

Greater Cambridge Shared Planning
Greater Cambridge Skyline and Tall
Buildings Strategy
Strand 2: Heritage Impact Assessments
(Part 1)





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Published as part of the Draft Local Plan -
Regulation 18 consultation
(December 2025 - January 2026)

Ref No: 111405

Version/Status: Final

Approved:

Project Director Name: Andrew Croft

Date: 10/10/2024

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1. Introduction

1.1 CBA were commissioned by the Greater Cambridge Shared Planning Service ('Greater Cambridge') to prepare Heritage Impact Assessments for selected allocation sites. This work forms part of the Greater Cambridge development plan making process and the Heritage Impact Assessments will form part of the evidence base.

2. Approach

2.1 Development of the Heritage Impact Assessments has been informed by:

- National Planning Policy Framework¹
- Historic England's Good Practice Advice Note 1: The Historic Environment in Local Plans²
- Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets³
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans⁴
- Historic England Advice Note 4: Tall Buildings⁵

2.2 The Heritage Impact Assessments identify and discuss designated and non-designated heritage assets within each site allocation and a supporting study area and review the risks posed to these assets by potential development. This information can be used to guide the appropriateness of development on the site in addition to the location, design, scale, massing, and type of development that can be accommodated in the future.

3. Methodology

3.1 Purpose and Scope

The purpose of a Heritage Impact Assessment is to provide a high-level assessment of potential impacts on designated and non-designated heritage assets within and around proposed allocation sites in Cambridge city and surrounding rural settlements and areas within the Greater Cambridge area. It draws together information from existing documentation including Planning Applications, Conservation Area Appraisals and data including OS mapping, aerial imagery, statutory and non-statutory heritage designations.

It draws together a series of data:

- Data about each site:
 - Planning Applications
 - Historic and current OS Mapping
 - Aerial Imagery

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

³ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

⁴ <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

- Data about statutory heritage designations:
 - National Heritage List for England entries⁶
 - Conservation Area Appraisals⁷
- Data about non-statutory heritage designations:
 - Historic Environment Records (HER) (supplied by Greater Cambridge)
 - Locally Listed Buildings (supplied by Greater Cambridge)
 - Characteristics defined within the 'Strategic Heritage Impact Assessment: Baseline'⁸
 - Historic Landmarks
 - Strategic Views
 - Connectivity and Approaches

Only significant non-designated assets were included in the assessment.

Greater Cambridge outlined in their brief the need for assessment of 48 site allocations for development (referred to as 'sites' within this report). Greater Cambridge supplied GIS data outlining the extent and location of these Sites and an indication of the type of development which is being considered i.e. residential, commercial or a mix.

Following initial review of the Sites, it was determined that the Cambourne area and the Cambridge East site would require additional detail and assessment, and therefore bespoke approaches; this was agreed with Greater Cambridge and these areas are excluded from this report.

The approach to the Heritage Impact Assessments was based upon a previously agreed methodology, outlined in 'Strategic Heritage Impact Assessment: Assessment Methodology'⁹ supplied to Greater Cambridge in 2021. This approach has considered and is guided by best practice, standards, and guidance (listed above). It is to be noted, however, that the Heritage Impact Assessments were rapid / high level strategic assessments, rather than detailed site / project specific assessments and the level of assessment, analysis and reporting is therefore proportional. These assessments are to guide the appropriateness of site allocations within the Local Plan, to support the preparation of policy and inform future proposals for the site. They are not sufficient for supporting planning applications and further detail is likely to be needed to assess impacts on heritage assets.

3.2 Process

Following the methodology outlined in 'Strategic Heritage Impact Assessment: Assessment Methodology'⁹, the steps detailed below were taken to produce the assessment of each site:

- Describe the potential impact on the characteristics of Cambridge and its setting as defined in the Strategic HIA Baseline Report⁸
- Identify designated heritage assets and significant non-designated assets in and around the allocation site and describe the potential impact on their significance.
- Identify potential mitigation and opportunities for enhancement
- Score the likely risk of significant residual harm and prepare a short narrative statement summarising the outcome.

Further detail on each step is summarised briefly below, for full detail see 'Strategic Heritage Impact Assessment: Assessment Methodology'⁹

3.3.1 Step 1: Describe the potential impact on the characteristics of Cambridge and its setting

Key characteristics relating to Cambridge and its setting were identified in the Strategic HIA Baseline Report. Concise statements were set out describing the relationship between the site and these characteristics, and then the potential impact of development on these characteristics. The aim was to identify where significant impacts may occur, e.g., impacts that would be in clear conflict with national and local policy relating to the historic environment.

3.3.2 Step 2: Identify designated heritage assets and significant non-designated assets in and around the allocation site and describe the potential impact on their significance

Designated heritage assets and non-designated assets within a defined study area around each allocation site were identified and mapped. Concise statements were set out describing the relationship between the site and these assets, and then the potential impact on the significance of these assets. The aim was to identify where significant impacts may occur.

3.3.3 Step 3: Identify potential mitigation and enhancement

Design-based mitigation was considered for each site e.g., recommendations for areas for avoidance, potential need for screening or planting, limitations on density or heights of development, geographic spread, retention of heritage assets or sensitive historic elements, enhancing legibility of historic features or assets, improved access given the known geography and likely boundaries of a site. Potential for further archaeological remains was also reported on. This information was reported using standardised statements.

⁶ Historic England (2023) Download Listing Data. Available at:

<https://historicengland.org.uk/listing/the-list/data-downloads>

⁷ Greater Cambridge Shared Planning (2022) Conservation Area Appraisals. Available at:

<https://www.greatercambridgeplanning.org/design-heritage-and-environment/historic-environment/conservation-areas/conservation-area-appraisals/#a3>

⁸ CBA (2021) Strategic Heritage Impact Assessment: Baseline. Report for Greater Cambridge Shared Planning.

⁹ CBA (2021) Strategic Heritage Impact Assessment: Assessment Methodology. Report for Greater Cambridge Shared Planning.

3.3.4 Step 4: Score the likely risk of significant residual harm and prepare a short narrative statement summarising the outcome

The overall risk of harm was categorised based on conclusions determined in Step 3 about potentially significant impacts on Cambridge and other assets, and viable mitigation of these impacts. The following definitions would be used to describe that risk:

- **High risk** – Allocation is likely to affect the key characteristics of Cambridge or other assets to a degree that results in significant conflict with national and local policy, and which is unlikely to be fully addressable through design-based mitigation measures.
- **Moderate risk** – Allocation is likely to affect the key characteristics of Cambridge or other assets to a degree that results in some conflict with national and local policy, but which may be wholly or partially addressed through design-based mitigation measures.
- **Low risk** – Allocation is unlikely to affect the key characteristics of Cambridge or other assets to a degree that results in notable conflict with national and local policy, and any impacts are likely to be wholly or partially addressed through design-based mitigation measures.

Where sites were identified as **High** or **Moderate** Risk, further refinement of the site / proposals and further assessment may enable a change in risk category.

The results of the Heritage Impact Assessment for each site are reported in the next section

5.0 Heritage Impact Assessments

5.1 Summary

The results of the Heritage Impact Assessments are summarised below, inclusive of their assigned risk score (**low/ moderate/ high**). Sites at Cambourne and Cambridge East have been omitted from this list as each will be described in a separate delivery.

5.1.1 315-349 Mill Road and Brookfields, Cambridge: **low**

Brownfield site within Mill Road Conservation Area, with the remains of a 19th century sanatorium (Brookfields Hospital) on in the southern part of the site. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. The remaining Sanatorium buildings should be retained. There are opportunities for design to enhance character and setting of heritage assets.

5.1.2 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge: **low**

Brownfield site surrounded by predominantly modern development. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets.

5.1.3 82-88 Hills Road and 57-63 Bateman Street, Cambridge: **low**

Brownfield site within the New Town and Glisson Road Conservation Area, abutting the Botanic Garden Registered Park and Garden. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk.

5.1.4 Addenbrooke's Hospital Site, Cambridge Biomedical Campus Extension, and Cambridge Biomedical Campus possible new extension: **low / moderate**

Not considered to be a sensitive site, with minimal contribution to the characteristics of Cambridge and the setting of heritage assets. The implementation of design-based mitigation, primarily in the form of building heights and screening, should ensure no impacts on the setting of designated assets. Archaeological mitigation may be required.

5.1.5 Babraham Research Campus: **moderate**

Although site is a research facility, it is also a legible historic estate/parkland and contains Listed Buildings. Retaining the character of the estate, the character of the conservation area, and the setting of Listed Buildings is a key goal for the design mitigation. The implementation of design-based mitigation, primarily in the form of focusing development to the north of the site, away from the manor/church and areas of legible parkland, limiting building heights, and maintaining/strengthening screening, should ensure limited impacts on the setting of heritage assets. Archaeological mitigation may also be required.

5.1.6 Bayer CropScience Site, Hauxton: **low**

Brownfield site adjacent to a Grade II Listed Building, and within 50 metres of two further Listed Buildings associated with water milling of the river Granta. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of the Listed Buildings, however, should prevailing heights be exceeded or unsympathetic design be used this could increase risk. There are opportunities for design to enhance character and setting of heritage assets which are already impacted by surrounding 21st century residential development and the A10. Archaeological mitigation may be required.

5.1.7 Betjeman House, Cambridge: **moderate**

Brownfield site adjacent to Registered Park and Garden and within the New Town and Glisson Road Conservation Area and 90 metres north of the Brooklands Avenue Conservation Area. The implementation of design-based mitigation, primarily in the form of building heights and screening, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

5.1.8 Cambridge Assessment, 1-3 Hills Road, Cambridge: **low / moderate**

Brownfield site on periphery of Historic Core and within New Town and Glisson Road Conservation Area. Site is immediately opposite to the Church of Our Lady and the English Martyrs Grade I Listed Building and Historic Landmark Building. Current form of the tallest part of the current frontage building detracts from the setting and character of the Listed Building. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should the frontage prevailing height be exceeded this would increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

5.1.9 Cambridge Professional Development Centre, Foster Road: **low**

Brownfield site adjacent to the Trumpington Conservation Area to the west. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of the Conservation Area, however, should prevailing heights be exceeded or unsympathetic design be used this could increase risk. Archaeological mitigation may be required.

5.1.10 Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk, Cambridge:

low Brownfield site is within view of the river Cam and is a minor feature in Strategic Viewpoint 11. Site is also adjacent to riverside Conservation Area with the Fen Ditton Conservation Area further east. The rurality of the corridor is adversely affected by industrial use of the site. The implementation of design-based mitigation, primarily in the form of building heights and screening, should limit impacts on the characteristic of Cambridge and the setting of designated and non-designated assets. However, should prevailing heights be exceeded this could increase risk. Opportunities for design to enhance character and setting of Cambridge and heritage assets. Archaeological mitigation may be required.

5.1.11 Clifton Road Area, Cambridge: **low**

Brownfield site with strong intervisibility with the New Town and Glisson Road Conservation Area, and the Station- Grade II Listed Building. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk.

5.1.12 Comfort Café, Fourwentways: **low**

Small brownfield site set within a former school site. The implementation of design-based mitigation, primarily in the form of building heights and screening, should ensure no impacts on the setting of designated assets. Archaeological mitigation may be required.

5.1.13 Fen Road, Cambridge: **moderate**

Greenfield site which is adjacent to riverside Conservation Area with the Fen Ditton Conservation Area on the eastern side of the river Cam. The site is an important green wedge into the city which is a characteristic feature of Cambridge. The implementation of design-based mitigation, primarily in the form of avoiding areas of constraint for development in addition to building heights and screening, should limit impacts on the characteristic of Cambridge and the setting of designated. However, should prevailing heights be exceeded or development included within areas of constraint then this could increase risk. Archaeological mitigation may be required.

5.1.14 Former Spicers Site, Sawston: **moderate**

Partially brownfield site including the edge of a Scheduled Monument and including potentially significant non-designated archaeological features. The implementation of design-based mitigation, to include high-quality design of structures and careful consideration of building height, mass, and siting will be required. An archaeological management and interpretation / outreach plan should also be considered. This may limit impacts on these assets. Archaeological mitigation will be required.

5.1.15 Fulbourn and Ida Darwin Hospitals: **low / moderate**

Eastern area of the site has been approved for housing development. Design based mitigation is required to limit potential impacts on Conservation Areas and Listed Buildings, to lower the risk of significant residual harm low. Archaeological investigation might also be required.

5.1.16 Fulbourn Road East, Cambridge: **low**

Greenfield site very close to the Fulbourn Hospital Conservation Area, with low tree screening between. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. Further archaeological mitigation may be required.

5.1.17 Fulbourn Road, West 1 & 2, Cambridge: **low**

Partially Greenfield site very close to the Fulbourn Hospital Conservation Area, with low tree screening between. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. Archaeological mitigation may be required.

5.1.18 Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge: **low**

Brownfield site immediately adjacent to the Mill Road Conservation Area and shares some intervisibility with the Church of St Matthew Grade II Listed Building. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

5.1.19 Grange Farm off Wilberforce Road, Cambridge: **low**

Greenfield site partly within and partly adjacent to the West Cambridge Conservation Area and in foreground of Viewpoint 14. The implementation of design-based mitigation, primarily in the form of building height, density, and screening should limit impacts on the character of the Conservation Area and Viewpoint 14, however, should prevailing heights be exceeded or unsympathetic design be used this could increase risk. Archaeological mitigation may be required.

5.1.20 Henry Giles House, 73-79 Chesterton Road, Cambridge: **low**

Brownfield site on periphery of Historic Core and within Castle and Victoria Road Conservation Area. Site is immediately adjacent to the Grade II Listed Buildings associated with Jesus Lock and two Telephone Kiosks. There is an HER feature within the site in the form of an extant structure: the Cambridge Instrument Company. Current form detracts from the setting and character of the Listed Buildings and the Conservation Area. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required

5.1.21 Horizon Resource Centre, 285 Coldham's Lane: **low**

Brownfield site on periphery of Cambridge, with the Mill Road Conservation Area in the west. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

5.1.22 Land at Buckingway Business Park: **low**

Greenfield site with relict landscape features recorded by the HER. Implementation of suitable archaeological mitigation prior to development of the site would be appropriate.

5.1.23 Land at Highfields (phase 2), Caldecote: **low**

Greenfield site with relict landscape features recorded by the HER. Implementation of suitable archaeological mitigation prior to development of the site would be appropriate.

5.1.24 Land at Maarnford Farm, Hunts Road, Duxford: **low**

Partially greenfield site on periphery of Duxford. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets.

5.1.25 Land at Mansel Farm, Station Road, Oakington: **moderate / high**

Greenfield site providing landscape buffer between two Conservation Areas: Oakington and Westwick. The site's surrounding field contributes to the rural backdrop of both Conservation Areas which include a series of Grade II* and II Listed Buildings. The site and field provide a distinction between these rural settlements. Development of this site poses a high risk of eroding the rural character of the heritage assets, diminishing the distinction between the two settlements, and eroding their rural context. Development of this site is not recommended.

