including sites such as the Grand Arcade, opened in 2008.
- 2.1.16 Development of the city was supported by developments in key transport infrastructure including the opening of the M11 in 1980, the various phases of expansion and realignment of the A14 (the last being completed in 2020); the growth in rail traffic and the new station at Cambridge North (2020); and the construction of the guided busway (2011). These developments continue to shape the city e.g. the line of the A14 defining one flank of Cambridge.

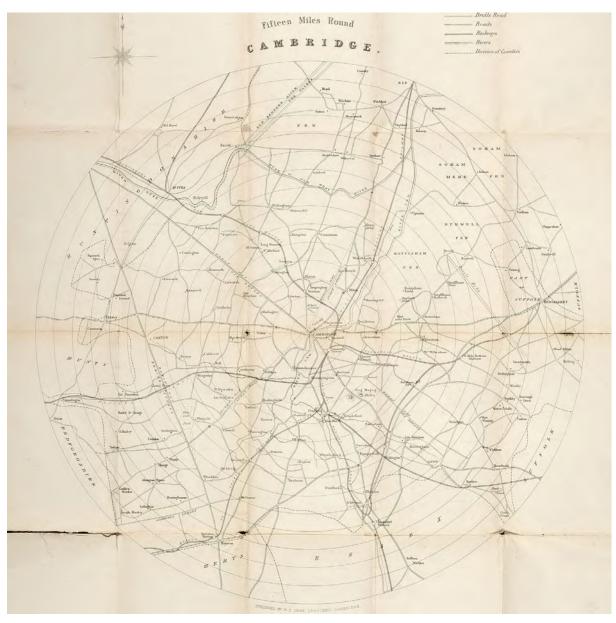


Illustration 6 1850 Map © Cambridge Antiquarian Society

2.0 BACKGROUND

- 2.1.17 A sequence of historic maps and plans show this growth, including:
 - 1850 map (Illustration 6)
 - The 1881 Spalding "Plan of Cambridge and its Environs" (Illustration 7)
 - The 1910 Bacon map of Cambridge (Illustration 8)
 - The 1936 Ordnance Survey map (Illustration 9)
 - Current built form (see Figure 3)

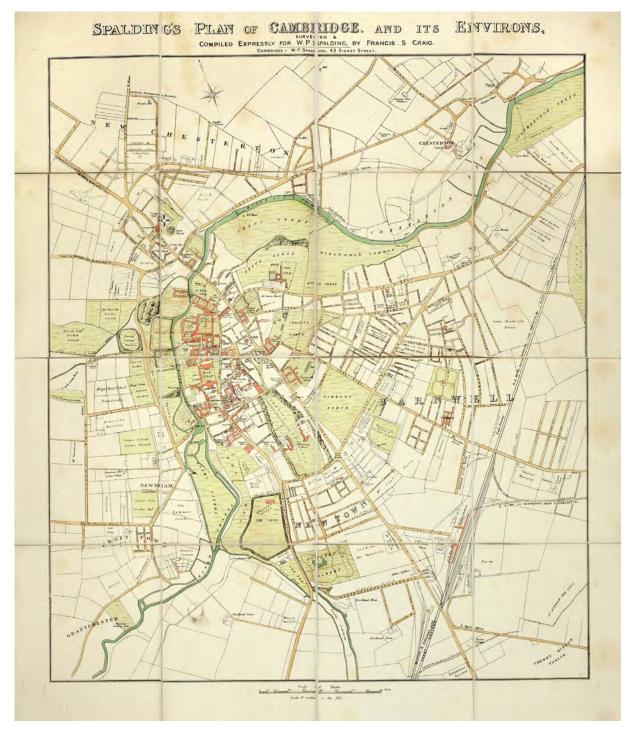


Illustration 7 1881 Spalding "Plan of Cambridge and its Environs" © Cambridge Antiquarian Society

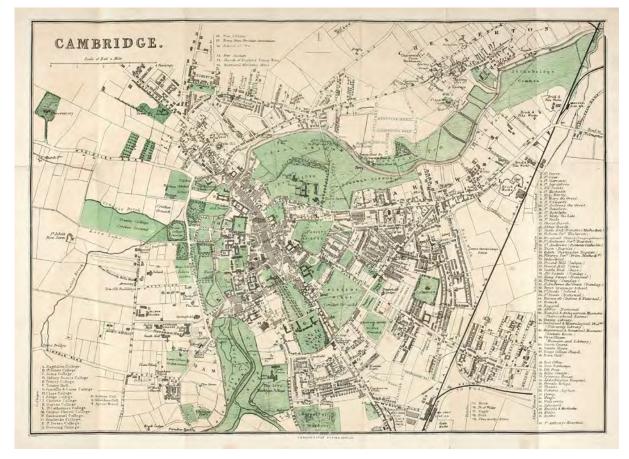


Illustration 8 1910 Bacon Map of Cambridge © Cambridge Antiquarian Society

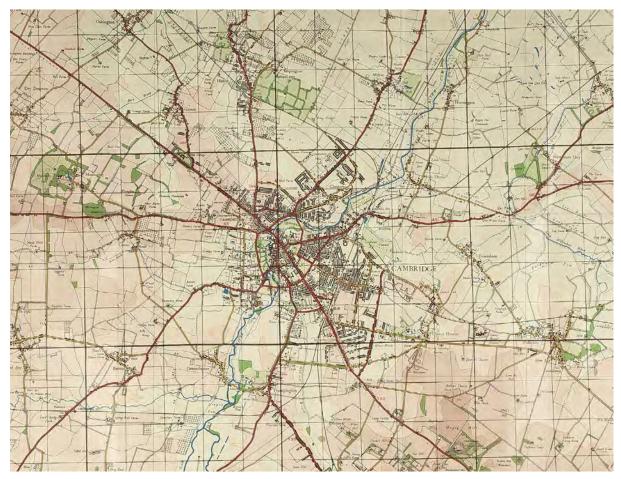


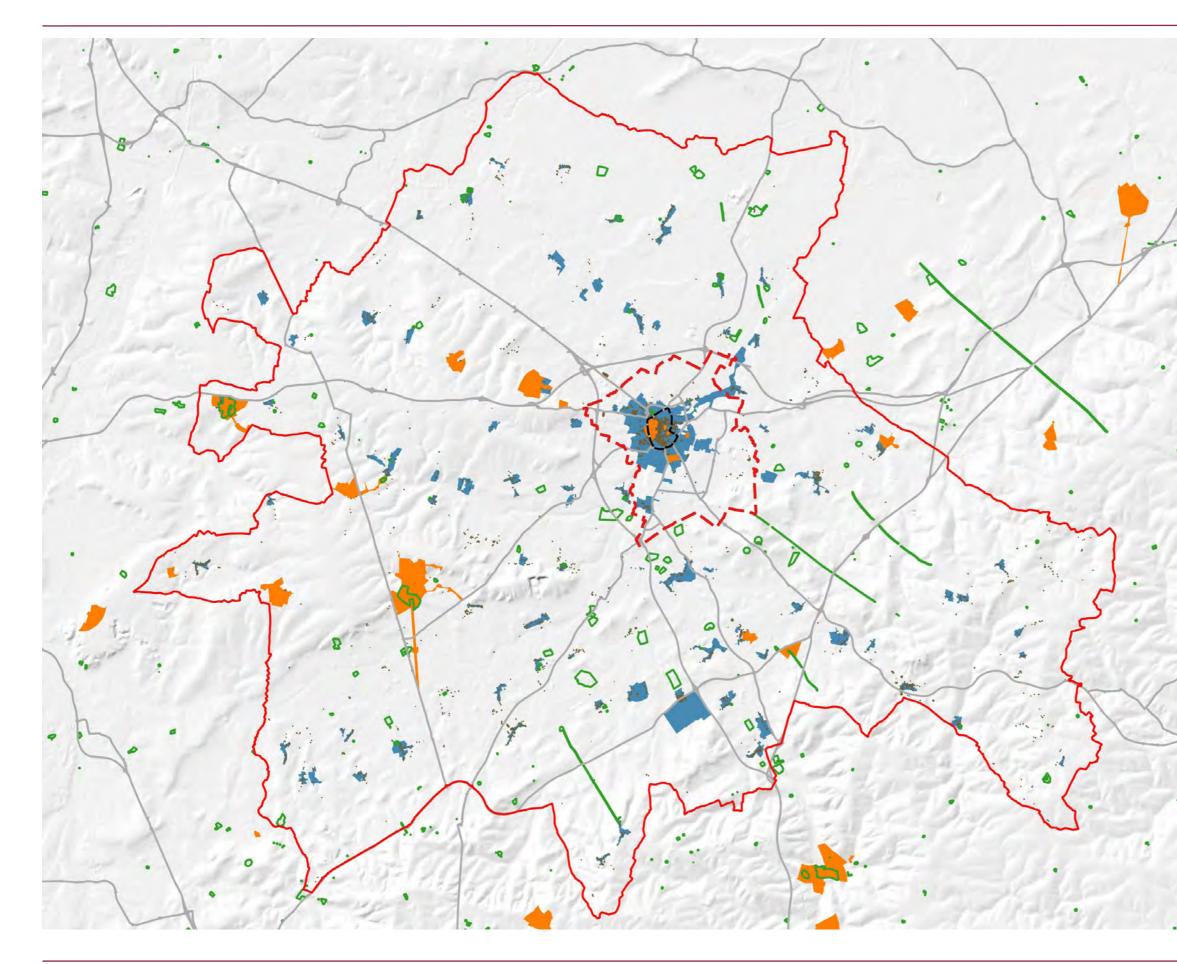
Illustration 9 1936 Ordnance Survey map © Cambridge Antiquarian Society



FIGURE 3 BUILT FORM

2.2 Heritage Assets

- 2.2.1 This section provides a very brief overview of, primarily, designated, heritage assets in the City and wider area. It is intended to provide basic background information and is not an exhaustive characterisation of the designated and non-designated assets in the area.
- 2.2.2 Designated heritage assets within the City boundary are shown on Figure 5, and in the wider environs of Cambridge on Figure 4. These include the following:
 - 113 Scheduled Monuments
 - 99 Conservation Areas
 - More than 3,500 Listed Buildings
 - 24 Registered Historic Parks & Gardens
- 2.2.3 Within the City, many of these designated assets (particularly listed buildings) are concentrated in the Historic Core of Cambridge (as defined in the Cambridge City Council 2016 Historic Core Appraisal also see Figure 6). The historic core is renowned for its concentration of outstanding architecture largely linked to the historic colleges; these however are set within and alongside a broader assemblage of more typical / humble buildings, many of which are listed in their own right. There are also notable concentrations of post-medieval architecture (mostly vernacular) along the course of the River Cam to the south west and north west of Grantchester, along the course of the river near Chesterton and towards Fen Ditton. These groupings include the cores of the villages that have either been subsumed into Cambridge or lie very close to it; as well as keynote buildings such as churches and infrastructure associated with the historic growth of Cambridge.
- 2.2.4 Many of the designated assets outside of the city are clustered within the outlying villages. These are predominantly conservation areas with concentrations of post-medieval listed buildings, often including churches. Many of these settlements lie on historic routes into Cambridge, such as the Roman Roads to Huntingdon and Royston (e.g. Barton), the Prehistoric & Romano-British trackway connecting the city to Ermine Street and on turnpike roads such as those historically connecting Trumpington and Great Shelford to Cambridge.





Study Area

Cambridge City Boundary

Scheduled Monument Historic Parks and Gardens [RHPG and Local HPG] Conservation Area Listed Building

Source:

© Historic England 2020. Contains Ordnance Survey data

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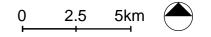
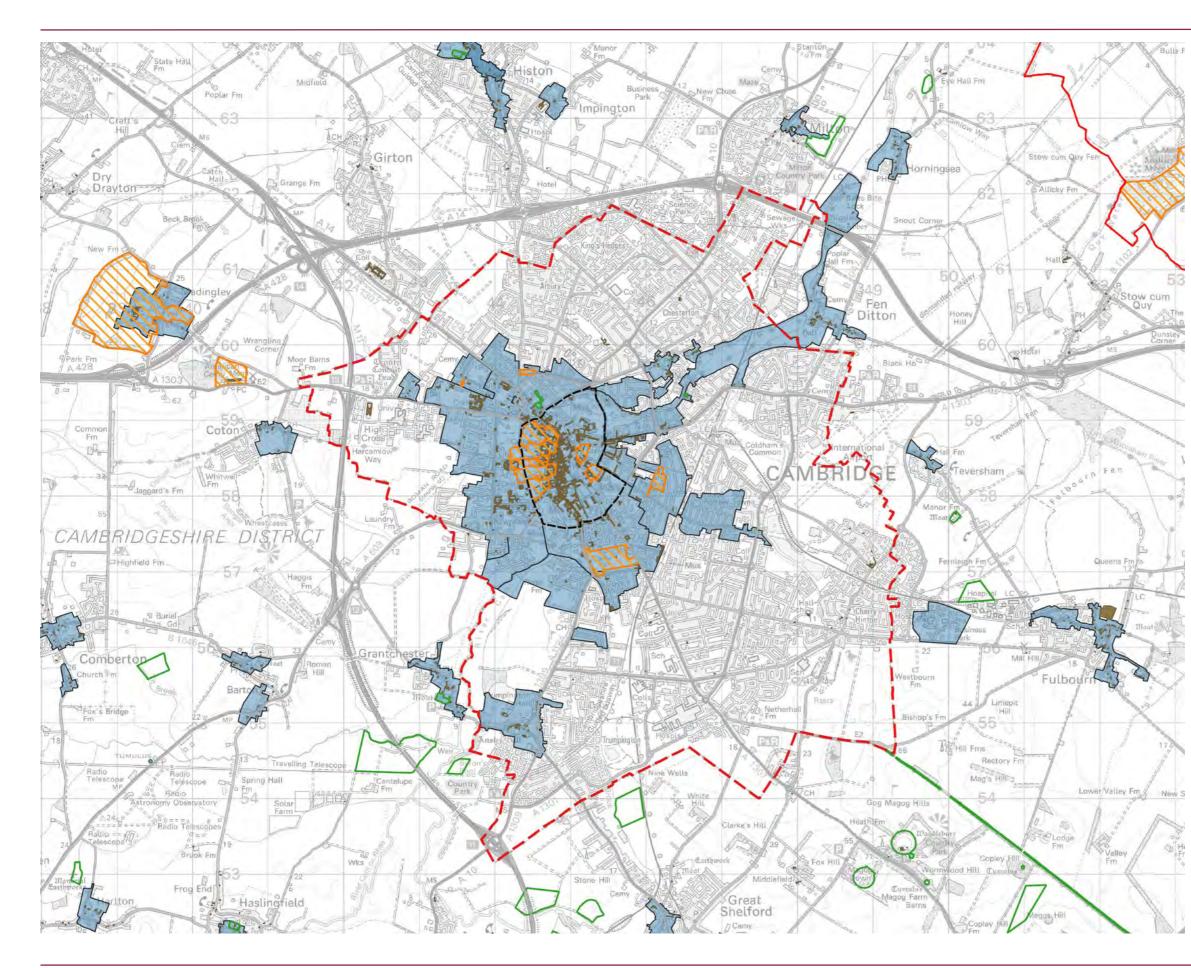
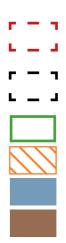


FIGURE 4 HISTORIC ENVIRONMENT DESIGNATIONS



KEY



Cambridge City Boundary

Cambridge Historic Core Area

Scheduled Monument Historic Parks and Gardens [RHPG and Local HPG] Conservation Area

Listed Building

Source:

© Historic England 2020. Contains Ordnance Survey data

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FIGURE 5 HISTORIC ENVIRONMENT DESIGNATIONS - Cambridge Environs

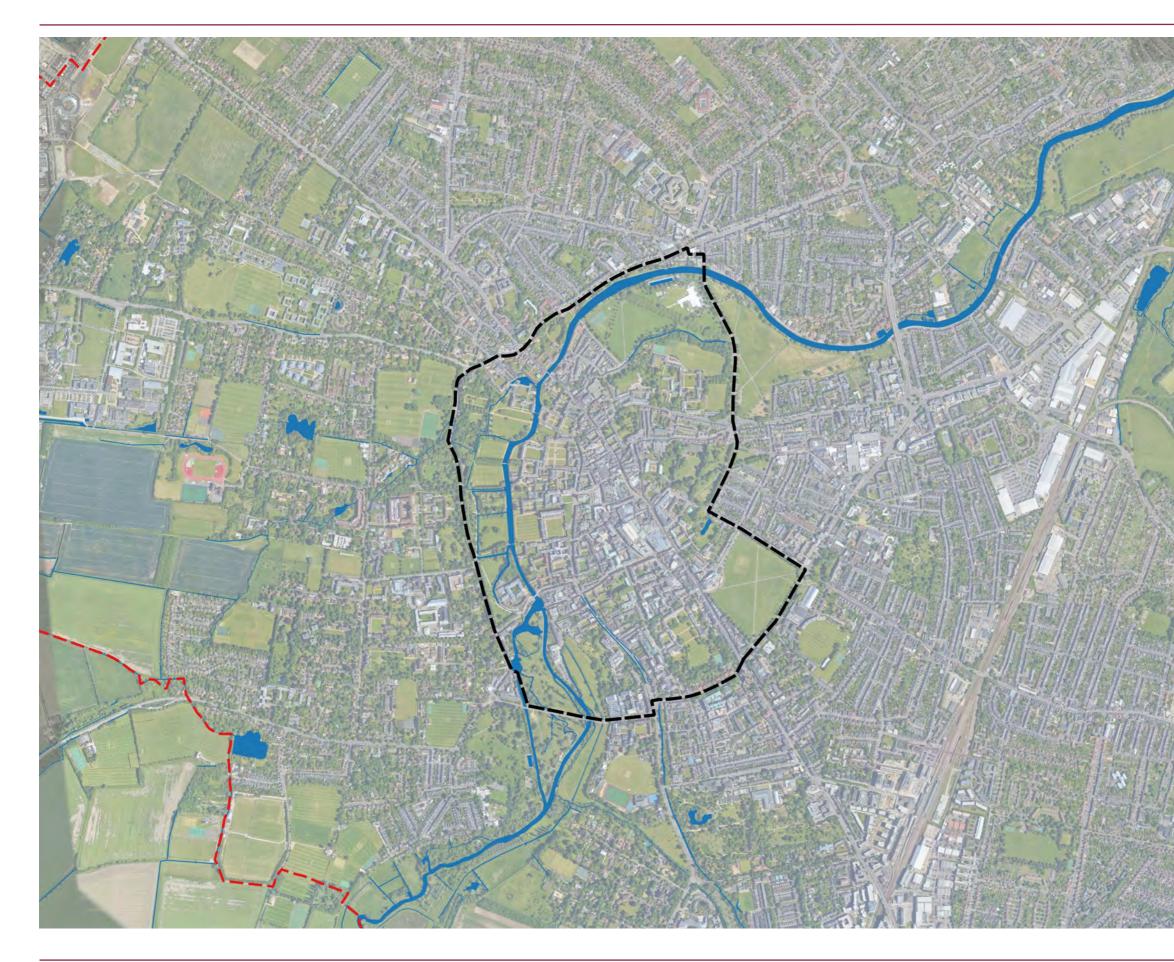


FIGURE 6 HISTORIC CORE

0	250	500m	

© Cambridge City Council 2020.