5.1.26 Land between Hinton Way and Mingle Lane, Great Shelford: **low**

A potentially sensitive site, parts of which contribute to the rural setting of the Stapleford Conservation Area and Grade II* listed Church of St Andrew. The site also contributes to the backdrop of views from the church and churchyard. Design-based mitigation should enable the delivery of housing on the site, although numbers may be below the anticipated 100. This should include restricting building heights to 2-3 standard residential storeys, focussing development to the west and south of the site, and the establishment of a landscape buffer and screening to the east.

5.1.27 Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge: **Low**

Major development site with outline permission. No heritage risks identified assuming that development is developed within the height parameters established by the agreed Design Code.

5.1.28 Land between Huntingdon Road and Histon Road (Darwin Green 2/3), Cambridge: **low**

Large site awaiting a decision on a major outline planning application. Adjacent to current major development site. No heritage risks identified. Archaeological investigation likely required (although may be already completed).

5.1.29 North of Cherry Hinton, Cambridge: **low**

Greenfield site that occupies the foreground of Viewpoint 10. It currently represents part of the rural buffer between Teversham Conservation Area and the Cherry Hinton suburb. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. Archaeological mitigation may be required.

5.1.30 Land North of Cherry Hinton, South Cambridgeshire: **low**

Greenfield site within that occupies the foreground of Viewpoint 10. It currently

represents part of the rural buffer between Teversham Conservation Area and the Cherry Hinton Suburb. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, and landscape planting should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. Archaeological mitigation may be required.

5.1.31 Land north of Worts' Causeway, Cambridge: **moderate**

5.34.1 Predominantly greenfield site with a 19th century farm complex. The farm buildings are HER features and are Locally Listed Buildings. The site also forms the rural context of Viewpoints 7 and 9. Specific consideration of the current buildings on site is required, retention should be considered. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets through the inclusion of a suitable landscape buffer to preserve their rural character. Archaeological mitigation will be required, particularly as the site abuts the Roman road Wort's Causeway and there is evidence of land undisturbed by modern ploughing present within the site.

5.1.32 Land South of Coldhams Lane, Cambridge: **low**

The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets.

5.1.33 Land south of Worts' Causeway, Cambridge: **low**

The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of the designated asset and characteristics of Cambridge, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation will be required.

5.1.34 Land to the north of St Neots Road, Dry Drayton: **low**

Archaeological mitigation will be required.

5.1.35 Land to the south of the A14 Services: **low**

The implementation of design-based mitigation, primarily in the form of building height should limit impacts on the setting of the designated assets in the wider area, however, should prevailing heights be exceeded this could increase risk. Archaeological mitigation will be required.

5.1.36 Land to the west of Cambridge Road, Melbourn: **low**

The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation will be required.

5.1.37 Norman Way, Over: **low**

Greenfield site located 250 metres north of Listed Building/Scheduled Monument 19th century Over Windmill. The implementation of design-based mitigation, primarily in the form of building heights and screening, should limit impacts on the setting of the designated asset, however, should prevailing heights be exceeded this could increase risk. Archaeological mitigation may be required.

5.1.38 North West Cambridge (Eddington): **moderate**

Brown/Greenfield sites with the south-eastern site abutting Conduit Head Road, West Cambridge, and Storey's Way Conservation Areas. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets. However, the approved schemes within the north-western part of the site will exceed local prevailing building heights, increasing risk of conflict with policy regarding the setting of heritage assets. Archaeological mitigation may be required.

5.1.39 Old Highways Depot, Twenty Pence Road, Cottenham: **moderate**

Although this is a previously developed site there are notable risks regarding impact on the setting of the Cottenham Conservation Area and Grade II* Church of All Saints. Design mitigation will be required to manage these risks, and an overall moderate risk is concluded.

5.1.40 Police Station, Parkside, Cambridge: **low**

A highly sensitive site, currently detracting from the character of the Historic Core of Cambridge, the Kite Conservation Area, and Central Conservation Area, as well as the setting of a series of listed buildings and locally listed buildings. Design-based mitigation including restricting building heights to four storeys and ensuring design is sympathetic to the local 19th century building style should enable the delivery of housing on site. There is opportunity for redevelopment of the site to positively contribute to the local area.

5.1.41 Station Road West, Cambridge: **low**

Brownfield site partly within New Town and Glisson Road Conservation Area and adjacent to Brooklands Avenue Conservation Area to the southwest and Mill Road Conservation Area to the north. The site is a feature in several strategic viewpoints, contains a landmark building and is a feature of a key arrival into Cambridge. The implementation of design-based mitigation, primarily in the form of building heights, should limit impacts on Characteristics of Cambridge and the setting of designated/non-designated assets. However, should prevailing heights be exceeded this could increase risk. Opportunities for design to enhance Characteristics of Cambridge and setting of heritage assets. Archaeological mitigation may be required.

5.1.42 The Moor, Moor Lane, Melbourn: **low**

Small greenfield site adjacent to existing development. The implementation of design-based mitigation, primarily in the form of building heights and screening, should ensure no impacts on the setting of designated assets. Archaeological mitigation may be required.

5.1.43 Travis Perkins, Devonshire Road, Cambridge: **low**

Brownfield site bound by Mill Road Conservation Area to the north and west. Current townscape and building heights mean that there is a **low risk** of harm to identified heritage assets in the study area. The implementation of design-based mitigation, primarily in the form of building heights and screening, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. Opportunities for design to enhance character and setting of Conservation Area and other heritage assets. Archaeological mitigation may be required.

5.1.44 West Cambridge: **low**

Predominantly a Brownfield site with some areas of green open space. A very small part of the site intrudes into the West Cambridge Conservation Area and abuts Conduit Head Road Conservation Area. The 20th century Grade II* Listed Building, the Schlumberger Gould Research Centre, is present within the site. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

5.1.45 Willowcroft, 137-143 Histon Road, Cambridge: **low**

Brownfield site directly abutting Castle and Victoria Road Conservation Area. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

6.315-349 Mill Road and Brookfields, Cambridge

JDI: 40298

Proposed Use: Housing (78 homes)

Mapping Reference: R21

Allocation: Existing

Size (ha): 2.93

Figure: 1

6.1 Study Area:

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

6.2 Site Description

Brownfield site currently occupied by Brookfields Hospital and the Cam Foundry. The site abuts Mill Road to the south, Vinery Road to the west, and Seymour Street to the west.

6.3 HIA Summary

Brownfield site within Mill Road Conservation Area, with the remains of a 19th century sanatorium (Brookfields Hospital) on in the southern part of the site. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. The remaining Sanatorium buildings should be retained. There are opportunities for design to enhance character and setting of heritage assets.

6.4 Summary of Relevant Baseline and Value

6.5 Characteristics of Cambridge

6.5.2 Historic Cambridge

The site is 1.5 kilometres east of the Historic Core of Cambridge. It does not currently contribute to its setting or character.

6.5.3 Strategic Viewpoints

The site is captured by Viewpoint 10 but is not a prominent feature.

6.5.4 Historic Landmark Buildings

There are no Historic Landmark Buildings within the site or study area.

6.5.5 Connectivity

The site abuts Mill Road, a route into the Historic Core.

6.6 Designated and significant non-designated heritage assets – Site:

6.6.1 Conservation Areas

The site encompasses a part of the Mill Road Conservation Area, characterised as a 19th-20th century 2-3 storey mainly residential townscape.

6.6.2 Historic Environment Record

A 19th century former sanatorium is present in the centre of the site, most of the original elements of this building have been demolished. No. 351 Mill Road and three linear buildings to the north-west are the only surviving elements and are prominent features in the streetscape.

6.6.3 Locally Listed Buildings

Two Locally Listed Buildings, comprising 19th century Brookfields Hospital buildings, the former City Isolation Hospital.

6.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

6.7.1 Historic Environment Record

HER features include extant 19th-20th century structures, further evidence of the historic character of the area. Further features include archaeological material spanning from the prehistoric to the modern period in the area

6.7.2 Locally Listed Buildings

Twenty six Locally Listed Buildings are present in the study area, mainly comprising 19th century buildings.

6.8 Key Issues

The key issues for this site are the risk of impacting the Mill Road Conservation Area.

6.9 Potential Impacts on Cambridge and its setting

6.10 Characteristics of Cambridge:

6.10.1 Historic Cambridge

There is no risk that development of the site will impact the Historic Core.

6.10.2 Strategic Viewpoints

Development exceeding the current building height on site of 3.5 storeys poses a moderate risk of intruding on the backdrop of Viewpoints 8-10 and has potential to appear in the peripheral backdrop of Viewpoint 1.

6.10.3 Connectivity

Development exceeding the current building height on site of 3.5 storeys poses a moderate risk of eroding the character of Mill Road as a suburban approach to the city.

6.11 Potential impacts on the significance of designated and significant non-designated heritage assets

6.12 Designated and significant non-designated heritage assets – Site:

6.12.1 Conservation Areas

The character of the Mill Road Conservation Area is characterised as an historic 19th century residential area with a relatively stable skyline, assuming development is

sympathetic to the local prevailing building height and is of sympathetic design to include retention of the surviving elements of the Sanitorium, there is **low risk** of impacting this Conservation Area.

6.12.2 Historic Environment Record

Development design that included retention of the surviving Sanitorium buildings would pose **low risk** of impact on these features.

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. However, the site is brownfield land that has been subject to historic development which is likely to have disturbed any remains on site. Overall, there is **low potential** for significant archaeology on site

6.12.3 Locally Listed Buildings

Development design that included retention of the surviving Sanitorium buildings would pose **low risk** of impact on these features.

6.13 Designated and significant non-designated heritage assets – in 500 metre Study Area:

6.13.1 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

6.13.2 Locally Listed Buildings

There is **no risk** of impacting Locally Listed Buildings.

6.14 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the local and wider skyline and townscape character. This should include measures to manage building heights and mass and ensure use of appropriate materials e.g., gault brick.

Development at a scale similar to, or less than, the local prevailing building height may be appropriate. Site is not considered appropriate for tall landmark buildings.

Retention of the remaining Sanitorium buildings would be necessary to avoid significant impact on the character of the area.

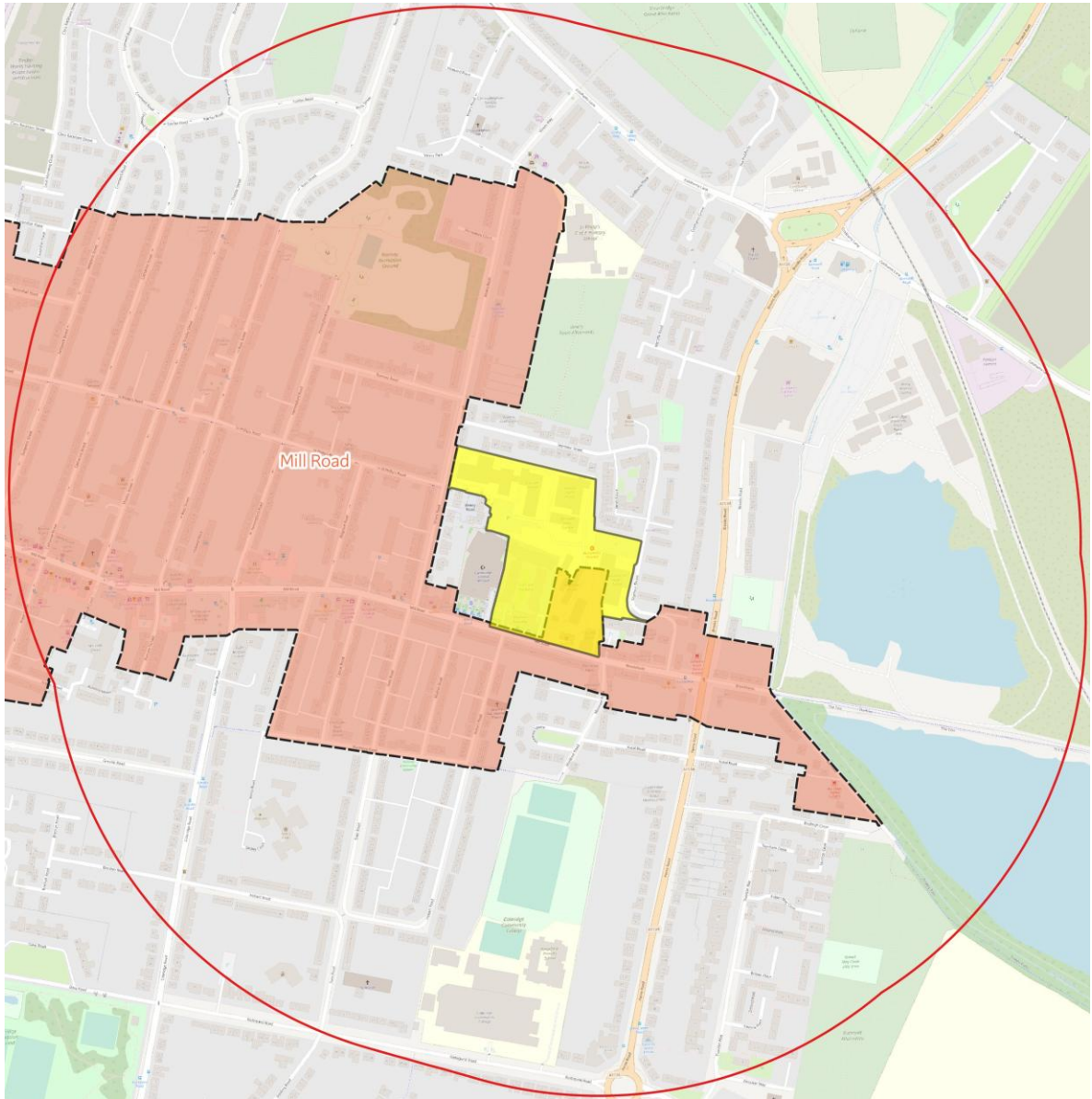
Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site.

Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

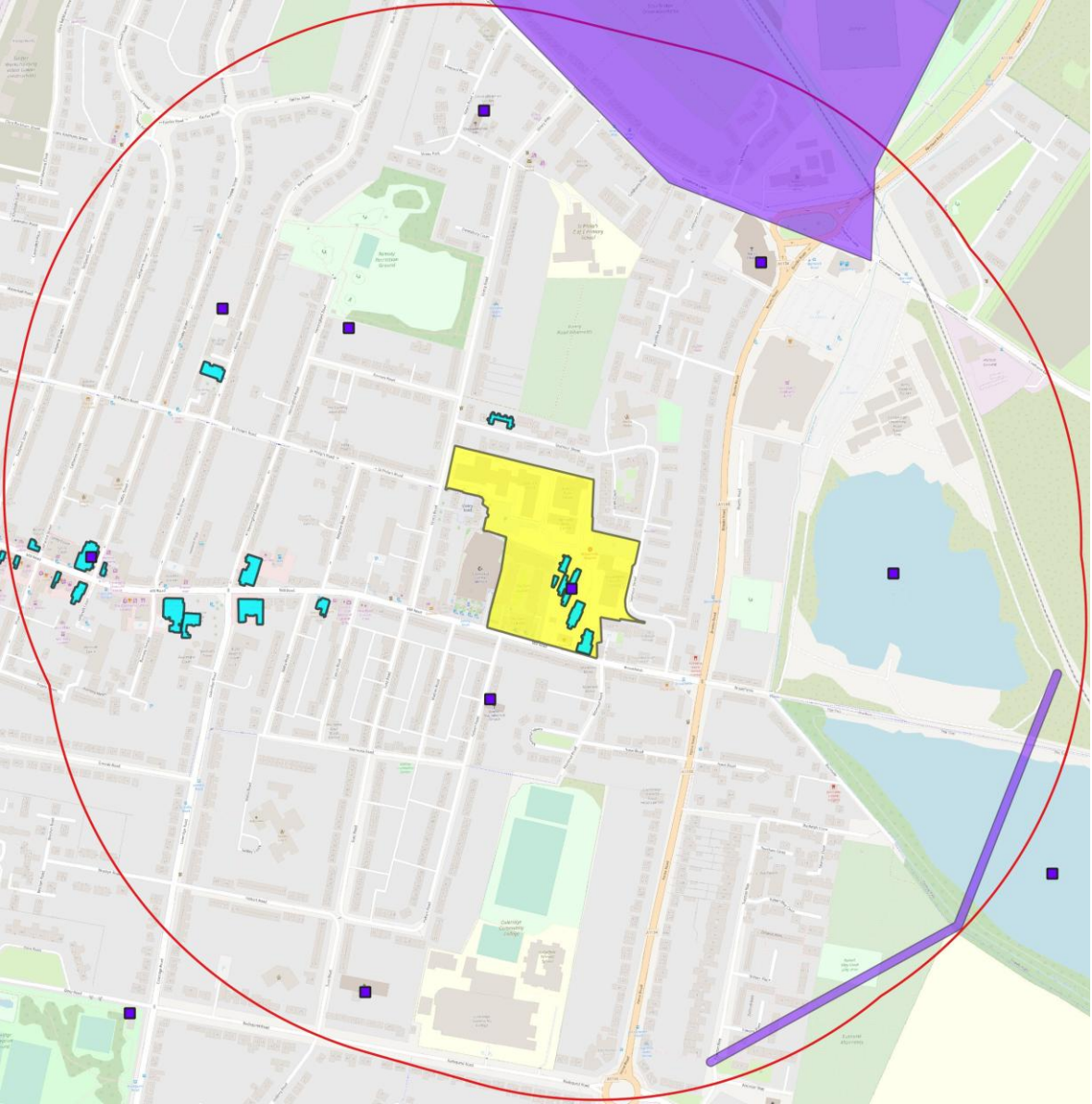
6.15 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area

Designated Heritage Assets

- Certificate of Immunity
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Registered Park and Garden
- Conservation Area

HER Data and Other Local Plan Information

- Historic Landmark Building
- Monument
- Monument
- Monument
- Historic Core
- Locally Listed Building

7. 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge

JDI: OS045

Proposed Use: Housing (75 homes)

Mapping Reference: R6

Allocation: Existing

Size (ha): 1.01

Figure: 2

7.2 Study Area:

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site. The site is currently occupied by East Barnwell community centre, Cambridge Spiritualist Centre, See-Saw Pre-School, and Christ the Redeemer Church. There are large areas of carparking on the site.

7.3 Site Description

Brownfield site bounded by Newmarket Road to the north, housing to the east and south, and retail buildings to the west.

7.4 HIA Summary

Brownfield site surrounded by predominantly modern development. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets.

7.5 Summary of Relevant Baseline and Value

7.6 Characteristics of Cambridge

7.6.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

7.6.2 Strategic Viewpoints

The site is captured by Viewpoint 11, although it is not a prominent feature.

7.6.3 Historic Landmark Buildings

There are no Historic Landmark Buildings within the site and study area.

7.6.4 Connectivity

The site is on Newmarket Road/A1303 which is a key historic route into the city, although the setting of this stretch of the road has been dominated by 19th-20th century development.

7.7 Designated and significant non-designated heritage assets – Site:

There are no designated or non-designated heritage assets within the site.

7.8 Designated and significant non-designated heritage assets – 500 metre Study Area:

7.8.1 Historic Environment Record

HER features include 20th-21st century churches, a Second World War building, and a Post Medieval milestone. These are evidence of the historic character of the area. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

7.9 Key Issues

The key issues for this site are the risk of impacting Viewpoint 11.

7.10 Potential Impacts on Cambridge and its setting

7.11 Characteristics of Cambridge:

7.11.1 Strategic Viewpoints

Development exceeding the local prevailing building height of 2-3 storeys within the site would likely feature within Viewpoint 11, although the eastern part of this view already features Cambridge Airport. Assuming development is sympathetic in terms of height there is **low risk** of impact.

7.11.2 Connectivity

Development of the site is unlikely to affect the approach to the city via the A1303, therefore posing **low risk to no risk**.

7.12 Potential impacts on the significance of designated and significant non-designated heritage assets

7.13 Designated and significant non-designated heritage assets – Site:

7.13.1 Historic Environment Record

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. However, the site is brownfield land, subject to historic development which is likely to have disturbed any remains on site. Overall, there is **low potential** for significant archaeology on site

7.14 Designated and significant non-designated heritage assets – in 500 metre Study Area:

7.14.1 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

7.15 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on Viewpoint 11. This should include measures to manage building heights and mass and ensure use of appropriate materials.

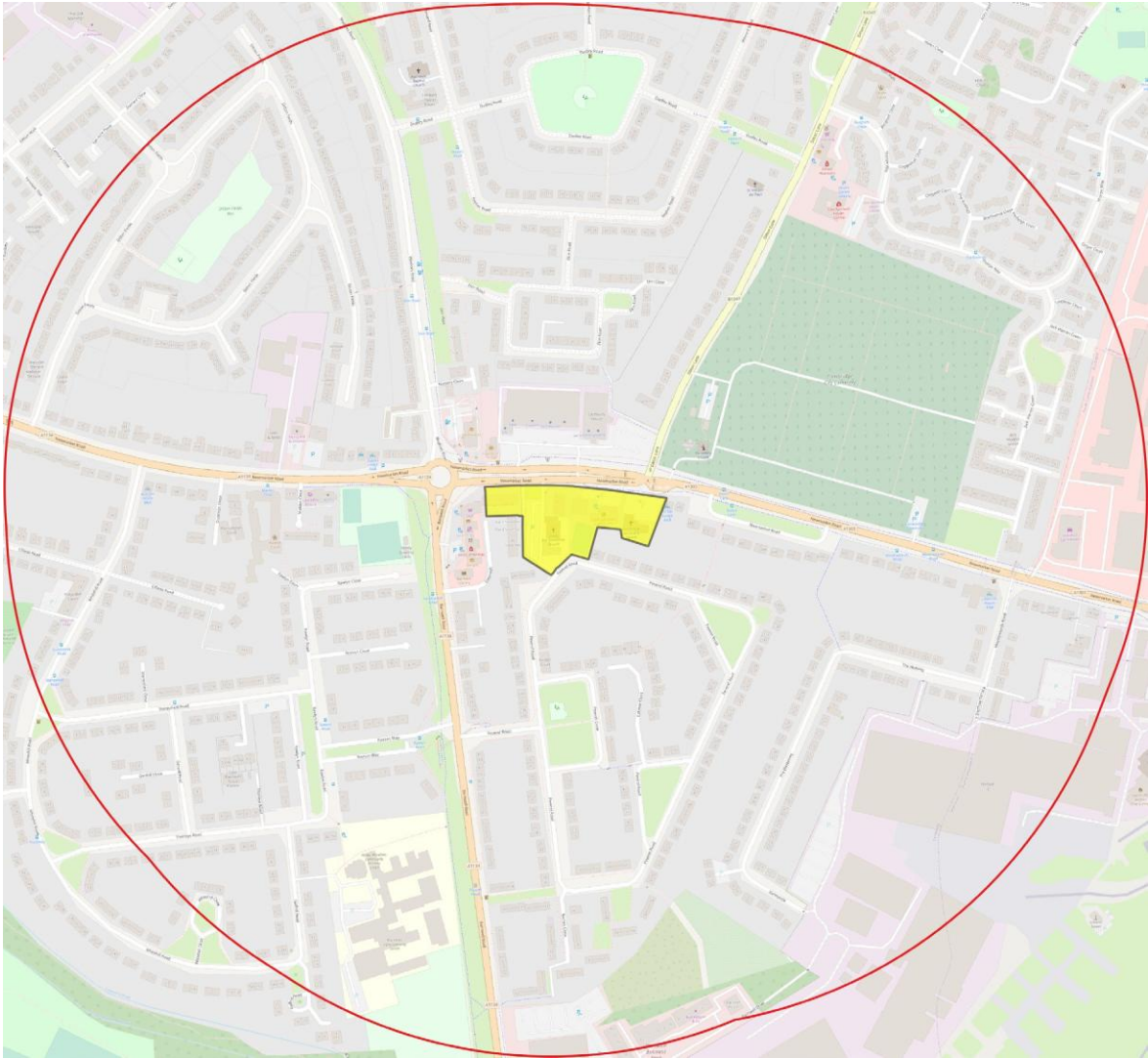
Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains

across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

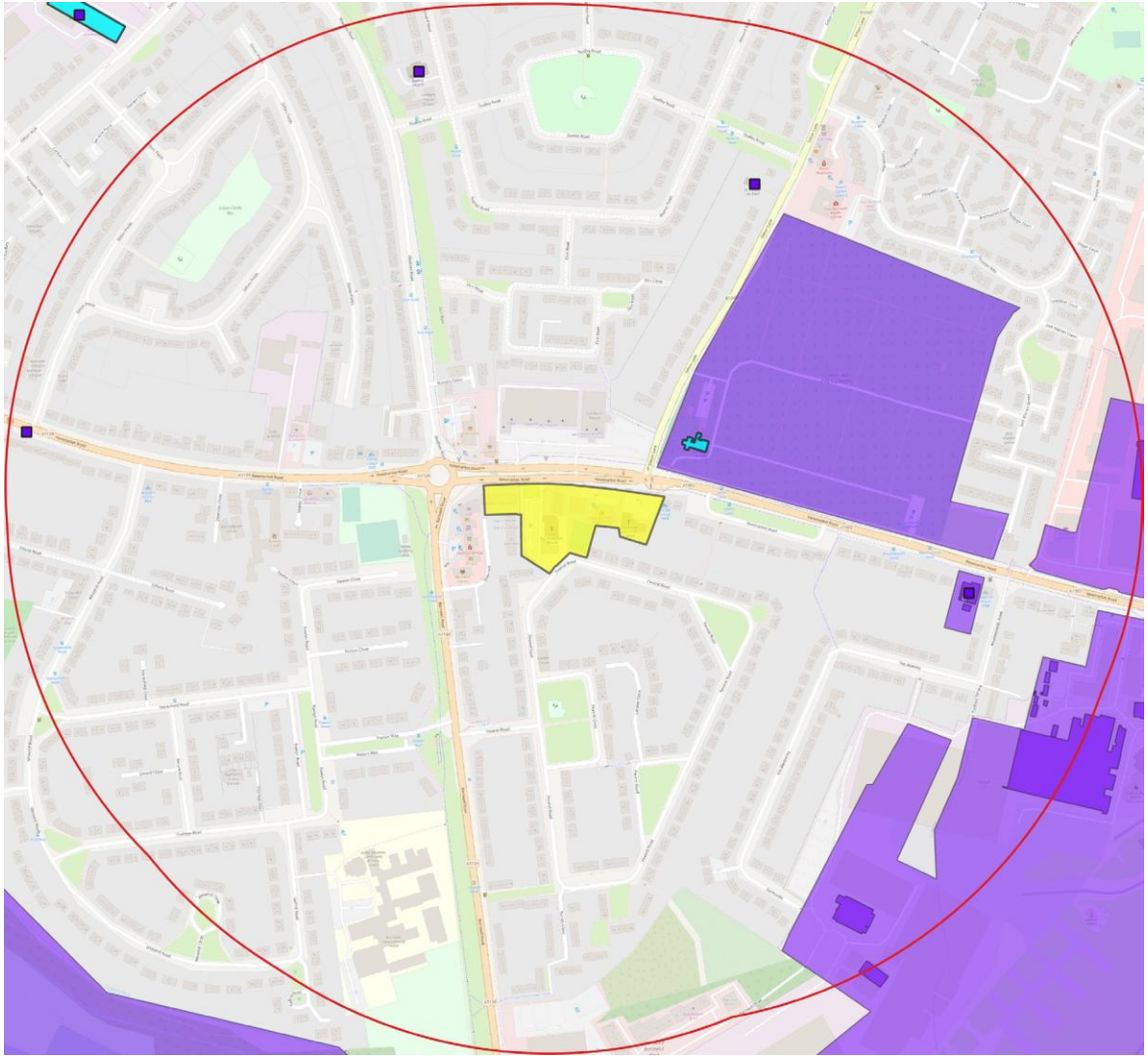
7.16 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area
- Designated Heritage Assets**
 - Certificate of Immunity
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Scheduled Monument
 - Registered Park and Garden
 - Conservation Area
- HER Data and Other Local Plan Information**
 - Historic Landmark Building
 - Monument
 - Monument
 - Monument
 - Historic Core
 - Locally Listed Building

8. 82-88 Hills Road and 57-63 Bateman Street, Cambridge

JDI: OS044

Proposed Use: Mixed Use (20 homes)

Mapping Reference: R6

Allocation: Existing

Size (ha): 0.50

Figure: 3

8.1 Study Area:

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

8.2 Site Description

Brownfield site in central Cambridge currently occupied by retail spaces, 3-4 storey flats, and Sanction Wood School. Site is bounded by Hills Road to the east, Bateman Street to the north, housing to the west, and buildings related to the Botanic Gardens to the south. There is moderate tree screening of the site to the east, north, and south. There is car parking to the rear of the buildings.

8.3 HIA Summary

Brownfield site within the New Town and Glisson Road Conservation Area, abutting the Botanic Garden Registered Park and Garden. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk.

8.4 Summary of Relevant Baseline and Value

8.5 Characteristics of Cambridge

8.5.1. Historic Cambridge

The site is not within the Historic Core of Cambridge.