Source:

2.0 BACKGROUND

- 2.2.5 The wider landscape also contains a number of designed landscapes including traditional, designed parks and gardens such as Anglesey Abbey and Madingley Hall; but also more contemporary, distinctive sites such as the Cambridge American Cemetery and Memorial site.
- 2.2.6 Archaeology is also well represented, both in terms of scheduled monuments and non-designated assets, across the wider area. This includes known lateprehistoric settlement sites e.g. Iron Age farmsteads and defended enclosures on elevated ground e.g. Wandlebury Camp and Copley Hill; prehistoric burial sites; late-prehistoric / early-medieval dykes; Romano-British settlement and activity; and medieval religious and settlement sites.

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3.0 Key Characteristics and Aspects of Setting

3.1 Introduction

- 3.1.1 The following provides a narrative discussion of various aspects of the setting and identity of Cambridge including:
 - Location and Topography
 - Quality and nature of the historic core
 - Sense of Rurality
 - Treed layering of the City
 - Connectivity and Approaches
 - Relationships to other settlements
 - Key landmarks and the skyline
 - Views of, across and out of the City
- 3.1.2 It begins with an overview / summary which sets the general narrative for the more detailed discussion below. It is intended that this summary can be used a stand-alone description for other documents.

3.2 Overview / Summary

3.2.1 Historically, Cambridge was a moderately-sized town, situated on the banks of the Cam under the eye of its former medieval castle. It was a prosperous town with its colleges and burgeoning town centre growing in a rural environment, with the facades, spires and towers of the colleges being commanding presences in the local area. The lack of dramatic topography limited Cambridge's ability to highlight its presence in the landscape and create a sense of dominance and power – instead it was a 'subtle town' set in a 'subtle landscape'. Its drama and beauty best experienced up close in the historic heart of the then town, with the River Cam, historic colleges and civic buildings creating a small-scale and, largely, beautiful urban form.

3.0 KEY CHARACTERISTICS AND ASPECTS OF SETTING

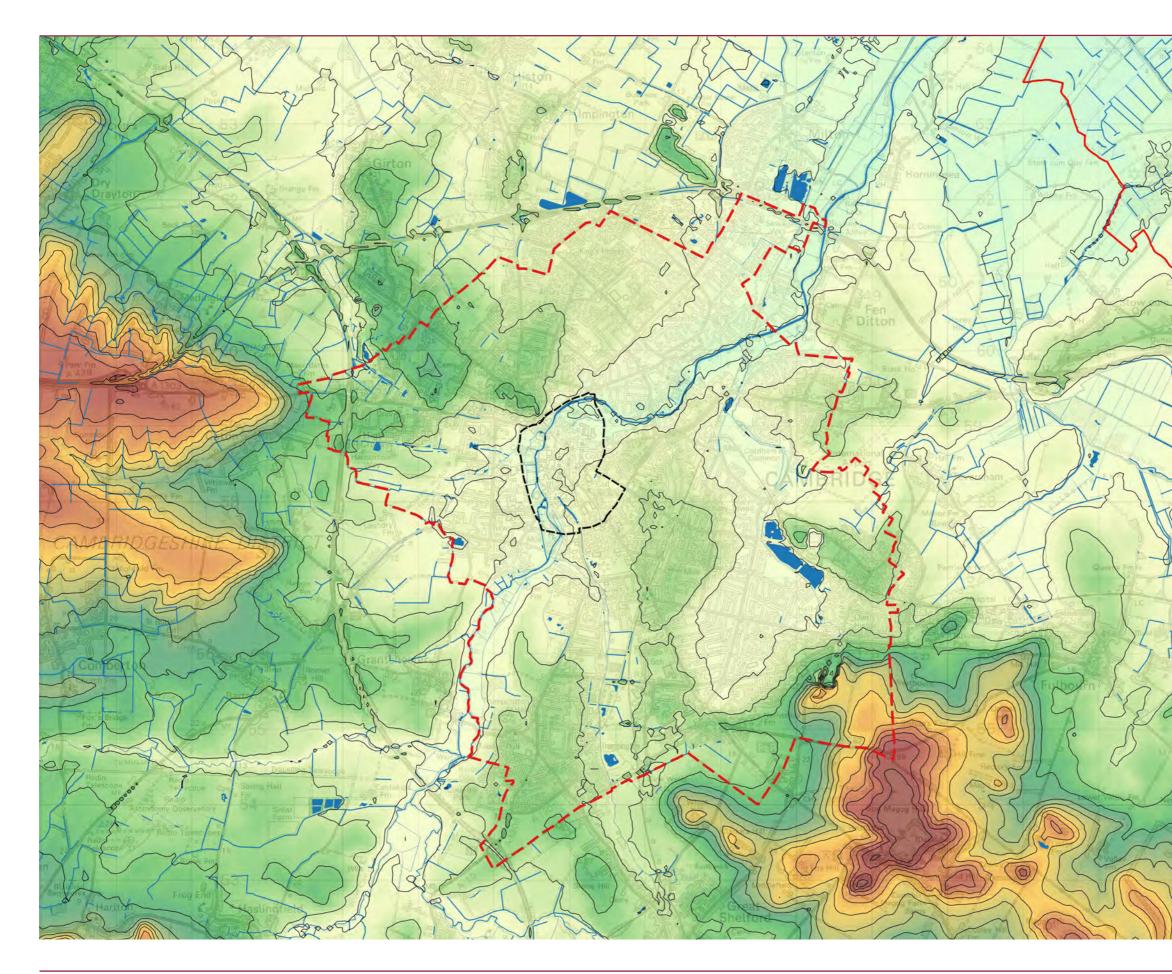
- 3.2.2 The late 19th century and the 20th century saw dramatic change with a rapid expansion and reorganisation of the city. New low-density suburbs filled the former open fields; villages were subsumed into the city; colleges and research institutions expanded and grew; business and industry flourished, waned and flourished again; and Addenbrooke's emerged and developed. The form and character of the city as a whole changed significantly a change reinforced by the late 20th century growth in road transport infrastructure focussed on the M11 and A14.
- 3.2.3 This growth has seen Cambridge transform from a compact moderately sized town to a small, less dense, city. Through a unique combination of land ownership, urban planning and circumstance the growth of the City has retained a strong sense of its identity and historic character through this change. This is largely due to:
 - the strongly defined historic core with an array of powerful architectural pieces set within often picturesque, bucolic landscapes; many of which are prominent landmarks on the Cambridge skyline;
 - the strong surviving relationship with the River Cam as it winds it way down to, through and out of the city;
 - the retained historic meadows along the Cam both south and north of the City, including Stourbridge Common and Ditton Meadows;
 - the 'wedge' of meadows and rural landscape pushing into the heart of the City from the southwest, with Grantchester sitting at the core of that landscape;
 - the layered treescape of the City which defines much of its character in distant view and more local environs, framing and highlighting key landmarks; and
 - the physical separation between the major modern developments (e.g. Cambridge Airport, Addenbrooke's, Cambridge Science Park and West Cambridge campus) which mean they do not overly challenge the historic core.
- 3.2.4 Future growth in Cambridge has the potential to strengthen and reinforce these characteristics, enabling the City to meet contemporary environmental, economic and social drivers without undermining its unique identity.

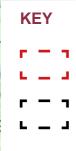
3.3 Location and Topography

- 3.3.1 Cambridge owes its position to the crossing of two natural lines of communication. Firstly, the River Cam. This important river route runs southwest-northeast and was a key artery for traffic through the Fenland until the railway period. Secondly, the chalk and gravel ridge that enabled land-based transport above the fens and river valleys. This determined the line of the road which continued as Worsted Street to Huntingdon. Known in the Middle Ages as Stoneway or Huntingdon Way, it crossed the river by 'the one bridge in England which gives name to a county'. Roads from St. Neots and Ely join the Huntingdon Road west of the bridge, and to the east roads from Newmarket, Bishop's Stortford, Ware, and Baldock converge on the city.⁶
- 3.3.2 Cambridge sits on the banks of the River Cam in a very gentle horseshoe of generally low lying landscape with higher ground to the south east, south and west and low lying fen and clay lands to the north and east (see Figure 7). Its historic core spans the edge of the fenland / ridge interface, with the Roman fort and Medieval castle sitting above the floodplain and the later colleges and historic city set out below on the very level floodplain of the Cam.
- 3.3.3 The built environment of the city occupies a level area of land generally between 5m and 15m AOD. Discrete areas of land above 20m AOD lie around Castle Hill, to the north of the River Cam and at the West Cambridge site. Castle Mound, a man-made structure which forms part of Castle Hill, rises up to approximately 32m AOD, and affords the only significant panoramic view within the city not taken from a building. To the south-east lies a chalk ridge including the high point of the Gog Magog Hills, rising to 74m AOD. To the west of the City, two gault clay ridges (north and south of Coton) run in a broadly east-west direction. The northernmost ridge rises up to 63m, south-west of the American Cemetery at Madingley. The southern ridge generally lies around 50m AOD.⁷
- 3.3.4 This topographic situation means that historic communities in Cambridge could not use dramatic topography such as hills, steep sided bowls or promontories to highlight its presence in the landscape and create a sense of dominance and power, as other historic places such as Ely, Durham or Winchester do.