8.5.2. Strategic Viewpoints

The site is not a prominent feature in any strategic viewpoints.

8.5.3 Historic Landmark Buildings

Two historic landmark buildings are present within the study area, the 19th century 5-storey Foster's Mill with central tower reaching 8 storeys 450 metres southeast of site and the 19th century Church of Our Lady and the English Martyrs 500 metres north of the site, whose spire serves as a local landmark. This building can be seen from the site, north up the A1307.

8.5.6 Connectivity

The site fronts on to Hills Road (A1307), a key historic access route into the city, it is also on the cross roads with Station Road, the main route between the station and the city centre.

8.6 Designated and significant non-designated heritage assets – Site:

8.6.1 Conservation Areas

The site is within the New Town and Glisson Road Conservation Area, characterised by 19th-20th century terraced houses and larger villa style houses, with open space of the Botanic Gardens beyond with a backdrop of mature trees. Existing buildings range from 1-6 storeys.

8.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

8.7.1 Conservation Areas

The Brooklands Avenue Conservation Area, characterised by 2-4 storey 19th century townscape with terrace, villas, and surviving trees. This is separated from the site by mature trees within the Botanic Garden.

8.7.2 Listed Buildings

One Grade I Listed Building the Church of Our Lady and the English Martyrs, visible from site up the A1307.

One Grade II* Listed Building, Wanstead House, separated from site by considerable townscape.

Forty Grade II Listed Buildings, six of which are within the Botanic Garden, separated from site only by treescape. Three Listed Buildings are present less than 65 metres of the site, including a war memorial, milestone, and 20th century residential building, all visible from the site. The remaining Listed Buildings are mainly 19th-20th century residential buildings scattered to the north, south, and east of the site separated from site by townscape.

8.7.3 Registered Parks and Gardens

One Grade II* Registered Park and Garden – Botanic Garden, Cambridge, garden of 18th century origins abuts the south boundary of the site.

8.7.4 Historic Environment Record

HER features include a range of extant 18th-20th century structures and gardens, further evidence of the historic character of the area. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

8.7.5 Locally Listed Buildings

One hundred and fourteen Locally Listed Buildings are present within the study area. These mainly comprise 19th century houses and buildings. The site is visible from the Locally Listed Buildings on Hills Road, but is separated by townscape for the remaining Locally Listed Buildings.

8.8 Key Issues

The key issues for this site are the risk of impacting the character and setting of the Botanic Garden Registered Park and Garden, local Listed Buildings, and the New Town and Glisson Road Conservation Area.

9. Potential Impacts on Cambridge and its setting

9.1 Characteristics of Cambridge:

9.1.1 Strategic Viewpoints

Tall development on the site exceeding that already developed 300 metres to the east could affect the Viewpoints 8-11 and potentially appear in the backdrops of Viewpoints 1, and 5-7. The latter is particularly a concern. There is therefore a **moderate risk** of impact.

9.1.2 Historic Landmark Buildings

The Foster's Mill is currently surrounded by c.6-storey modern residential buildings. Assuming development is sympathetic to the local prevailing building height there is **low risk / no risk** of impact.

The Church of Our Lady and the English Martyrs is considerable distance from the site; however, intervening buildings generally do not exceed 4 storeys. Assuming development is sympathetic to the local prevailing building height there is **low risk / no risk** of impact.

9.1.3 Connectivity

Development will not affect the A1307 and has potential, assuming good quality design, to improve the approach to the Historic Core of Cambridge thus there is **low risk / no risk** of impact.

10. Potential impacts on the significance of designated and significant non-designated heritage assets

10.1 Designated and significant non-designated heritage assets – Site:

10.1.1 Conservation Areas

The site has a role in defining the character of the New Town and Glisson Road Conservation Area, the adjacent Botanic Garden is a key green space in this Conservation Area and as such impacts to the garden may negatively affect the character of the Conservation Area. Tall development may intrude into the setting and character, but assuming development is sympathetic to the local prevailing building height and are of a sympathetic design there is a **low risk** of impact.

10.1.2 Historic Environment Record

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. However, the site is brownfield land, subject to historic development which is likely to have disturbed any remains on site. Overall, there is **low potential** for significant archaeology on site.

10.2 Designated and significant non-designated heritage assets – in 500 metre Study Area:

10.2.1 Conservation Areas

The site does not have a role in defining the character of the Brooklands Avenue Conservation Area, however, tall development may intrude into the setting and

character. Assuming development is sympathetic to the local prevailing building height and are of a sympathetic design there is a **low risk** of impact.

10.2.3 Listed Buildings

Intervisibility between the site and the Church of Our Lady and the English Martyrs the Grade II* Listed Building indicates that tall and/or unsympathetic development would pose a moderate risk to the setting of this Listed Building.

Lack of separation from the Botanic Garden Listed Buildings indicates that tall and/or unsympathetic development may intrude into their setting thereby posing a moderate risk to these Listed Buildings.

The local Listed Buildings on the A1307 are surrounded by modern development, and in the case of the Highsett Listed Building, townscape and trees. Assuming that heights are maintained at or below the local prevailing building height and are of a sympathetic design there is a **low risk** of impact.

Distance and visual separation between the site and remaining Listed Buildings suggest there is a **low risk** of harm to the setting of the Listed Buildings from development on the Site.

10.2.4 Registered Parks and Gardens

The Registered Park and Garden abuts the site and as such tall and/or unsympathetic development poses a high risk of impact on the setting and character of the garden.

10.2.5 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

10.2.6 Locally Listed Buildings

There is **no risk** of impacting Locally Listed Buildings.

10.3 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the local and wider skyline, townscape character and setting of listed buildings. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to, or less than, the local prevailing building heights on Bateman Street of 3-4 storeys may be appropriate. Site is not considered appropriate for tall landmark buildings. Screening from the Botanic Garden may also be necessary.

Development of the site has potential to enhance the historic character the New Town and Glisson Road Conservation Area and the backdrop of the Brooklands Avenue Conservation Area if designs are sympathetic to the character of the Botanic Gardens and replace existing low quality 20th century development on the site which is highlighted as a negative feature in the Conservation Area Appraisal.

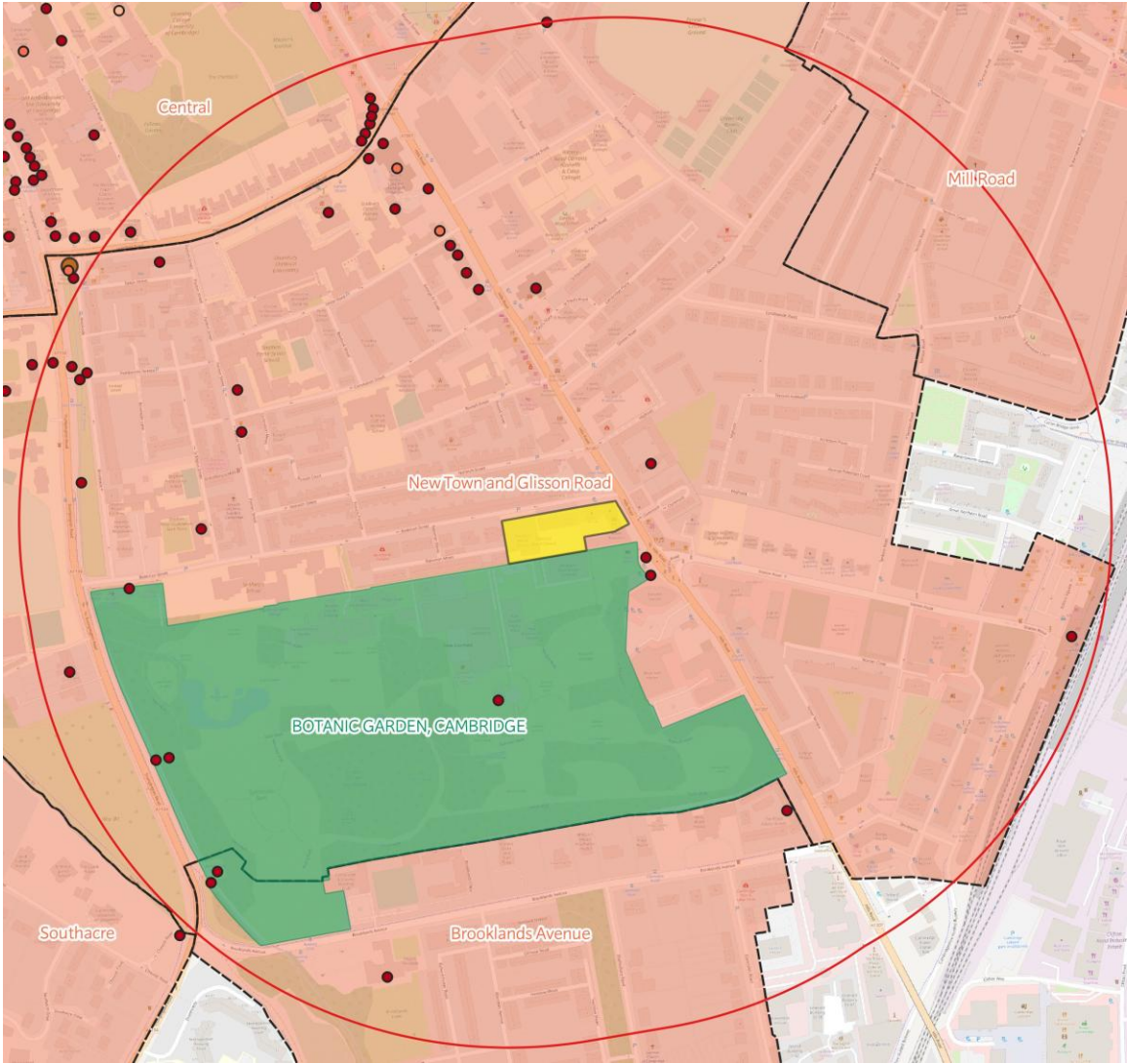
Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ,

further investigation, or recording depending on the significance of any remains found

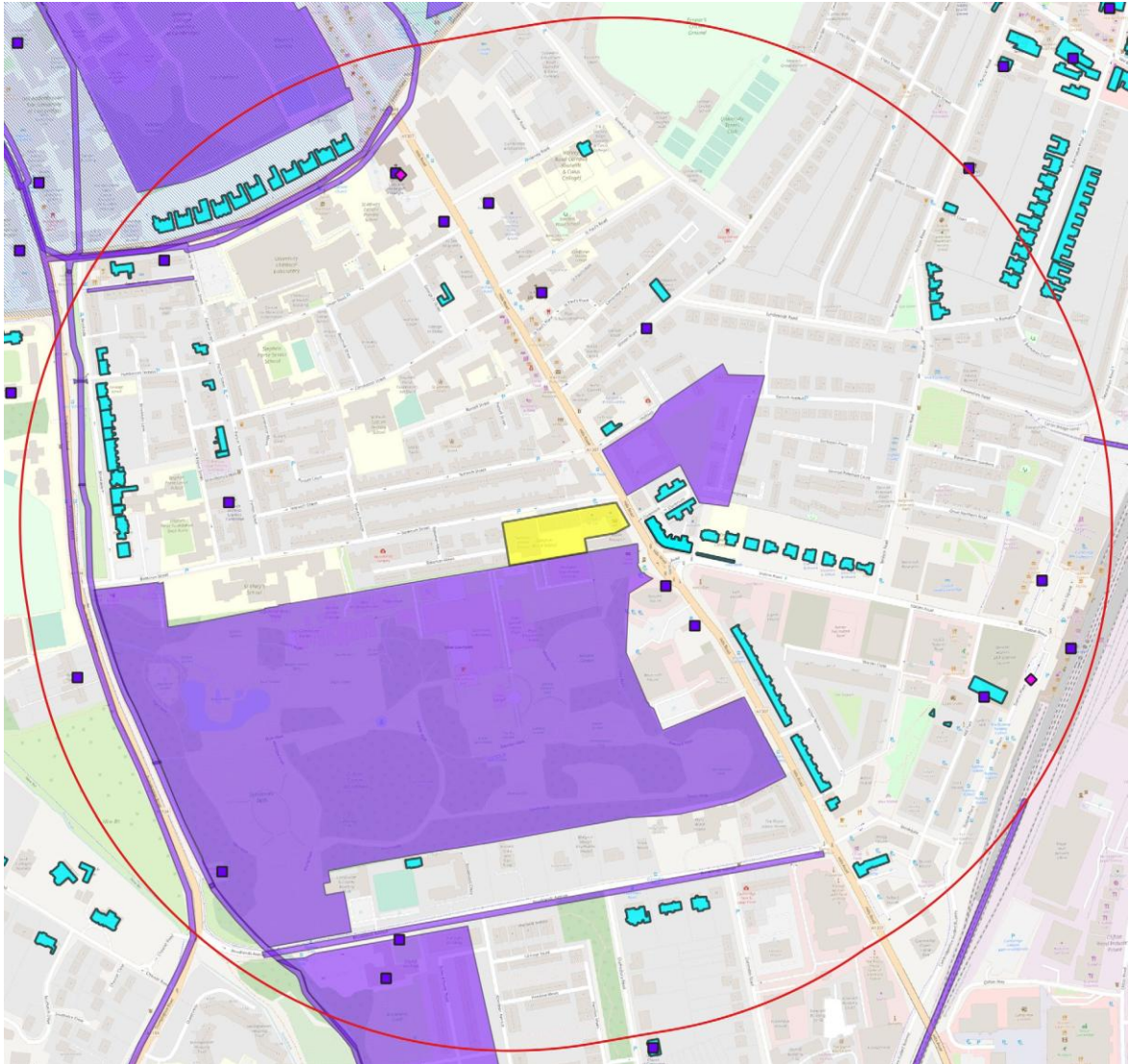
10.4 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area

Designated Heritage Assets

- Certificate of Immunity
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Registered Park and Garden
- Conservation Area

HER Data and Other Local Plan Information

- Historic Landmark Building
- Monument
- Monument
- Monument
- Historic Core
- Locally Listed Building

11. Addenbrooke's Hospital Site, Cambridge Biomedical Campus Extension, and Cambridge Biomedical Campus possible new extension

JDI: N/A

Proposed Use: Employment

Mapping Reference: M15

Allocation: Existing/New

Size (ha): 68.21

Figure: 4

11.1 Study Area:

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

11.2 Site Description

Clinical and research & development facilities at Cambridge University Hospital (Addenbrookes Hospital) and Cambridge Biomedical Campus are located immediately south of Cambridge city, with open countryside to the south and suburban development to the north and east. Areas selected for extensions to the Biomedical Campus are located to the south of the complex. A nature reserve is located west of the site separating it from further suburban development further west. Planning permission granted (on reserved matters) for redevelopment of the site with a new Children's Hospital, 'Hive', R&D facilities, multi-storey car park, games area, landscaping, internal roads, supporting facilities and ancillary structures. The maximum height of the approved schemes is 36 metres, occupying approximately 6 storeys.