⁶ https://www.british-history.ac.uk/vch/cambs/vol3/pp1-2#anchorn4

⁷ https://www.cambridge.gov.uk/media/6890/local-plan-2018.pdf





Cambridge City Boundary

Cambridge HistoricCore Area

Watercourses & Waterbodies

He
0
5
10
15
20
25
30
35
40
45
50

Height AOD (m)				
0				
5				
10				
15				
20				
25				
30				
35				
40				
45				

Source:

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FIGURE 7 TOPOGRAPHY 3.3.5 Due to its topography Cambridge is not a "dramatic city" from the outside. The subtleness of the landscape with its very slight undulations and subtle bowl like character, means that even the tallest structures in the city (see Landmarks below) do not dominate a wide landscape or appear strongly in long-distance views.

3.4 Quality and nature of the Historic Core

3.4.1 While Cambridge may not be dramatic from afar, its historic core⁸ (see Figure 6) contains an array of powerful architectural pieces set within often picturesque, bucolic landscapes. The college buildings, civic buildings, and museums etc all convey a sense of power, privilege, quality and, to a large degree, exclusion (see Illustrations 10 to 13). Cambridge is very much a city that saves its drama until you get up close and personal to it – albeit in many occasions that requires you to enter essentially the private and separated grounds of the colleges.



Illustration 10 King's College Chapel © Graham Hogg

⁸ Extent of historic core as defined by CCC Local Plan



Illustration 11 St John's Chapel © John Sutton



Illustration 12 Fitzwilliam Museum and University Library © Philip Pankhurst

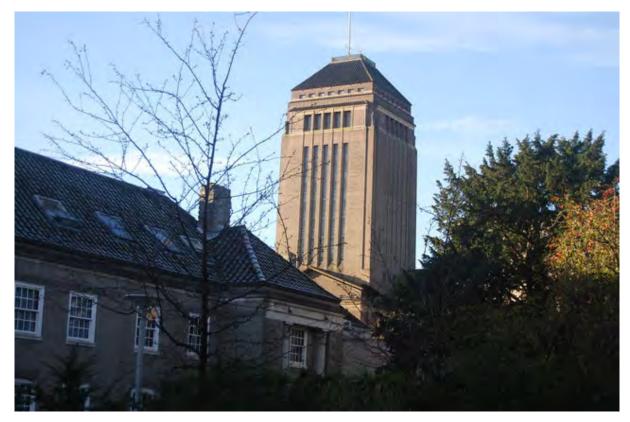


Illustration 13 University Library © N Chadwick

- 3.4.2 The historic core has a very particular character (as defined in the conservation area assessments), key aspects of this have helped define "Cambridge" as a place including the very strong relationship with the River Cam and the proximity and relationship to a wider rural world (see below) (see illustrations 14-17). The contrast and interface between the power of the built form and the gentrified rurality of the meadows, riverbanks and greens is a defining aspect of the character of the core and given the land ownership situation, very much a deliberate and managed relationship.
- 3.4.3 This relationship opens up and creates a myriad of views of key buildings from open spaces, from the River Cam and numerous streets and route ways. The uncluttered, sometimes treed, backdrops to these views are important to retaining an appreciation of the quality and importance of the architecture. The Historic Core Appraisal (2016) contains more information on these views.



Illustration 14 Clare College © Alex Brown



Illustration 15 Clare College and Bridge of Sighs St John's College © Peter Veenendaal



Illustration 16 Garret Hostel Bridge and Jesus Green Lock © Becca Tarnas



Illustration 17 Garret Hostel Bridge and Jesus Green Lock © Graham Knott

3.5 Sense of Rurality

- 3.5.1 Early maps and images (see preceding illustrations and Illustration 18) clearly show that, historically, Cambridge was a moderately-sized town in a strongly rural environment where fields, woodland and the river meadows pressed hard against the historic core and colleges. This close connection to the wider rural landscape has, in some respects, survived the sprawl of Cambridge in the late 19th and 20th centuries. There are four particularly notable aspects to this in relation to the historic core and Cambridge's identity:
 - The meadows to the southwest of the city i.e. from High Cross down to Trumpington via Grantchester, survive as strongly rural landscapes in proximity to the historic core, foregrounding views into the Historic Core, maintaining a sense of historic, rural landscape stretching up to the colleges and city centre. This can be experienced and understood in views from Grantchester Meadows and Red Meadow Hill (see Views section below).
 - The great greens along the River Cam through the heart of the city including Midsummer Common, Jesus Green, The Backs, Coe Fen and Lammas Land (see Figure 8) provide the immediate foreground to many of the colleges and the wider historic core, maintaining a sense of separation between the core and later urban development and bringing a clear sense of rurality (albeit a gentrified one) into the centre of the city. These are particularly iconic aspects of Cambridge's identity.
 - Ditton Meadows and Stourbridge Common are also important fingers of rurality pushing into the suburban / urban sprawl of Cambridge. In character / setting terms, unlike the greens of the city centre, they act as more of a reminder of what once was rather than as a strong rural foreground to the historic core; although Ditton Meadows also form a core competent of Fen Ditton and its setting (see Illustrations 19 and 30).
 - The River Cam itself lends a tranquil rural feel to the city, particularly given that unlike many other urban rivers its banks tend to be soft and green – in some places more natural (e.g. Ditton Meadows), but in the centre itself very manicured and presented (much like a living painting).



Illustration 18 1840 View of Cambridge from Castle Hill by James Ward © Ann Miles



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Existing Landmark Buildings

- 1. Milton Country Park
- 2. Madingley Hall
- 3. American Military Cemetery
- 4. Cotton Countryside Reserve
- 5. Stourbridge Common
- 6. Jesus Green
- 7. Queen's Green
- 8. Midsummer Common
- 9. Coldham's Common
- 10.The Backs
- 11. Parker's Piece
- 12. Sheep's Green
- 13.Cambridge Botanic Garden
- 14.Grantchester Meadows
- 15.Hauxton
- 16.Hobson's Park
- 17.Gog Magog Hills

Source:

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- © Crown copyright and database right 2020
- © Cambridgeshire County Council South Cambridgeshire District Council
- $\ensuremath{\mathbb{C}}$ $\ensuremath{\mathbb{C}}$ Google, 2020

0 500m 1km



FIGURE 8 SIMPLIFIED GREEN SPACES PLAN



Illustration 19 Fen Ditton from Ditton Meadows

3.5.2 Elsewhere in Cambridge, away from these locations and away from the Historic Core, the urban edge and connection to the wider rural landscape is typical of a 19th / 20th century town / urban sprawl meeting a rural environment often with harsh, mixed quality, edges or a strong ring road (i.e. the A14). There are differences in character between the landscapes of the fens to the north and east and undulating hills to the south and west, but they do not play a particularly strong role in the setting of Cambridge, beyond establishing an edge to the city where urban / suburban ends and rural begins.

3.6 Treed layering of City

- 3.6.1 Another aspect that contributes to the sense of rurality in the City is the treescape across the City. In longer / medium distance views this breaks up the visibility of the built form of the city, highlighting taller buildings in views but also bulkier buildings sat on elevated ground (see Illustrations 23, 27, 28, and 29 for examples of how the treescape affects perceptions of the city's form).
- 3.6.2 In terms of views from outside the City, the screening and visual structure created by the tree canopy reinforces the sense that the majority of the City is relatively limited in height, bulk and mass. The trees break up views of expanses of urban forms, masking large areas of development. Larger buildings, in terms of height and mass, do protrude over and around tree screening but the majority of the picture is of generally small scale, low lying development. The larger developments that do significantly protrude over and around the tree canopy provide a structure for the City and do remind the viewer that there are significant commercial, industrial and institutional uses across the City (as would be expected in an urban setting).
- 3.6.3 On a more intimate scale when the viewer is in the City, the treescape is a key feature in many areas. In particular, the western 'suburbs' of often larger housing and plots; along the commons, green and meadows of the Cam; in and around the colleges in the centre; and more generally across the earlier housing developments around the city. The quantity and quality of trees is undoubtedly a notable aspect of the City's character and identity.

3.7 Connectivity and approaches

3.7.1 Historically, Cambridge has always been a well-connected town, its river crossing acting as a hub for a network of road routes across the region, in addition to the transportation corridor of the River Cam itself - this can be clearly seen on the 1695 and 1804 Maps of Cambridgeshire (see Illustrations 20 and 21). This situation has continued to the modern day (see Figure 9) with further connections in the form of the railway network, M11 and upgraded A14.