11.3 HIA Summary

Not considered to be a sensitive site, with minimal contribution to the characteristics of Cambridge and the setting of heritage assets. The implementation of design-based mitigation, primarily in the form of building heights, mass, and screening should ensure no impacts on the setting of designated assets. Archaeological mitigation may be required.

11.4 Summary of Relevant Baseline and Value

11.5 Characteristics of Cambridge

11.5.1 Historic Cambridge

The sites are not within the Historic Core of Cambridge.

11.5.2 Strategic Viewpoints

The sites occupy the foreground of Viewpoint 7 and the backdrops and peripheries of Viewpoints 6-9.

11.5.3 Historic Landmark Buildings

No Historic Landmark Buildings are present within the sites or study area

11.5.4 Connectivity

The sites abut Babraham Road, an historic route into the city.

11.6 Designated and significant non-designated heritage assets – Site:

11.6.1 Conservation Areas

No designated heritage assets are present within the sites.

11.6.2 Historic Environment Record

HER features include undated cropmarks indicating rectilinear enclosures.

11.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

11.7.1 Listed Buildings

Four Grade II Listed Buildings including a 18th century milestone, a 19th century granite obelisk, and two 20th century houses. These are separated from the site by townscape and treescape.

11.7.2 Locally Listed Buildings

Three Locally Listed Buildings in the study area, these are separated from the site by townscape and treescape.

11.7.3 Scheduled Monuments

An archaeological site identified by aerial photography was identified in the southwest of the study area (1006891), located in and surrounded by open field south of the main urban area.

11.7.4 Historic Environment Record

HER features include undated cropmarks and evidence of medieval ridge and furrow. The 19th-20th century Cambridge railway is located to the west of the site. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

11.8 Key Issues

The key issues for these sites are the risk of impacting the Viewpoints and potential archaeological features in undeveloped areas within the three allocation sites.

11.9 Potential Impacts on Cambridge and its setting

11.10 Characteristics of Cambridge:

11.10.1 Strategic Viewpoints

The Addenbrooke's/Biomedical Campus Complex dominates the foreground of Viewpoint 7 and the backdrops and peripheries of Viewpoints 6-9, further development could increase the impact of the sites on the skyline and the currently understood edges of Cambridge. However, assuming that the heights are managed to include scaling down towards the edges, mass is organised to avoid a 'block' effect, and sufficient screening is installed, there is a **low risk** of further impact on views to the city.

11.10.2 Connectivity

Development would increase the 'sprawl' of the existing Addenbrooke's/Biomedical Campus complex which already dominate views on this route into the city, and so there is a **low risk** of significant change to the rural approach offered on Babraham Road.

11.11 Potential impacts on the significance of designated and significant non-designated heritage assets

11.12 Designated and significant non-designated heritage assets – Site:

11.12.1 Historic Environment Record

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. The site is partly brownfield land, as such any remains in previously developed areas are likely to have been disturbed indicating **low potential** for significant archaeology, however in undeveloped areas such as the Biomedical Campus extension allocations, there is **moderate potential** for significant archaeology on site.

11.13 Designated and significant non-designated heritage assets – in 500 metre Study Area:

11.13.1 Listed Buildings

Due to the visual separation between the sites and the Listed Buildings, and assuming that the heights are managed to include scaling down towards the edges, mass is organised to avoid a 'block' effect, and sufficient screening is installed, there is a **low risk**.

11.13.2 Scheduled Monuments

Assuming that heights are maintained at or below building heights of Addenbrooke's/Biomedical Campus Complex and that mass is managed effectively, there is a **low risk** of impacting the setting of the Scheduled Monument.

11.13.3 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

11.14 Mitigation and opportunities for enhancement

Design based mitigation is required to manage potential impacts on Viewpoints 6-9. This should include measures to manage building heights and mass. New development should not exceed prevailing building heights, given that current heights and mass of buildings are considerable features on the skyline. Scaling down towards the edges of development would also be appropriate to soften the impacts on the rural areas on the southern edges. Mass should also be organised to avoid a 'block' effect. This will avoid new development becoming overly prominent in the Viewpoints. The sites are not considered appropriate for very tall landmark buildings but may accommodate up to roughly 6 storeys as described within the approved schemes.

Suitable robust, extensive, and maintained mature screening should be installed to limit impacts on the rural edges of Cambridge. This will minimise impacts on views and would enhance the boundary between the rural edges of Cambridge and the Addenbrooke's/Biomedical Campus Complex and extensions.

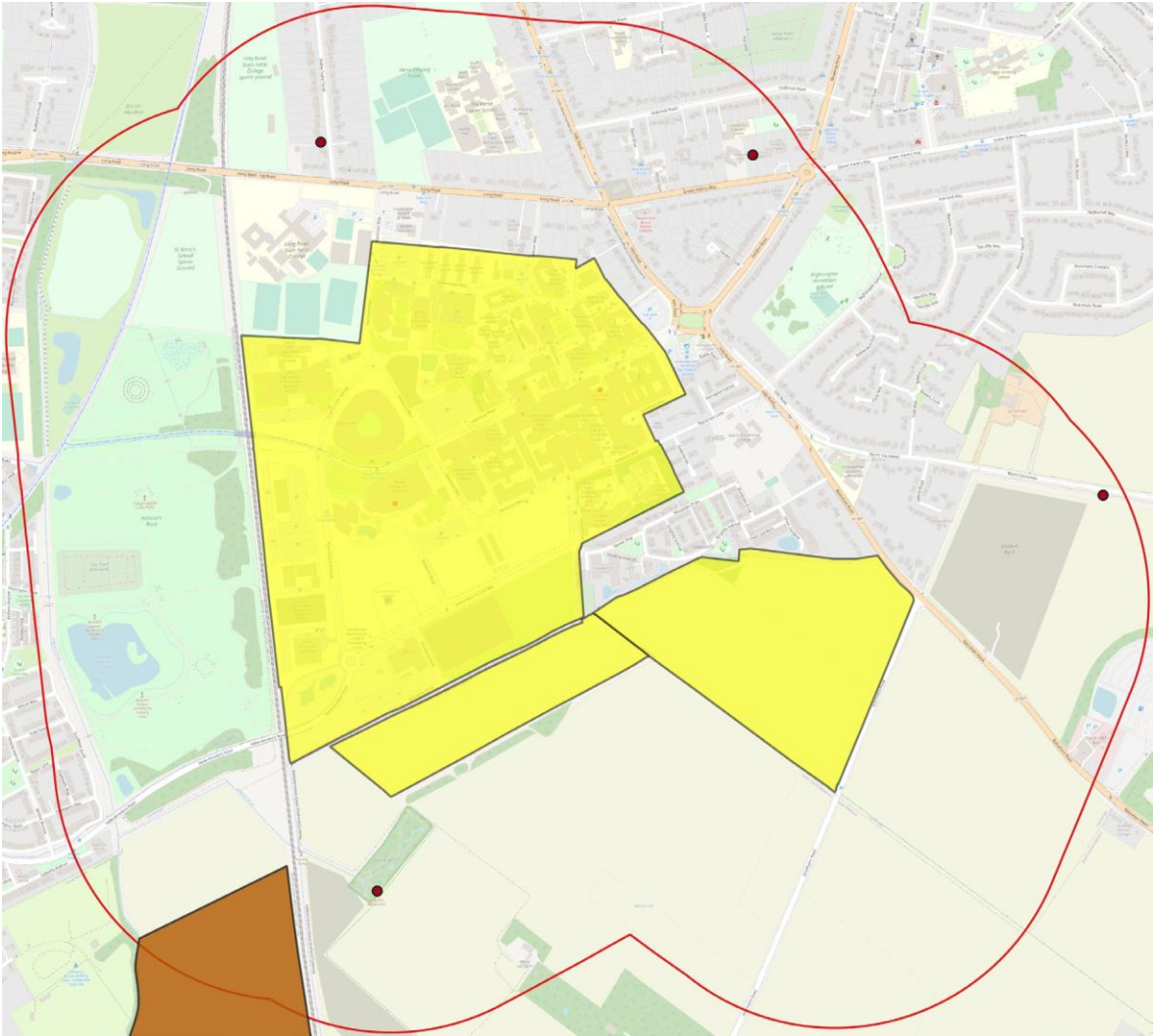
There is the potential to add to the interest of the skyline through new development, potentially breaking up the massing of Addenbrookes Hospital in views.

Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Sites. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

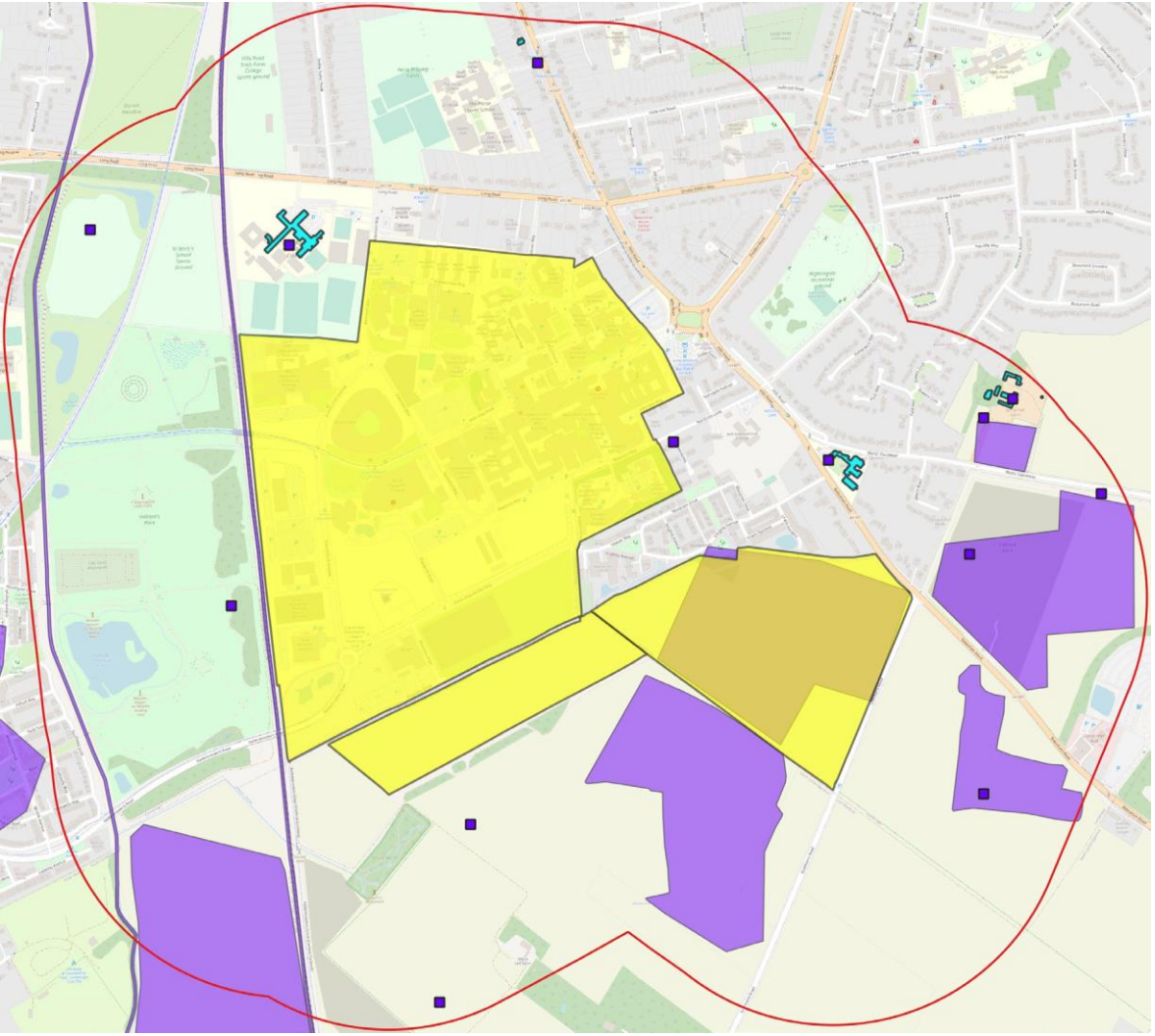
11.15 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low to moderate**.

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area
- Designated Heritage Assets**
 - Certificate of Immunity
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Scheduled Monument
 - Registered Park and Garden
 - Conservation Area
- HER Data and Other Local Plan Information**
 - Historic Landmark Building
 - Monument
 - Monument
 - Monument
 - Historic Core
 - Locally Listed Building

12. Babraham Research Campus

JDI: 51604a

Proposed Use: Mixed Use

Mapping Reference: 51604

Allocation: New

Size (ha): 39.89

Figure: 5 and 6

12.1 Study Area

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

12.2 Site Description

Large biomedical research facility located within the grounds of a former and still legible estate (Babraham) which includes a manor, historic church, parkland and avenue extending west of the site. Allocation partly lies in a conservation area. Site located in countryside just north of Babraham village south of Cambridge city. Some tree screening around the perimeter of the site, with extensive research facilities within the site. Planning permission granted for construction of new building in north of site for office/research and development use and associated infrastructure and works.

12.3 HIA Summary

Although site is a research facility, it is also a legible historic estate/parkland and contains Listed Buildings. Retaining the character of the estate, the character of the conservation area, and the setting of Listed Buildings is a key goal for the design mitigation. The implementation of design-based mitigation, primarily in the form of focusing development to the north of the site, away from the manor/church and areas of legible parkland, limiting building heights, and maintaining/strengthening screening, should ensure limited impacts on the setting of heritage assets. Archaeological mitigation may also be required.

12.4 Summary of Relevant Baseline and Value

12.5 Characteristics of Cambridge

12.5.1 Historic Cambridge

The site is not within or near to the Historic Core of Cambridge.

12.5.2 Strategic Viewpoints

The site does not feature in any Viewpoints.

12.5.3 Historic Landmark Buildings

There are no landmark buildings within the study area.

12.5.4 Connectivity

The site is located west adjacent of the A1307, an historic route into Cambridge from the southeast and has been truncated by the modern A11 which passes 800 metres southeast of the site.

12.6 Designated and significant non-designated heritage assets – Site:

12.6.1 Conservation Areas

The site falls within the north portion of the Babraham Conservation Area (there is no current Conservation Area Appraisal for this area). For the purpose of this HIA, the Conservation Area has been separated into two areas:

The north of the Conservation Area (covering the site) includes the Babraham Research Campus, formerly a part of Babraham Hall and its gardens/parkland, which now includes large modern research facilities set within this historic green parkland. Features associated with the estate, including the Hall, Church and surrounding gardens/parkland, have retained key aspects of their setting and the Campus retains a semi-rural character and broader rural backdrop. The Campus and site are separated from south portion of Conservation Area by dense planting along the Campus's south boundary.