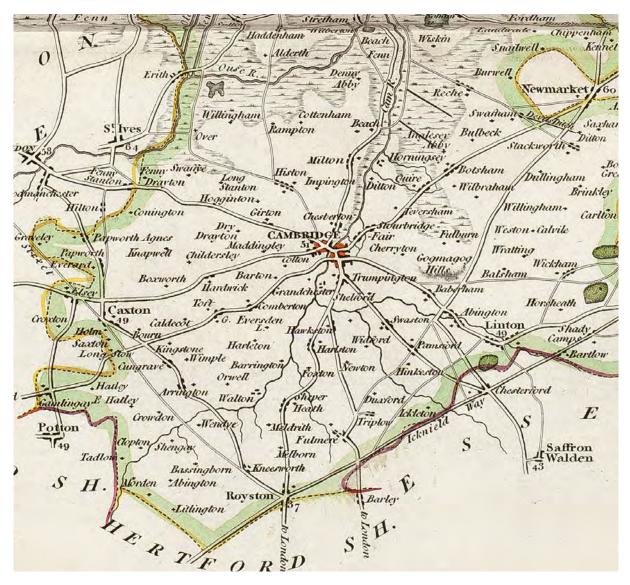


Illustration 20 1804 Map of Cambridgeshire from The English Atlas © Cambridge Antiquarian Society

3.0 KEY CHARACTERISTICS AND ASPECTS OF SETTING

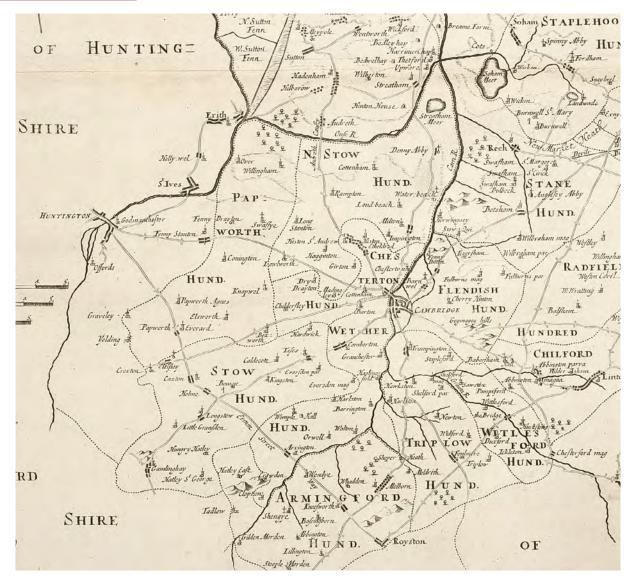
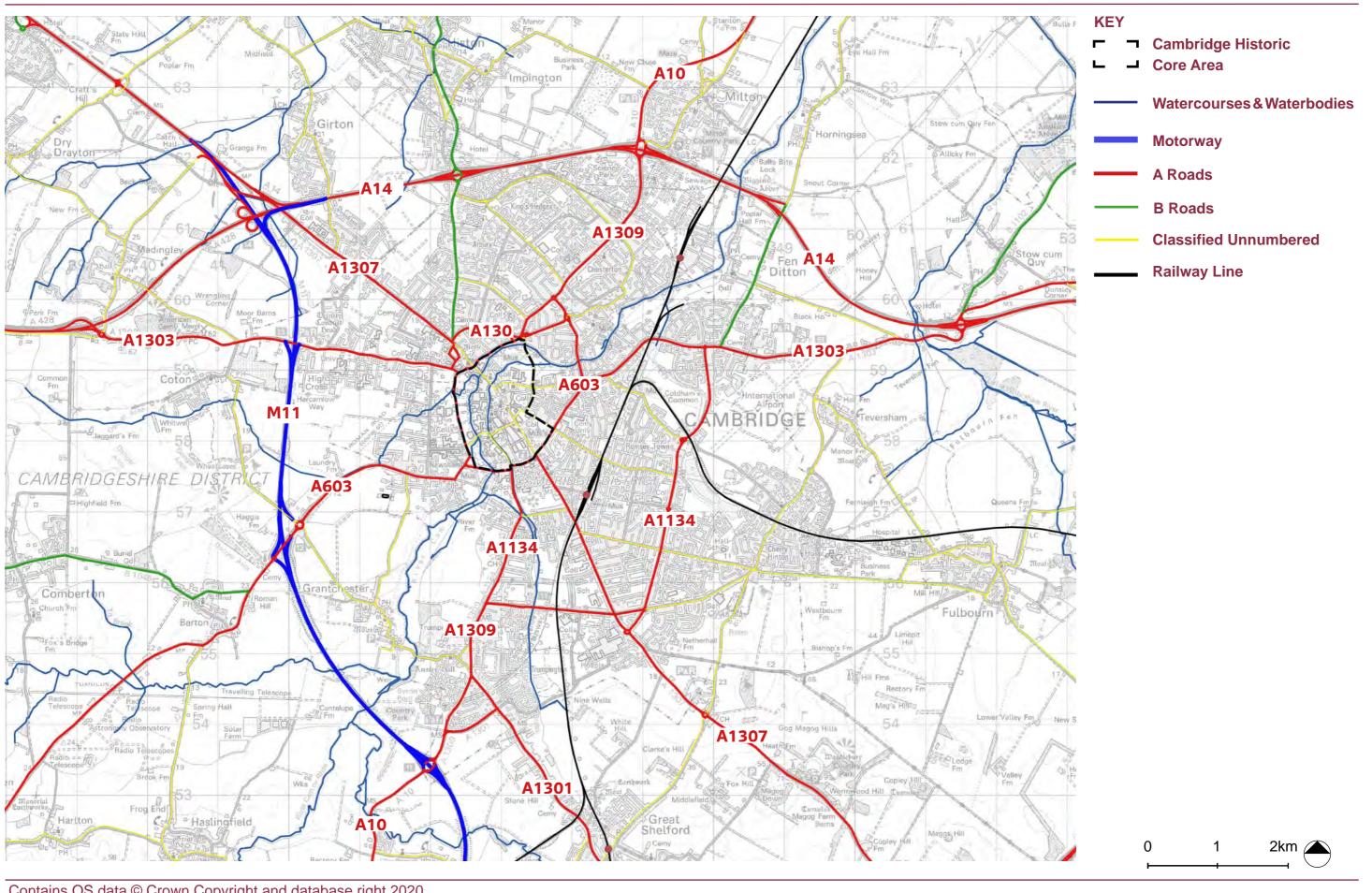


Illustration 21 1695 Map of Cambridgeshire © Cambridge Antiquarian Society

- 3.7.2 The principal change (aside from capacity) is that historically Cambridge was the focus of the transport network with routes radiating to and from it, but now it is bypassed by the larger strategic routes (M11 and A14). Local scale routes still follow the historical radial pattern, but larger national and regional routes bypass the city.
- 3.7.3 This historical and contemporary pattern of transport routes creates a range of approaches towards Cambridge, these fall into a number of broad categories:
 - River Cam (east of City Centre) historically this was one of the most important routes to and from the City from the north into the fens. Beyond Fen Ditton and the A14 (i.e. away from Cambridge), the rural character of the corridor prevails and a strong sense of its historic nature has been retained. From Fen Ditton into the City Centre the landscape has significantly changed. The corridor in this area is characterised in many



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FIGURE 9 CONNECTIVITY

places by surviving areas of meadows, e.g. Ditton Medows, but the visual character of the corridor is now dominated by 19th and 20th century development.

- River Cam (through the centre) ever popular and iconic the River Cam through the City past the greens and the Backs is a critical element of the character and identity of Cambridge. It provides a foreground for many views and is a remarkable experience for punters, boaters and users along its banks. It is perhaps one of the most celebrated stretches of inland water in the UK in terms of its blend of architecture, experience and designed 'pastoral' quality.
- River Cam (west of City Centre) although technically navigable to Byron's Pool the river to the west is currently, and historically, less important as a routeway in itself, but it does mark a communication corridor along which people and goods would have passed. It has largely retained its rural character and provides a high-quality pedestrian and waterborne approach to the city.
- Historical routes from the west the A1303 (Hardwick Road) and A603 (Barton Road) both retain a degree of their historic character as they approach the city. The A603 in particular remains largely undeveloped until Newnham (bar the M11 junction). These approaches provide dynamic longer and medium distance views over the city and offer a sense of the nature of historic approaches to the city.
- Historical routes from the east to the south the A1307 (Linton Road), A1303 (Newmarket Road) and A1301 (Sawston Road) are established historic routes into the city. The character of their approaches through rural hinterlands has been retained at further distances out, with this character extending to Magog Down and slightly closer on the A1307. The A1303 (Newmarket Road) is now dwarfed by the A14 but the former road still offers a rural approach towards the City until the junction with the A14. The closer approaches to the city centre are dominated by the 19th / 20th / 21st century urban development including the airport and the Addenbrooke's site. This contemporary development has altered the relationship between these routes and the historic core, both in terms of the experience of the route and the visual connection between routes and the core.

 Historical routes northwest to north– the growth of Cambridge and the A14 corridor have largely separated the historic road routes from the fens from the Historic Core of Cambridge. The routes have retained a rural character further out from the City but they are largely characterised by 19th / 20th / 21st century urban development as they approach Cambridge form just outside the A14 loop where they encounter Girton, Histon and Milton.

3.8 Relationships to other settlements

3.8.1 An examination of historic maps (see Illustrations 20-22) clearly show Cambridge sitting at the heart of network of local settlements including Girton, Histon, Milton, Impington, Fen Ditton, Teversham, Fulburn, Trumpington, Grantchester, Barton and Hardwick (amongst others). These settlements serviced, and were serviced by, the town of Cambridge and have/had functional and historical relationships to it. The pre-railway maps show the physical separation between the town and its rural hinterland settlements, and the network of connecting roads.