The south portion of the Conservation Area is historic rural settlement that includes large open green spaces. Despite modern campus development to the north of the village, this is largely obscured by treescape and the village retains a rural backdrop

12.6.2 Listed Buildings

Grade I Listed Building Parish Church of St Peter, located within the west of the site and 100 metres southwest of Babraham Hall. Despite modern Campus development to the north and southeast, the Church retains a green rural setting, adjacent to the formal gardens of Babraham Hall immediately southeast, walled gardens immediately northwest acting as a buffer with modern Campus development to the north and expansive rural views west and southwest along the avenue. The Church and churchyard are surrounded by dense tree cover. The Church has group value with Grade II* Listed Building Babraham Hall, with intervisibility between the assets.

Grade II* Listed Building Babraham Hall, the Institute of Animal Physiology, located within the west of the site and 100 metres northeast of Parish Church of St Peter. Despite modern Campus development to the north and southeast, including a modern north wing extension to the Hall, the Hall retains key aspects of its historic configuration within the estate grounds. The formal gardens which extend 120 metres southwest and over 500 metres east /north of the Hall are still legible. The tree lined southwest access avenue extends over 650 metres outside the site and still retains long unbroken views from either end of the avenue. The Hall has group value with Grade I Listed Building Church of St Peter, which is surrounded by dense tree cover but has a clear visual relation to the Hall.

12.6.3 Historic Environment Record

HER features include a 19th century Lodge associated with Babraham Hall.

12.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

12.7.1 Listed Buildings

One Grade II* Listed Building, The Almshouses and The School House, located southeast and immediately adjacent to the site, a 18th century school and 6 almshouses, surrounded by tree cover.

Ten Grade II Listed Buildings, nine between 1-60 metres south/southeast of the site in the village of Babraham, one at 40 metres northeast of the site in a forested area outside the village

12.7.2 Historic Environment Record

HER features include extant 18th-19th century buildings, cropmarks, and earthworks. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

12.8 Key Issues

The key issues for this site are the risk of impacting the setting and character of the Babraham Conservation Area, including Listed Buildings and features associated with the estate (the Hall, Church, and gardens/parkland) and Listed Buildings and features associated with Babraham village to the south.

12.9 Potential Impacts on Cambridge and its setting

12.10 Characteristics of Cambridge:

The site is far removed from Cambridge and does not feature in any Viewpoints, thus development at this site would pose **no risk** to Cambridge and its setting.

12.11 Potential impacts on the significance of designated and significant non-designated heritage assets

12.12 Designated and significant non-designated heritage assets – Site:

12.12.1 Conservation Areas

Babraham Research Campus (former estate) – although modern development has impacted the character of the Conservation Area and historic estate, surviving historic buildings and parkland have potential to be impacted by development that further erodes their setting and group value. Development that exceeds current campus building heights, encroaches into surviving green space, or intrudes into key views has a **high risk** of impacting the character of the estate.

Babraham Village – although modern campus development has impacted the rural character of the Conservation Area in views to the north this has been minimised by treescape. Development that exceeds current campus building heights, encroaches into surviving green space, or intrudes into key views has a **high** risk of impacting the rural character of the village.

12.12.2 Listed Buildings

Grade I Listed Building Parish Church of St Peter, development that exceeds current campus building heights, encroaches into surviving green space, or intrudes into key views has a **high risk** of impacting the setting of the Church.

Grade II* Listed Building Babraham Hall, the Institute of Animal Physiology, development that exceeds current campus building heights, encroaches into surviving green space, or intrudes into key views has a **high risk** of impacting the setting of Babraham Hall.

12.12.3 Historic Environment Record

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. The site is partly brownfield land, as such any remains in previously developed areas are likely to have been disturbed indicating **low potential** for significant archaeology, however in undeveloped areas, there is **moderate potential** for significant archaeology on site.

12.13 Designated and significant non-designated heritage assets – in 500 metre Study Area:

12.13.1 Listed Buildings

One Grade II* The Almshouses The School House, unsympathetic development that further encroaches on surviving green space has a **moderate risk** of impacting the rural setting of the Listed Building.

Ten Grade II Listed Buildings, unsympathetic development that further encroaches on surviving green space has a **moderate risk** of impacting the rural setting of the Listed Buildings.

12.13.2 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

12.14 Mitigation and opportunities for enhancement

Design based mitigation should focus on ensuring that development does not further erode legibility of the estate or the rural character of the Conservation Area. This should include limiting development to areas of existing development and in the undeveloped land in the far north of the site, and maintaining building height equal to or lower than current building heights.

Certain areas of the site should be excluded from development, including the gardens surrounding the Grade I Church and Grade II* Babraham Hall. Key views looking outside the site, particularly views looking west from the hall along the avenue and east from the Hall, should also be kept clear of development.

Further mitigation could include retaining/supplementing the existing tree coverage across the site to limit the visual impact of development on the heritage assets.

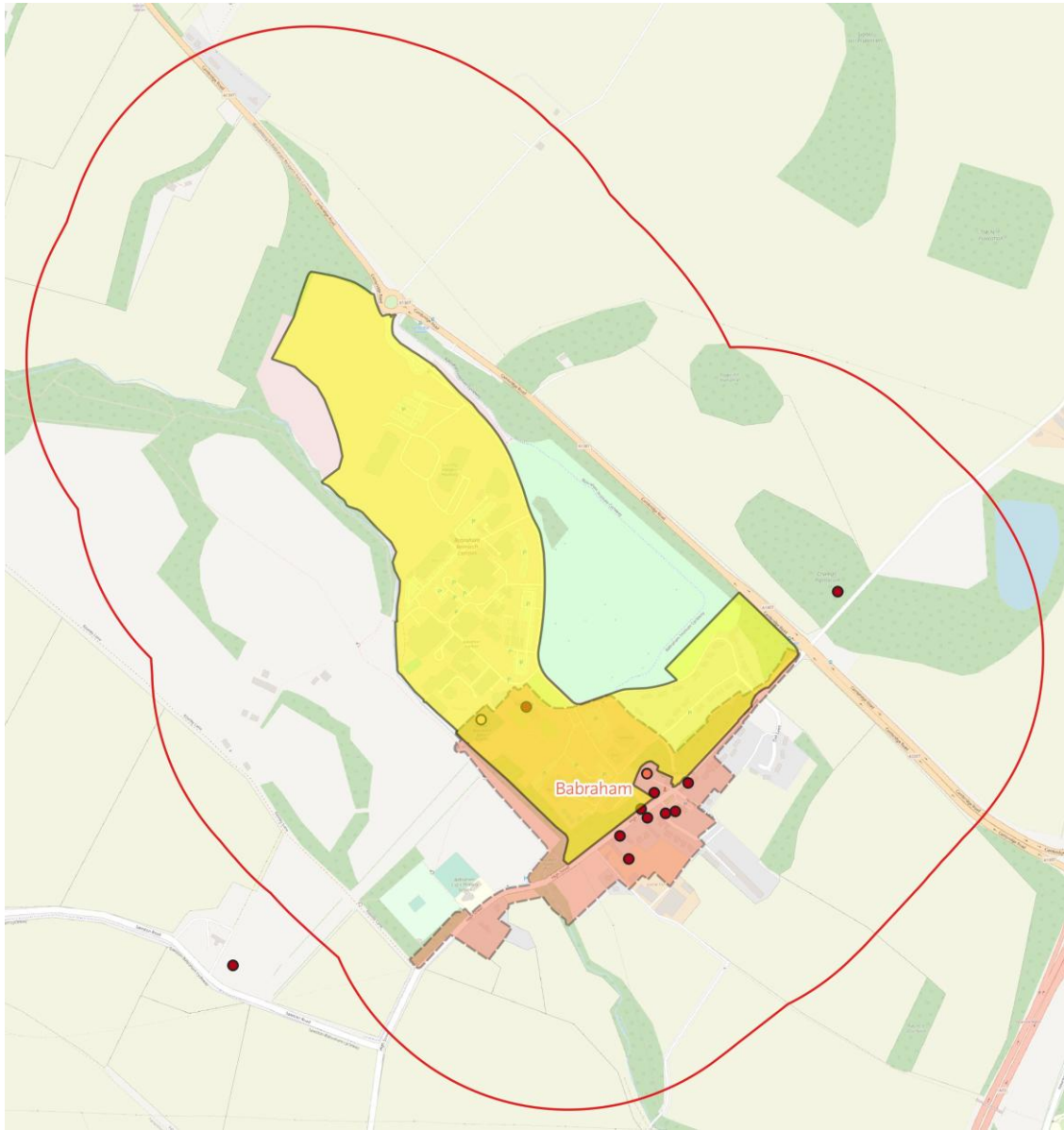
It is recommended that the Lodge building is retained as it contributes to the wider setting and historic value of Babraham Hall.

Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

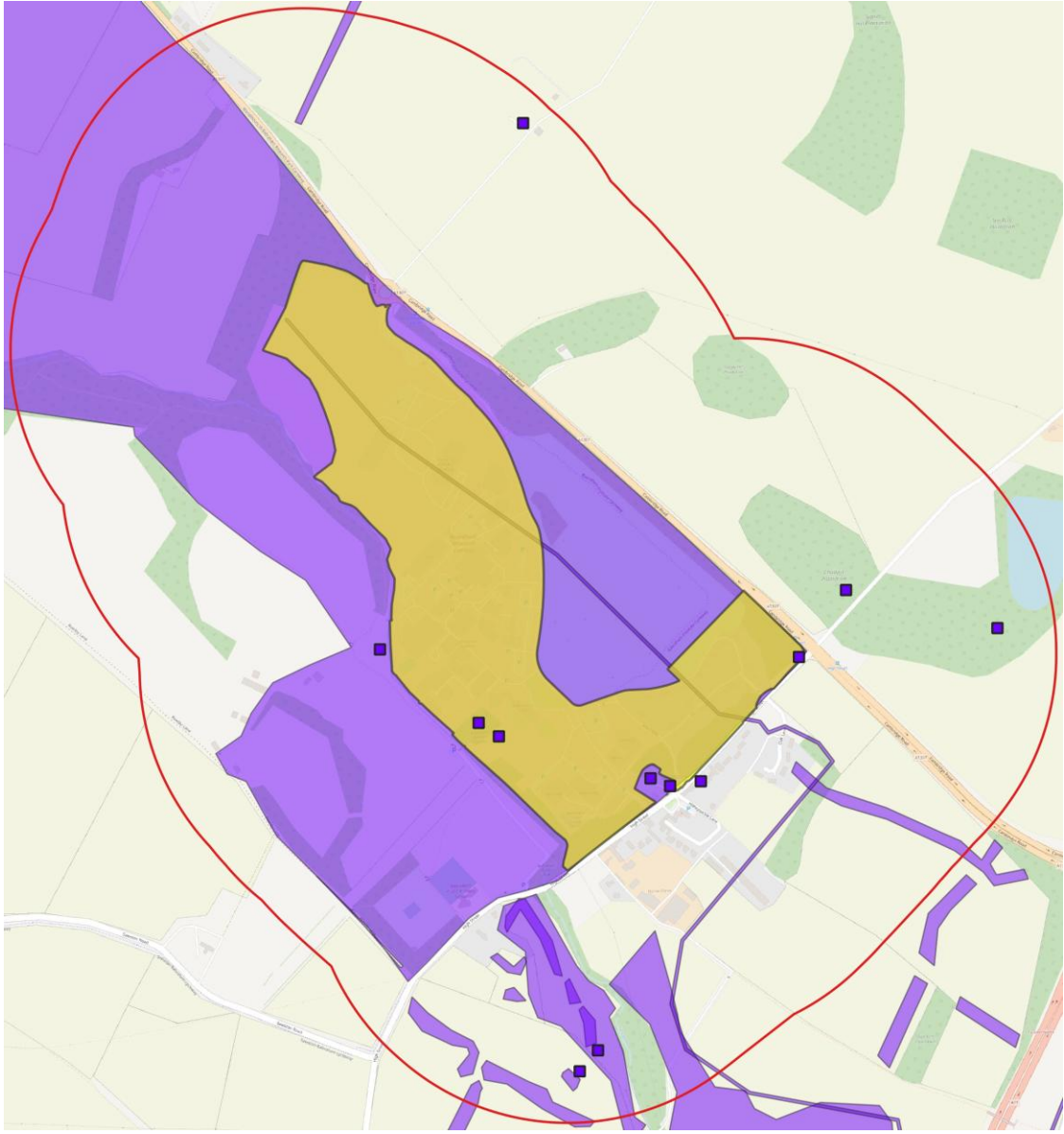
12.15 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate**.

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area
- Designated Heritage Assets**
 - Certificate of Immunity
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Scheduled Monument
 - Registered Park and Garden
 - Conservation Area
- HER Data and Other Local Plan Information**
 - Historic Landmark Building
 - Monument
 - Monument
 - Monument
 - Historic Core
 - Locally Listed Building



Legend

Proposed Allocation Site

Study Area

Designated Heritage Assets

Certificate of Immunity

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Scheduled Monument

Registered Park and Garden

Conservation Area

HER Data and Other Local Plan Information

Historic Landmark Building

Monument

Monument

Monument

Historic Core

Locally Listed Building

Recommended Mitigation

Area of Constraint

Recommended Landscape Buffer

Recommended Screening

Identified View

Feature to be Retained

13. Bayer CropScience Site, Hauxton

JDI: -

Proposed Use: Employment

Mapping Reference: H/2

Allocation: Existing

Size (ha): 8.79

Figure: 7 and 8

13.1 Study Area:

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

13.2 Site Description

Brownfield site, currently cleared, on the northwestern periphery of the village of Hauxton, bounded by the A10 to the west, 21st century residential development to the east and south, and woods adjacent to the river Granta to the north.

13.3 HIA Summary

Brownfield site adjacent to a Grade II Listed Building, and within 50 metres of two further Listed Buildings associated with water milling of the river Granta. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of the Listed Buildings, however, should prevailing heights be exceeded or unsympathetic design be used this could increase risk. There are opportunities for design to enhance character and setting of heritage assets which are already impacted by surrounding 21st century residential development and the A10. Archaeological mitigation may be required.

13.4 Summary of Relevant Baseline and Value

13.5 Characteristics of Cambridge

13.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

13.5.2 Strategic Viewpoints

The site does not feature in any Viewpoints.

13.5.3 Historic Landmark Buildings

There are no Landmark Buildings within the study area.

13.5.4 Connectivity

The site is on the A10, an approach to the city.

13.6 Designated and significant non-designated heritage assets – Site:

No designated or non-designated heritage assets are present within the site.

13.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

13.7.1 Listed Buildings

Four Grade II Listed Buildings, three of these are related to water milling of the river Granta, less than 50 metres north of the site: two 19th century water mills and a 18th century Mill House. The Mill House is immediately adjacent to the site boundary, and the mills are somewhat screened from view of the site by limited treescape. The remaining Listed Building is an 18th century milestone approximately 200 metres north of the site.