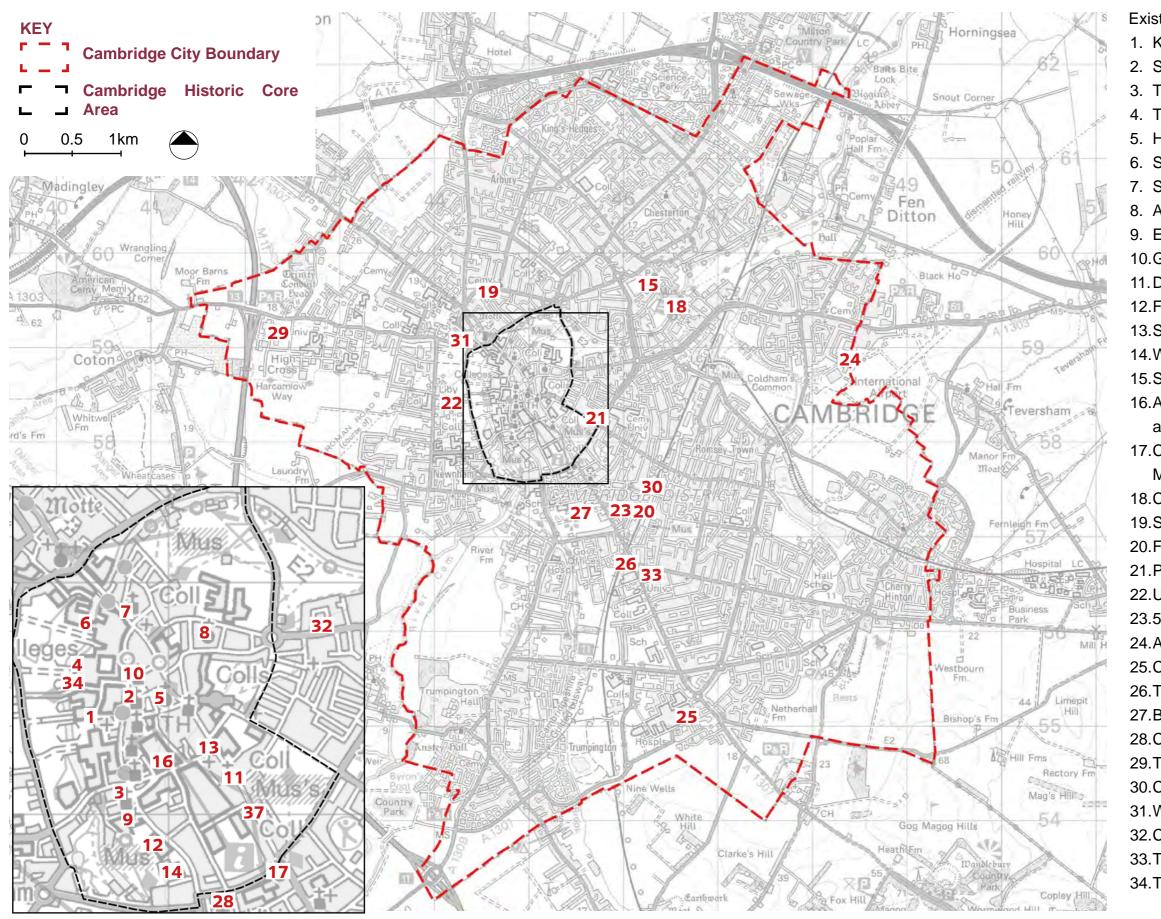
Illustration 22 1836 1" OS

3.0 KEY CHARACTERISTICS AND ASPECTS OF SETTING

- 3.8.2 Growth from the mid-19th century onwards has seen this physical separation largely disappear and many of these settlements have been subsumed into the suburban extent of the City. This growth and assimilation is a common factor in the development of cities across the UK. A small number of settlements in the immediate environs of Cambridge have, to greater or lesser degree, avoided this assimilation and retained a sense of separation, while also retaining their connection to the City. Foremost amongst these are:
 - Grantchester this small historic village sits amongst meadows alongside the Cam and close to the historic core of Cambridge. Of all the immediate historic settlements around Cambridge it is perhaps the one that has best retained its landscape setting and relationship to the City.
 - Fen Ditton While suburban development has intruded into the landscape around Fen Ditton, particularly to the south, the relationship to the Cam and Ditton Meadows do provide a sense of the settlement's former setting and its relationship to Cambridge; albeit a modified sense.
 - Coton and Madingley lying beyond the M11 but still in a rural landscape, the settlements have been physically severed from Cambridge by the motorway and road infrastructure but retain a sense of connection through their rural setting and views.
 - Teversham Cambridge Airfield forms a major component of the landscape around the village, the open spaces of the landing strip and taxiways separate Teversham, to a degree, from the expanding urban form of Cambridge, as does the open land between it and Cherry Hinton, this makes it unusual for a settlement to the east of the City.
- 3.8.3 Beyond these, the larger settlements of Fulbourn, Waterbeach and Great Shelford / Stapleford have also retained a sense of separation; as have smaller villages such as Landbeach and Lode. However, Girton, Milton and to a large degree Histon have become functional and spatial extensions to Cambridge

3.9 Key landmarks and the skyline

- 3.9.1 Landmark buildings in the City are listed below and shown on Figure 10. They have been broadly characterised as follows:
 - Key historic landmark buildings these are buildings that are generally of high historic quality / importance and which play a key role in either the visual representation of the City and / or in views across and through the city



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Existing Landmark Buildings 1. King's College Chapel 2. St Mary the Great 3. The Pitt Building 4. Trinity College Hall 5. Holy Trinity Church 6. St John's College, New Court Gate House 7. St John's Chapel 8. All Saint's Church, Jesus Lane 9. Emmanuel Reform Church 10.Gonville and Caius College 11. De Vere University Arms Hotel 12.Fitzwilliam Museum 13.St Andrew the Great, St Andrew's Street 14. William Stone Building for Peterhouse 15.St Andrew's Church, Chesterton 16. Arup Building, Department of Materials Science and Metallurgy 17. Church of Our Lady and the English Martyrs (the Catholic Church) 18. Cambridge Museum of Technology chimney 19.St Luke's Church, Victoria Road 20. Foster Mill at the railway station 21. Parkside Fire Station Development 22. University Library Tower 23.50-60 Station Road Building 24. Aircraft hangars at Cambridge Airport 25.Cambridge Biomedical Campus 26. The Belvedere 27.Botanic House 28. Chemistry Building, Cambridge University 29. The Schlumberger Building 30.Carter Cycle Bridge 31.Westminster College 32. Christ Church, Christchurch Street 33. The Marque, Hills Road 34. Trinity College, Wolfson Building 'Ziggurat'

> FIGURE 10 LANDMARK BUILDINGS as per local plan

- Other historic landmarks these are generally notable historic buildings that tend to have a more localised presence in the townscape
- Modern landmarks these are modern (mid-20th century onwards) buildings that make a positive contribution to the wider townscape or longer distance views
- Intrusive landmarks these tend to be modern buildings that figure prominently in views and detract from the experience of the wider City
- 3.9.2 Due to topography and the treed nature of the city, these landmarks are generally not dominant elements in long and medium distance views⁹ many of them do however feature in those views and play an important positive, or negative, role in shaping those views and the identity of Cambridge. These landmarks also tend to play a stronger role in their more immediate townscape. Others do not feature from afar and make their contribution on a more local scale. All are addressed here given their previous inclusion in the Cambridge Local Plan (2018).
- 3.9.3 Cambridge's skyline is not a bold or dramatic, rather it is a relatively simple and low-key affair in which many of the identified landmarks play a key role. The core of the skyline is focussed on the landmarks of the Historic Core, with historic spires and towers emerging from above the varied street scene and treed landscape of the City. This is best experienced from the southwest i.e. from the Grantchester Meadows and elevated viewpoints on Red Meadow Hill and Castle Mound (see Views section below); and from the network of open spaces around and within the Core. Although it sits just outside the Historic Core, the Cambridge University Library Tower plays a prominent role in defining the skyline of this area.
- 3.9.4 Away from the Core, the skyline is predominantly suburban and low with limited verticality, the punctuating elements generally being historic churches and some modern elements.
- 3.9.5 There are some exceptions to this. In terms of larger development the following modern elements play a strong role in forming the current skyline of Cambridge, but they all sit in visually distinct locations away from the historic core:
 - Addenbrooke's Hospital complex / Cambridge Biomedical Campus defines the character and skyline to the south of Cambridge,

⁹ Addenbrookes and other major modern development can however be very prominent in medium distance views

- the bulk and mass of the hangers at Cambridge Airport play a strong role in the east; and
- the visually prominent Schlumberger Building and other parts of the West Cambridge Campus have a clear presence to the west.
- 3.9.6 More recent developments such as the CB1 Station redevelopment (particularly 50&60 Station Road) and recent schemes such as The Marque, Belvedere and BotanicHouseare changing the townscape of a reas of the City at a more local level.

Key historic landmark buildings

- King's College Chapel (1) Perhaps the most instantly recognisable and iconic building in Cambridge. Its four turrets (c. 44.5m AOD at tip) appear above the cityscape and treescape in many longer distance views over the city.
- St Mary the Great (2) Large and impressive church that forms an important landmark in the centre of Cambridge. It has a square tower with prominent corner turrets (33m AOD at the tip).
- Holy Trinity Church (5) Large multi-period church, the spire was built in 1901 and projects to 34m AOD¹⁰.
- St John's College, New Court Gate House (6) Three-sided court of tall Gothic Revival buildings, closed on the fourth side by an open cloister and gateway. Tower reaches to 45m AOD¹¹.
- St John's Chapel (7) One of the most recognisable buildings in Cambridge. The square tower with corner pinnacles project to 45m AOD¹².
- All Saint's Church, Jesus Lane (8) Tower is an important Cambridge landmark and one of the tallest structures in the city with the spire projecting to 53m AOD. The north side to Jesus Lane is the show front.
- **Fitzwilliam Museum** (12) A major works of the Early Victorian period, exemplifying the move away from the sobriety of neo-Greek architecture to a more dynamic composition and opulent display of neo-Roman detailing¹³. The glazed lanterns and domes project to 32m AOD.

13 https://historicengland.org.uk/listing/the-list/list-entry/1126276

¹⁰ https://historicengland.org.uk/listing/the-list/list-entry/1331864

¹¹ https://historicengland.org.uk/listing/the-list/list-entry/1332178

¹² https://historicengland.org.uk/listing/the-list/list-entry/1126204

- Church of Our Lady and the English Martyrs (the Catholic Church) (17) - A stone church and a good example of late 19th century Gothic architecture. The spire acts a local landmark sitting on an important inner city road junction. The spire and crossing tower reach to 65m AOD.¹⁴
- University Library tower (22) Sir Giles Gilbert Scott's tall, red brick tower dating from 1931-34, projects to 48m AOD¹⁵ and is visible in many views across the city.

Other historic landmarks

- **Gonville and Caius College** (10) Prominent and recognisable building in the centre of the city, close to King's College Chapel. The chateaux-like spires and prominent chimneys reach a maximum height of 24m AOD.
- **The Pitt Building** (3) Prominent building with square tower. It is ashlar faced with the central tower rising above the flanking ranges.¹⁶
- Trinity College Hall (4) Trinity Hall is one of the oldest colleges of Cambridge University, founded in 1350¹⁷, its later glazed lantern projects to c.24m AOD.
- Emmanuel Reform Church (9) Stone, four-stage tower with set-back buttresses to lower three stages.¹⁸ The square tower with short spire projects to c. 35m AOD.
- **De Vere University Arms Hotel** (11) Prominent, four-storey building with views over Parker's Piece and historic Regent Street. Four corner towers built on this bulky building reaching to 23.5m AOD.¹⁹
- St Andrew's Church, Chesterton (15) Historic church with prominent spire projecting to 23m AOD.
- Cambridge Museum of Technology chimney (18) Home of Cambridge's industrial heritage. The chimney is prominent in local views.
- St Luke's Church, Victoria Road (19) Victorian church with spire reaching to 42.5m AOD.

19 https://universityarms.com/

¹⁴ https://historicengland.org.uk/listing/the-list/list-entry/1349061

¹⁵ https://historicengland.org.uk/listing/the-list/list-entry/1126281

¹⁶ https://historicengland.org.uk/listing/the-list/list-entry/1126282

¹⁷ https://www.trinhall.cam.ac.uk/

¹⁸ https://historicengland.org.uk/listing/the-list/list-entry/1268350

- Foster's Mill at the railway station (20) Electric and steam-powered corn mill, built around 1898.²⁰ Five storeys with full attic floor and a raised central tower reaching 31.5m AOD.
- St Andrew the Great, St Andrew's Street (13) Rebuilt in late Gothic style in 1843 with a locally prominent West tower.²¹
- Christ Church, Christchurch Street (32) Red brick building in Tudor style, the turrets with domical ogee caps at each corner in the manner of King's College Chapel, project to c.21m AOD.²²
- Westminster College (31) Red brick building with stone dressings and tiled roof. The North-west range of Westminster College similar style to main building with some timber framing.²³²⁴ The tower reaches above the main bulk of the building.

Modern landmarks

- Arup Building, Department of Materials Science and Metallurgy, Corn Exchange Street (16) – Twelve storey tower reaching 33.3m AOD constructed of concrete.
- Chemistry Building, Cambridge University, Lensfield Road (28) Prominent green copper flues reaching c. 43m AOD.
- **Carter Cycle Bridge** (30) Prominent white stanchion in the centre of the bridge.
- William Stone Building for Peterhouse (14) Eight-storey tower constructed of buff brick with copper cladding, reaching c.31m AOD.²⁵
- **Botanic House** (27) Seven storey lens-shaped building projecting to c.30m AOD.
- Trinity College, Wolfson Building 'Ziggurat' (34) Striking modern (1968–1972) accommodation block combining brick and concrete in a "ziggurat" form

- 22 https://historicengland.org.uk/listing/the-list/list-entry/1126147
- 23 https://historicengland.org.uk/listing/the-list/list-entry/1331871
- 24 https://historicengland.org.uk/listing/the-list/list-entry/1126183
- 25 https://historicengland.org.uk/listing/the-list/list-entry/1265227

²⁰ https://new.millsarchive.org/mills/index/?action=show&which=13792

²¹ https://historicengland.org.uk/listing/the-list/list-entry/1331889

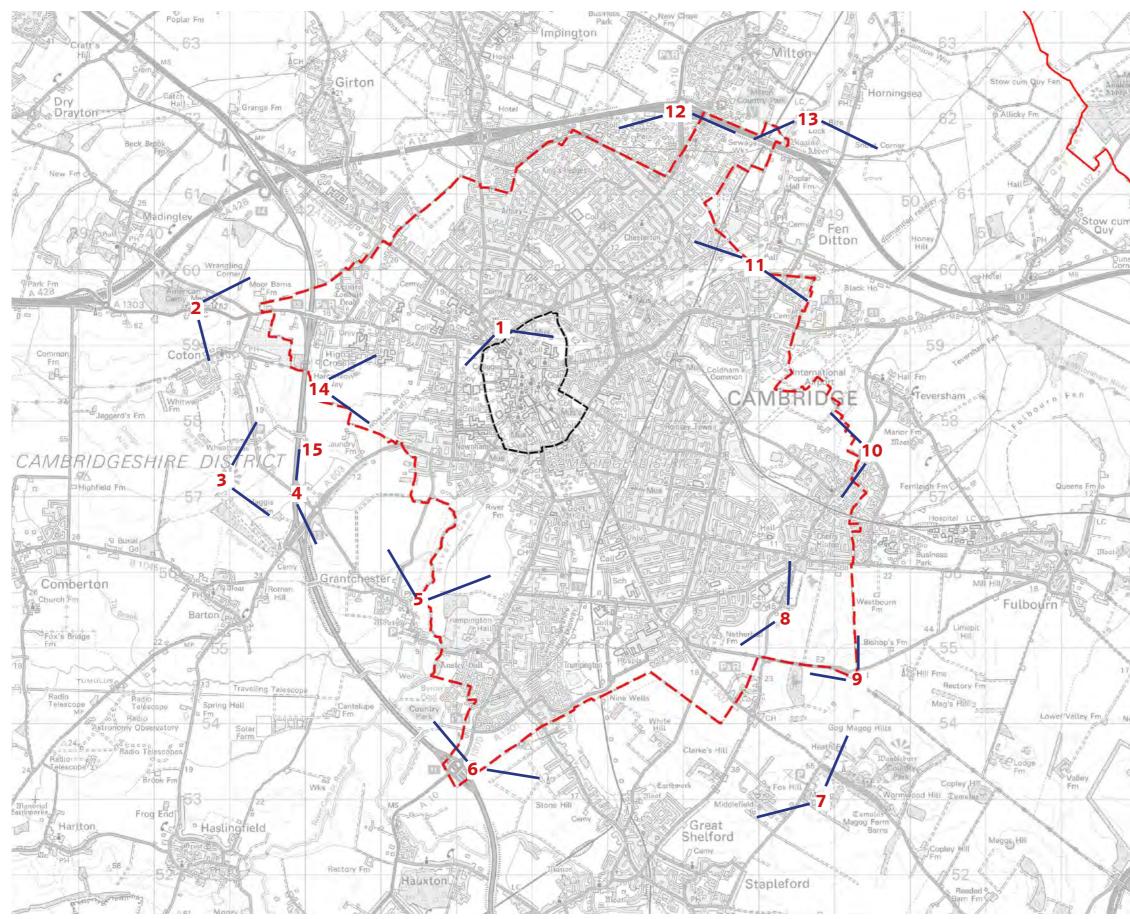
• **Parkside Fire Station Development** (21) – Prominent modern (2013) c. development with 8 storey 'tower' adjacent to Parker's Piece.

Intrusive landmarks

- Aircraft hangars at Cambridge Airport (24) Visible in open views across the countryside to the east of the city including from the A11.
- Cambridge Biomedical Campus (25) Growing cluster of large buildings including Addenbrooke's Hospital, Papworth Hospital, MRC Laboratory of Molecular Biology, AstraZenaca and a double-headed incinerator chimney reaching 72m AOD. The complex is prominent in many views across the city
- The Schlumberger Building (29) Guyed white tents reaching 20.3m AOD. Visible in many views of the city
- **The Belvedere** (26) generally a four-storey building with a fifth set back and an eight-storey tower.
- **50-60 Station Road Building** (23) At 9 storeys (plus plant) this building is particularly prominent due to its height, breadth and location on a localised rise. Can be seen from locations such as Red Meadow Hill.
- The Marque, Hills Road (33) locally prominent modern development with 10 storey tower tall element

3.10 Views of, across, and out of the City

- 3.10.1 Views and the ability to see, or not see, something is generally an important aspect in understanding the setting of a place and its identity. Cambridge is no different in this regard. In this context, the City Council has previously identified views of, and from, the City in relation to the assessment of potential tall buildings and their impact on the City's skyline, this is set out in Appendix F: Tall buildings and the Skyline in the 2018 Local Plan (see Figure 11).
- 3.10.2 As set out in that document "Views from the rural hinterland of Cambridge from both elevated and level views [sic read viewpoints] of the spires and towers in the historic core are limited and generally distant." This is due largely to the rather subdued local topography means which means the City does not lend itself to dramatic and iconic views (unlike Ely for example).