13.7.2 Historic Environment Record

HER features include landscape features such as prehistoric/Roman and undated cropmarks, a possible Roman Road. The A10 also follows the route of a 17th-19th century turnpike.

13.8 Key Issues

The key issue for this site is the risk of impacting the setting and character of the watermill Listed Buildings.

13.9 Potential Impacts on Cambridge and its setting

13.9.1 Characteristics of Cambridge:

The site is far removed from Cambridge and does not feature in any Viewpoints, thus development at this site would pose **no risk** to Cambridge and its setting.

13.10 Potential impacts on the significance of designated and significant non-designated heritage assets

13.11 Designated and significant non-designated heritage assets – Site:

13.11.1 Historic Environment Record

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. However, the site is mainly brownfield land that has been subject to historic development which is likely to have disturbed any remains on site. Overall, there is **low potential** for significant archaeology on site

13.12 Designated and significant non-designated heritage assets – in 500 metre Study Area:

13.12.1 Listed Buildings

Due to the proximity of the Listed Buildings to the site, and the limited to no screening, that tall and/or unsympathetic development may intrude into their setting thereby posing a **moderate risk**, particularly in relation to the Mill House.

13.12.2 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

13.13 Mitigation and opportunities for enhancement

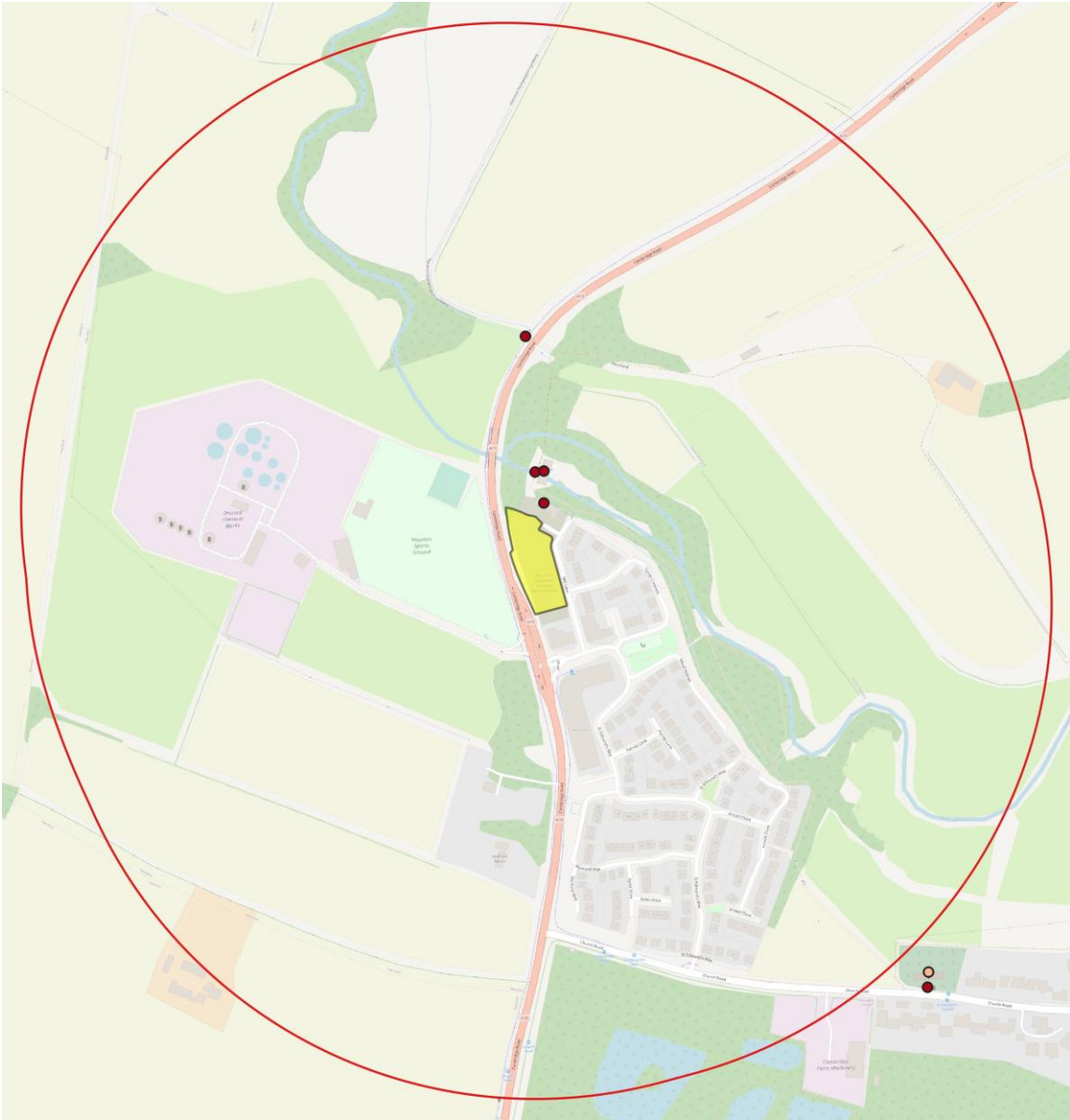
Design based mitigation is required to limit potential impacts on the character and setting of Listed Buildings and the wider rural setting of Hauxton. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to, or less than, the local prevailing building height of the adjacent 2-storey 21st century residential development may be appropriate. Sufficient landscape screening and a buffer would be necessary; this would include reinforcing existing screening and developing new screening. Site is not considered appropriate for tall landmark buildings or buildings with very substantial masses. It would be appropriate to limit / avoid development in the northern part of the site to reduce impacts on the setting of the listed buildings and provide a degree of separation between the development and the listed buildings. A landscaped open space would be appropriate, but not car parking.

Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

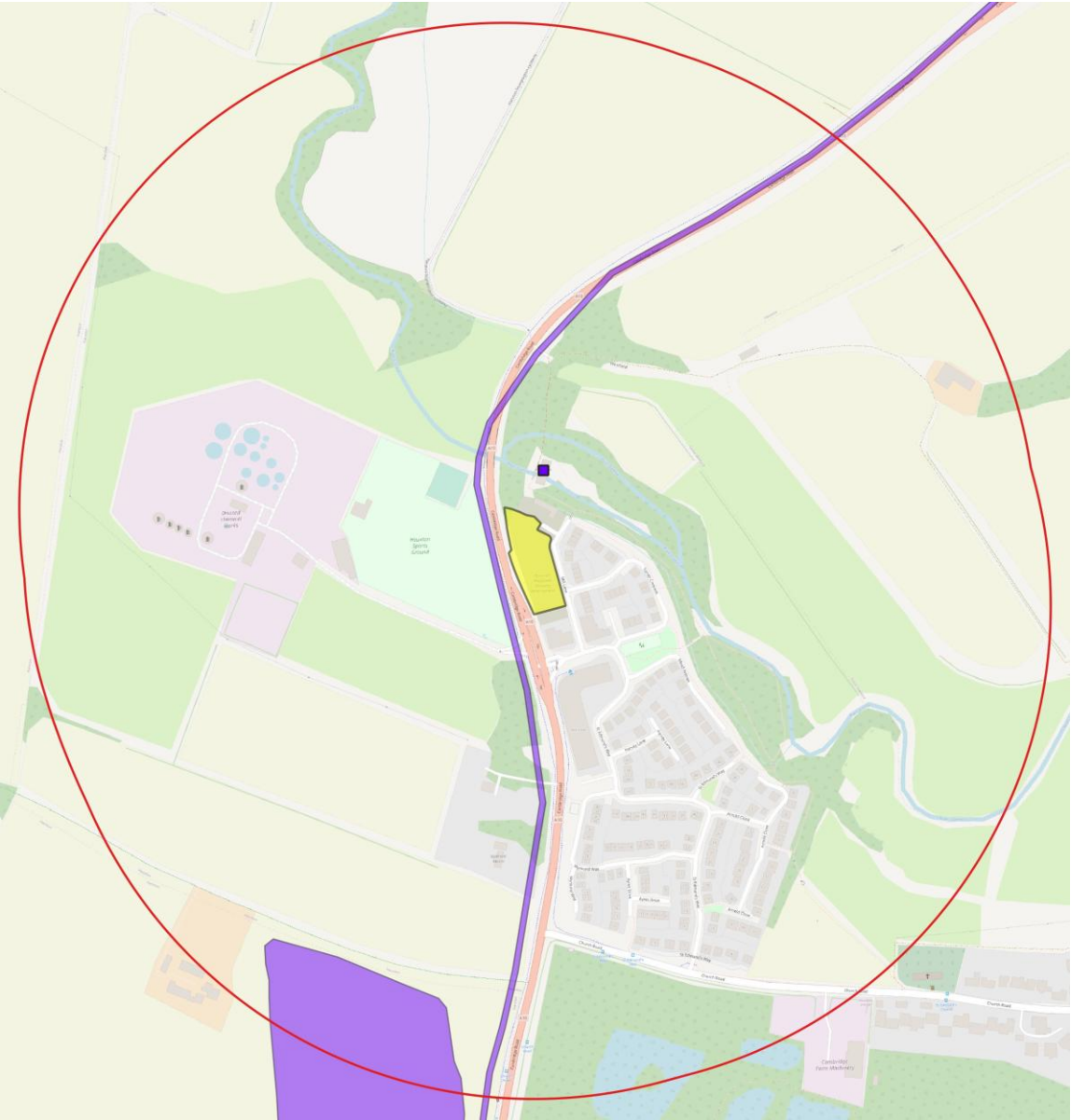
13.14 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area
- Designated Heritage Assets**
 - Certificate of Immunity
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Scheduled Monument
 - Registered Park and Garden
 - Conservation Area
- HER Data and Other Local Plan Information**
 - Historic Landmark Building
 - Monument
 - Monument
 - Monument
 - Historic Core
 - Locally Listed Building



Legend

Proposed Allocation Site

Study Area

Designated Heritage Assets

Certificate of Immunity

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Scheduled Monument

Registered Park and Garden

Conservation Area

HER Data and Other Local Plan Information

Historic Landmark Building

Monument

Monument

Monument

Historic Core

Locally Listed Building

Recommended Mitigation

Area of Constraint

Recommended Landscape Buffer

Recommended Screening

Identified View

Feature to be Retained

14. Betjeman House, Cambridge

JDI: 40214

Proposed Use: Mixed Use

Mapping Reference: M44

Allocation: Existing

Size (ha): 1.17

Figure: 9

14.1 Study Area

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site, including key historic landmark buildings such as Foster's Mill and Our Lady of the English Martyrs Church.

14.2 Site Description

Brownfield site 600 metres south of the Cambridge Historic Core and bounded to the south, west and northwest by Registered Park and Garden Botanic Garden and to the east by the Hills Road. Planning permission granted (on appeal) for redevelopment of the site with two commercial buildings between 5-7 storeys.

14.3 HIA Summary

Brownfield site adjacent to Registered Park and Garden and within the New Town and Glisson Road Conservation Area and 90 metres north of the Brooklands Avenue Conservation Area. The implementation of design-based mitigation, primarily in the form of building heights and screening, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

14.4 Summary of Relevant Baseline and Value

14.5 Characteristics of Cambridge

14.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

14.5.2 Strategic Viewpoints

The Site is not a prominent feature in any strategic viewpoints.

14.5.3 Historic Landmark Buildings

Two historic landmark buildings are present within the study area, the 19th century 5-storey Foster's Mill with central tower reaching 8 storeys c.300 metres east of site and the 19th century Church of Our Lady and the English Martyrs c.500 metres North of the site, whose spire serves as a local landmark. This building can be seen from the site, looking northwards along Hills Road.

14.5.4 Connectivity

The site is on the A1307, a key historic access route into the city.

14.6 Designated and significant non-designated heritage assets – Site:

14.6.1 Conservation Areas

The site is within the New Town and Glisson Road Conservation Area, characterised by 19th-20th century terraced houses and larger villa style houses, with open space of the Botanic Gardens beyond with a backdrop of mature trees. Existing buildings range from 1-6 storeys, with the majority of 4 storeys or less in the surrounding area.

14.6.2 Historic Environment Record

HER features include a 19th century public house and a 18th century milestone (this is also a Listed Building, there is a positional error in the HER data).

14.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

14.7.1 Conservation Areas

The Brooklands Avenue Conservation Area, characterised by 2-4 storey 19th century townscape with terrace, villas, and surviving trees. This is separated from the site by a thin screening of mature trees within the Botanic Garden.

14.7.2 Listed Buildings

One Grade I Listed Building, the Church of Our Lady and the English Martyrs (Historic Landmark Building), visible from site up the A1307.

One Grade II* Listed Building, Wanstead House, separated from site by considerably townscape, and

Twenty one Grade II Listed Buildings, five of which are within the Botanic Garden, separated from site only by treescape. Three Listed Buildings are present within 130 metres of the site, including a war memorial, milestone, and the Royal Albert Almshouses adjacent. The remaining Listed Buildings are mainly 19th-20th century-residential buildings scattered to the North, South, and East of the site separated from site by townscape.

14.7.3 Registered Parks and Gardens

One Grade II* Registered Park and Garden – Botanic Garden, Cambridge, garden of 18th century origins surrounds the site to the south, west and northwest.

14.7.4 Historic Environment Record

HER features include extant 19th-20th century structures. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

14.7.5 Locally Listed Buildings

Thirty eight Locally Listed Buildings fall within the study area, including historic terraced buildings facing the site on Hills Road (Eastbourne Terrace), historic terraced buildings north of the site at 1-7 Station Road and 55-59 Hills Road and historic Salisbury Villas north of the site. The remaining Locally Listed Buildings are largely separated from the site by intervening townscape and treescape.

15. Key Issues

The key issues for this site are the risk of impacting the character and setting of the Botanic Garden Registered Park and Garden, the setting of Listed Buildings particularly the Royal Albert Homes Almshouses adjacent and Cory Lodge within the Botanic Garden, and the New Town and Glisson Road Conservation Area.

15.1 Potential Impacts on Cambridge and its setting

15.2 Characteristics of Cambridge:

15.2.1 Strategic Viewpoints

Tall development on the site exceeding that already developed 300 metres to the east could affect the Viewpoints 8-11 and potentially appear in the backdrops of Viewpoints 1, and 5-7. The latter is particularly a concern. There is therefore a **moderate risk** of impact.

15.2.2 Historic Landmark Buildings

Intervisibility between the site and the Grade I Listed Building the Church of Our Lady and the English Martyrs indicates that tall and/or unsympathetic development would pose a **moderate risk** to the setting of this Listed Building and reduce the prominence of the spire as a local feature in views along Hills Road.