KEY ٦ **Cambridge City Boundary Cambridge Historic Core Area**

Strategic Viewpoints

- 1. Castle Hill Mound, Shire Hall
- 2. Madingley Rise, Madingley Road
- 3. Redmeadow Hill, Barton
- 4. Grantchester Road
- 5. Grantchester Meadow
- 6. M11/A1309 Elevated Roundabout
- 7. Little Trees Hill, Magog Downs
- 8. Limekiln Road
- 9. Worts' Causeway/Shelford Road
- 10.Cherry Hinton Road roundabout, overlooking Cambridge Airport
- 11. Ditton Meadows
- 12.A14 Junction 33 with A10 and A1309
- 13.River Cam looking south between the A14 and Baits Bite Lock
- 14.Coton footpath over the M11
- 15.M11 between Junctions 12 and 13

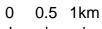




FIGURE 11 STRATEGIC VIEWS as per local plan

- 3.10.3 In broad terms the identified views break down into a number of categories:
 - Views from within and close to the Core
 - Views from the west / southwest
 - Views from the Cam corridor to the east and north
 - Elevated views from the southeast
 - Other external views

Views from within and close to the Core

- 3.10.4 The Historic Core, with its remarkable architecture, the River Cam and open green spaces is a critical competent of Cambridge's identity and historic / architectural value. The 2016 Historic Core Appraisal²⁶ provides detail on the character and form of the area.
- 3.10.5 Views of principal buildings, along key streets, along and over the Cam and across / from the open spaces (including Parker's Piece; Jesus Green; Midsummer Common; Coe Fen; Sheep's Green; Lammas Land; College grounds within the Backs; Stourbridge Common; and Coldham's Common) are both numerous and important in terms of defining the character of the area and the identity of the City. These views are mapped in the Historic Core Area Appraisal (not repeated here).
- 3.10.6 Also of note, but just outside the core, is Viewpoint 1 from the top of Castle Mound (see Illustrations 18 and 23). This provides a clear panorama over the core of the city highlighting a number of principal buildings and landmarks. It also aptly demonstrates the importance of the treescape in shaping the character of the City.

Views from the west / southwest

3.10.7 The area to the west and southwest of the City running clockwise from roughly Trumpington in the south to Madingley in the west, via Grantchester and Coton, has retained a particular rural character and a strong relationship to the historic core of the city (see above). There are a number of views from the area that illustrate and contribute to this important aspect of the City's identity and setting:

²⁶ https://www.cambridge.gov.uk/historic-core-appraisal



View in 2011



View in 2020

Illustration 23 Views from Castle Mound



Illustration 24 Grantchester Meadows: 2020

- Dynamic views from Grantchester Meadows and the Cam corridor (including VP5) (see Illustration 24)
- Views from minor roads between Trumpington, Grantchester and Coton including at where it crosses Barton Road, east of the junction 12 of the M11 (includes VP4)
- Views towards the city from the east side of the M11 footbridge near to Coton (nr VP14)²⁷ (see Illustration 25)
- Panoramic view from Red Meadow Hill within the Coton Countryside Reserve (VP3) (see Illustration 26)
- Dynamic glimpsed views from along the Madingley Road (including VP2)



Illustration 25 View of University Library from near M11 Footbridge: 2020

27 Note: view from footbridge is now masked by screening vegetation



View in 2011



View in 2020

Illustration 26 Views from Red Meadow Hill

Elevated views from the southeast

- 3.10.8 Topographically, the land to the southeast of Cambridge provides one of the few elevated locations where panoramic views over the City can be had. Some of these views are affected by the Addenbrooke's development and other modern development, but they do provide a useful reference position for seeing the spread of the City and understanding its form.
- 3.10.9 Key views in this area include:
 - Little Trees Hill, Magog Down (VP7) (see Illustration 27) this provides a clear panorama over the city albeit dominated by Addenbrooke's
 - Dynamic views moving around Wandlebury Country Park
 - Junction of Shelford Road and Harcamlow Way (VP9 see Illustration 28)
 - Limekiln Road lay-by (VP8) partially obscured by fence and vegetation
 - Area around Limepit hill (see Illustration 29)

Views from the Cam corridor to the east and north

- 3.10.10 The River Cam is a key element of the setting and character of Cambridge. Approaches along the river towards Cambridge offer a particular experience of the City.
- 3.10.11 Starting at Baits Bite Lock (VP13) the character of the landscape is entirely rural and Cambridge is a distant, unseen presence, the only real clue is the constant drone of the A14 and numerous construction cranes in the distance. As you move closer the A14 dominates but beyond that Fen Ditton and Ditton Meadows provide a strong reconnection to the medieval history of the City and the River Cam. There are extensive views across the meadows (up and down stream) including VP11 (see Illustration 30). These do not feature the landmarks of the historic core particularly strongly, but there is a sense of the 19th century and 20th century development along its flanks (development that has begun to erode the quality of the space). Further on the route crosses Stourbridge Common before moving into the Historic Core (see above). This dynamic sequence of views provides an important approach to the city.



View from Haverhill Road on Magog Down: 2011



View from Little Trees Hill, Magog Down: 2020

Illustration 27 Views from Magog Down



Illustration 28 View from near Junction of Worts Causeway and Shelford Road: 2020



Illustration 29 View from Limepit Hill: 2011



Illustration 30 Ditton Meadows: 2020

Other external views

- 3.10.12 There are other views towards Cambridge from the north and east including from the A10 and A14 (e.g. VP 12), and from the edge of suburban development to the west of Teversham (VP 10). These views are predominantly modern in character and tend to be dominated by features such as the A14, Cambridge Science Park and Cambridge Airport, with extensive 20th century development. They do not tend to convey a strong image of Cambridge or significantly contribute to its identity. They do however mark often used approaches and have the potential to be reshaped by development.
- 3.10.13 In terms of wider longer distance views, these tend to be glimpsed in nature e.g. views of the south of Cambridge from the Wimpole area. They tend to be fleeting (rather than staged) and highly dependent on seasonal conditions and the weather. The foreground of the views is often critical, with vegetation often structuring and limiting the views. While these views exist, they are not a fundamental component of Cambridge's setting, but they may need to be identified and addressed by developers bringing forward applications.
- 3.10.14 There is also a particular long-distance view from Cambridge to Ely Cathedral from the tower of Great St Mary's Church. This makes a limited contribution to the setting of both Cambridge and Ely Cathedral.

4.0 Weighting of Key Characteristics and Aspects of Setting

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4.0 Weighting of Key Characteristics and Aspects of Setting

4.1 Weighting

4.1.1 Not every aspect of the Cambridge and its setting makes a significant contribution to its identity. The following briefly highlights elements that are Important / Critical, those that make a notable contribution and other minor aspects. It also identifies a small number of negative elements.

Important / Critical elements

- Strongly defined historic core with its principal buildings and numerous local views and interrelationships between the often manicured Cam and the remarkable architecture of the colleges and City
- The River Cam itself as both an element of the character of the place and a historic and contemporary approach to the city, including the views from the Cam towards the city
- Rural character of the River Cam corridor with its meadows including Midsummer Common, Jesus Green, The Backs, Coe Fen, Lammas Land, Ditton Meadows and Stourbridge Common (including VPs 11 and 13)
- Prominence of key historical landmarks in views across the city, especially from the west / southwest e.g. from Grantchester Meadows (VP5) and Red Meadow Hill (VP3)
- Rural wedge from Trumpington to Madingley connecting the historic core to its historic rural hinterland
- The spatial relationship with Grantchester and its rural setting including VP5 and dynamic views from the area and minor roads
- The City's layered treescape which defines much of its character in distant views and more local environs, framing and highlighting key landmarks
- The spatial and visual relationship between Castle Mound and Historic Core, including panoramic view from mound (VP1)

Contributory elements

- The physical separation between the major modern developments and the historic core
- Relationship to rural landscapes beyond the 19th and 20th century development of the city
- Relationship with the Cam and Fen Ditton
- Road approaches from the west i.e. the A1303 (Hardwick Road) and A603 (Barton Road) including VP2 and VP4
- Road approaches from the east to the south i.e. the A1307 (Linton Road), A1303 (Newmarket Road) and A1301 (Sawston Road)
- Surviving sense of separation between the settlements of Fen Ditton, Coton and Teversham and the City
- Presence of other historic landmarks in the skyline of the City

Minor elements

- Road approaches from northwest through to the north including VP12
- Relationships between the City and Girton, Milton and Histon
- Modern landmarks in the City's skyline
- Views from elevated ground to the southeast over the city which enable an appreciation of its development and change including VPs 7, 8, 9 and views from Limepit Hill
- Views from east flanks of the City including VP10

Negative elements

- Number of intrusive landmarks
- A14 and M11 including constant road noise





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