The Foster's Mill is currently surrounded by c.6-storey modern residential buildings. Assuming development is sympathetic to the local prevailing building height there is **low risk / no risk** of impact.

15.2.3 Connectivity

Development will not affect the A1307 and has potential, assuming good quality design, to improve the approach to the Historic Core of Cambridge thus there is **low risk / no risk** of impact.

15.3 Potential impacts on the significance of designated and significant non-designated heritage assets

15.4 Designated and significant non-designated heritage assets – Site:

15.4.1 Conservation Areas

The site has a role in defining the character of the New Town and Glisson Road Conservation Area, the adjacent Botanic Garden is a key green space in this Conservation Area and as such impacts to the garden may negatively affect the character of the Conservation Area. Development exceeding the local prevailing building heights may intrude into the setting and character. Permission has been granted for development reaching 6-8 storeys, thus exceeding local prevailing heights. As such there is a **moderate risk**.

15.4.2 Historic Environment Record

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. However, the site is brownfield land that has been subject to

historic development which is likely to have disturbed any remains on site. Overall, there is **low potential** for significant archaeology on site.

15.5 Designated and significant non-designated heritage assets – in 500 metre Study Area:

15.5.1 Conservation Areas

Site is separated from the Brooklands Avenue Conservation Area by the Botanic Garden and currently has a minimal role in defining its character and backdrop. Tall development may intrude into the setting of the Conservation Area, but assuming that heights are maintained at or below local prevailing building heights i.e. 3-4 storeys there is a **low risk**.

15.5.2 Registered Parks and Gardens

The Registered Park and Garden abuts the site and as such tall and/or unsympathetic development poses a **moderate risk** of impact on the setting and character of the garden.

15.5.3 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

15.5.4 Listed Buildings

Lack of separation from the Botanic Garden Listed Buildings indicates that tall and/or unsympathetic development may intrude into their setting thereby posing a **moderate risk** to these Listed Buildings, particularly for Cory Lodge as well as Royal Albert Homes Alms houses adjacent.

Distance and visual separation between the Site and remaining Listed Buildings suggest there is a **low risk** of harm to the setting of the Listed Buildings from development on the Site.

15.4.5 Locally Listed Buildings

Permission has been granted for development that would exceed the site's existing building height (max 7 stories for Botanic house) therefore there is **low/moderate risk** of impacting Locally Listed Buildings in the vicinity or wider area.

15.6 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the local and wider skyline, townscape character and setting of listed buildings. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to, or less than, the local prevailing building height may be appropriate. Site is not considered appropriate for tall landmark buildings. Screening from the Botanic Garden may also be necessary.

Should designs exceed the local prevailing height i.e. 4 storeys, then there will be more limited opportunities for mitigation through screening and planting as buildings will exceed the treescape.

Development of the site has potential to enhance the historic character of the New Town and Glisson Road Conservation Area and the backdrop of the Brooklands

Avenue Conservation Area if designs are sympathetic to the character of the Botanic Gardens.

Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

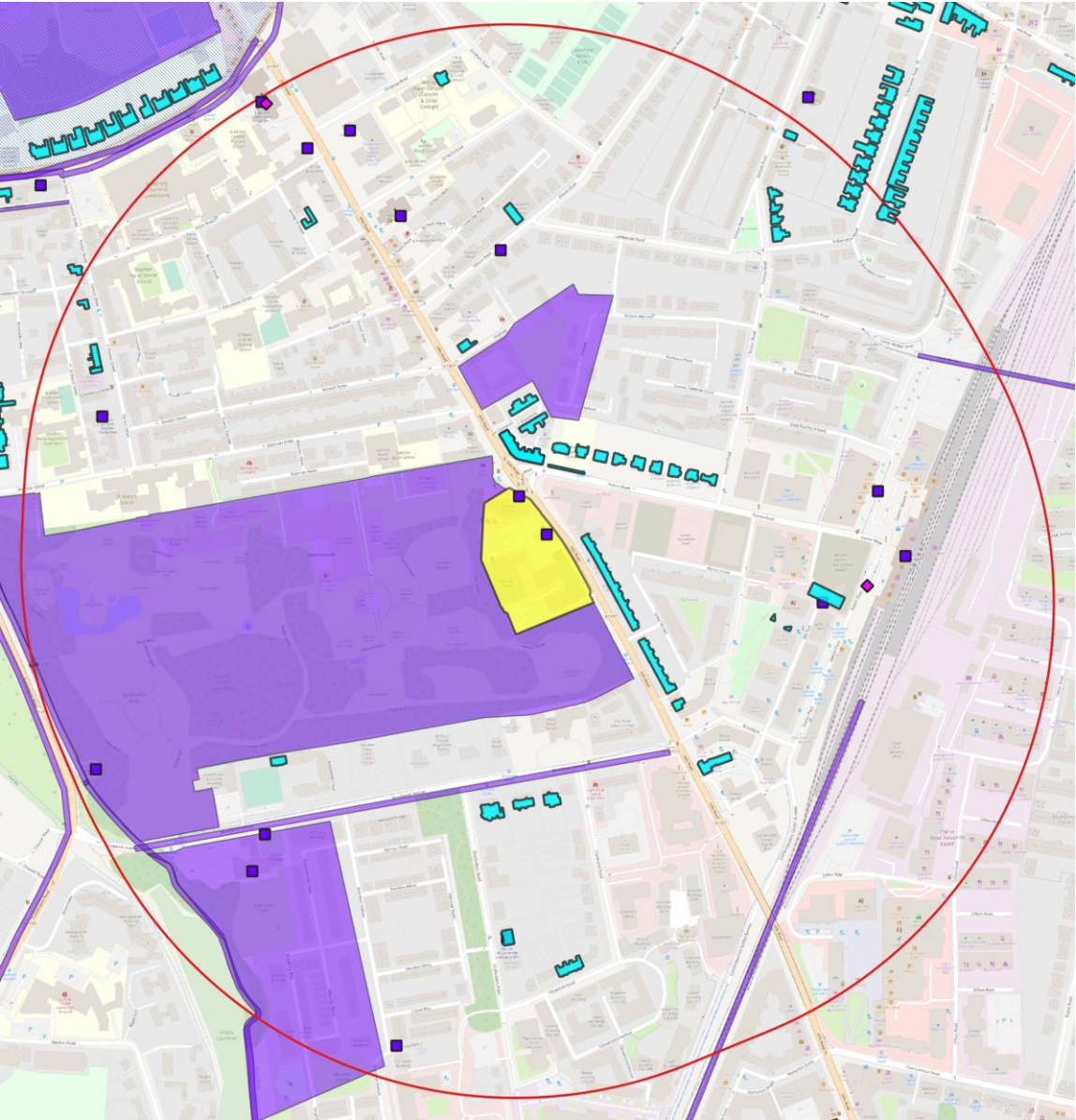
15.7 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm **moderate**.

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area
- Designated Heritage Assets**
 - Certificate of Immunity
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Scheduled Monument
 - Registered Park and Garden
 - Conservation Area
- HER Data and Other Local Plan Information**
 - Historic Landmark Building
 - Monument
 - Monument
 - Monument
 - Historic Core
 - Locally Listed Building

16. Cambridge Assessment, 1-3 Hills Road, Cambridge

JDI: 46889

Proposed Use: Employment

Mapping Reference: 46889

Allocation: New

Size (ha): 1.1

Figure: 10

16.1 Study Area:

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

16.2 Site Description

Brownfield site on the junction of the A1307 and A603, currently occupied by: former Cambridge Assessment offices predominantly of 3 storeys but reaching up to 4.5 storeys with a two-storey 19th range on the east side; by two pairs of 19th century houses on Lensfield Road; and by a 19th century villa Drossier House on Harvey Road. The site has carparking to the east, to the rear of the current buildings. There is moderate screening of the site from the road by trees.

16.3 HIA Summary

Brownfield site on periphery of Historic Core and within New Town and Glisson Road Conservation Area. Site is immediately opposite to the Church of Our Lady and the English Martyrs Grade I Listed Building and Historic Landmark Building. Current form of the tallest part of the current frontage building detracts from the setting and character of the Listed Building. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should the frontage prevailing height be exceeded this would increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

16.4 Summary of Relevant Baseline and Value

16.5 Characteristics of Cambridge

16.5.1 Historic Cambridge

The site is less than 10 metres southeast of the Historic Core of Cambridge.

16.5.2 Strategic Viewpoints

The site is not a prominent feature in any Viewpoints.

16.5.3 Historic Landmark Buildings

One Historic Landmark Building is present within the study area. The Church of Our Lady and the English Martyrs, a late 19th century stone church with a spire reaching 65 metres high is 35 metres west of the site, across Hills Road. There is very strong intervisibility between the site and the church and the church spire is a strong visual focal point in the surrounding area.

16.5.4 Connectivity

The site is on the junction of the A1307 and the A603, on a prominent corner on these historic routes into the city.

16.6 Designated and significant non-designated heritage assets – Site:

16.6.1 Conservation Areas

The site is within the New Town and Glisson Road Conservation Area, characterised by largely 19th century terraces of smaller houses and larger villas. Existing buildings range from 1-6 storeys, with the majority of 4 storeys or less in the surrounding area.

16.6.2 Historic Environment Record

HER features include the 17th-19th century Hobson's Conduit, a subterranean watercourse running under the northwest of the site.

16.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

16.7.1 Conservation Areas

The site is less than 10 metres from the Central Conservation Area, characterised by 19th-20th century development. Existing buildings range from 1-6 storeys.

The site is in the south of the Kite Conservation Area, a mainly residential area and cohesive townscape with 19th century historic terraces on a street grid pattern. Existing buildings are 3-4 storeys in height.

The site is east of Mill Road Conservation Area, characterised as well-detailed and well-preserved Victorian suburb with a robust skyline. Existing buildings are typically 2-4 storeys in height.

16.7.2 Listed Buildings

Two Grade I Listed Buildings, 19th century Church of Our Lady and the English Martyrs immediately opposite the site with strong intervisibility with the site, and the 19th century Downing College and associated buildings, separated from the site by townscape

Three Grade II* Listed Buildings, including the, the 19th century Wanstead House, partially visible from site up the A1307, 17th-19th century Hobson's Conduit separated from the site by townscape, and the 19th century Cambridge Judge Business school separated from the site by townscape.

Ninety-nine Grade II Listed Buildings, including a range of 17th-20th century buildings, several of which are visible from the site on the junction of the A603 and A1307, and down the A1307. The majority of the Listed Buildings are largely separated from the site by intervening townscape and treescape.

16.7.3 Scheduled Monuments

An element of Hobson's Conduit is a scheduled monument, present in the west of the study area, obscured from site by intervening townscape.

16.7.4 Historic Environment Record

HER features include extant 19th-20th century buildings and medieval earthworks visible in Parker's Piece. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

16.7.5 Locally Listed Buildings

The long, 2 storey brick-built building behind the 20th century offices is part of the former Perse Grammar School for Boys and may be regarded as a non-designated heritage asset.

One hundred and thirty two Locally Listed Buildings fall within the study area, including large historic villas on Lensfield Road to the west of the site and a series of smaller residential properties in nearby roads. The remaining Locally Listed Buildings are largely separated from the site by intervening townscape and treescape.

16.8 Key Issues

The key issues for this site are the risk of impacting the character and setting of the Historic Core, the New Town and Glisson Road Conservation Area, and the nearby Listed Buildings, particularly the Church of Our Lady and the English Martyrs.

16.9 Potential Impacts on Cambridge and its setting

16.10 Characteristics of Cambridge:

16.10.1 Historic Cambridge

Tall and unsympathetic development may intrude upon the character of the Historic Core, thus posing a **moderate risk** of impact.

16.10.2 Strategic Viewpoints

Tall development within the site could appear in the backdrop of Viewpoint 1, therefore there is a **moderate risk** of impact.

16.10.3 Historic Landmark Buildings

The site is highly visible from Church of Our Lady and the English Martyrs and is currently predominantly 3 storeys high with an element reaching 4.5 storeys high. Assuming development does not exceed the current building heights and does not reduce the prominence of the church spire in immediate and middle distance views there is **low risk / no risk** of impact.

16.10.4 Connectivity

Development will not affect the A1307 or A603 and has potential, assuming good quality design, to improve the approach to the Historic Core of Cambridge thus there is **low risk / no risk** of impact.

16.11 Potential impacts on the significance of designated and significant non-designated heritage assets

16.12 Designated and significant non-designated heritage assets – Site:

16.12.1 Conservation Areas

The site main frontage plays a very minor role in defining the character of the New Town and Glisson Road Conservation Area. However, the 19th century houses on the site contribute to the character of the conservation area. Tall development would intrude into the setting and character, but assuming that heights are maintained at or around the local prevailing building height and are of a sympathetic and high quality design and the 19th century buildings retained, there is a **low risk**.

16.12.2 Historic Environment Record

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. However, the site is brownfield land that has been subject to historic development which is likely to have disturbed any remains on site. Overall, there is **low potential** for significant archaeology on site.

16.13 Designated and significant non-designated heritage assets – in 500 metre Study Area:

16.13.1 Conservation Areas

The site currently plays a minimal role in defining the character of the adjacent Central Conservation Area, and no role in defining the Mill Road or Kite Conservation Areas. Tall development would intrude into the setting of the Conservation Area, but assuming that heights are maintained at or around the local prevailing building heights there is a **low risk**.

16.13.2 Listed Buildings

Tall and/or unsympathetic development of the site poses a **high risk** of impacting the setting and character of the adjacent Church of Our Lady and the English Martyrs Grade I Listed Building, and a **moderate risk** of impacting the setting and character of the nearby Grade II Listed Buildings. There is **low risk / no risk** of impacting the remaining Grades I-II Listed Buildings due to visual and physical separation.

16.13.3 Scheduled Monuments

There is **no risk** of impacting the Scheduled Monument.

16.13.4 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

16.13.5 Locally Listed Buildings

There is a **moderate risk** of impacting non-designated heritage assets subject to a development's building retention strategy.

16.14 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the local and wider skyline, townscape character and setting of Listed Buildings and the Conservation Area. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at the current building height may be appropriate. Site is not considered appropriate for tall landmark buildings, or in a form which reduces the visual prominence of the church spire of Church of Our Lady and the English Martyrs.

Re-use or removal of the current late 20th century office building and replacement with a more sympathetic building may be appropriate. Construction of further buildings within the undeveloped grounds of the site may be suitable if height and mass is managed appropriately and subject to satisfactory relationships to the 19th century buildings.

Development of the site has potential to enhance the setting and character of the Church of Our Lady and the English Martyrs Grade I Listed Building as long as it does not reduce the visual prominence of the church spire in immediate and middle distance views.

Mature tree line should be retained fronting Hills Road to soften the visual appearance of development.

Development of the site has potential to enhance the historic character of the New Town and Glisson Road Conservation Area and the backdrop of the Historic Core.

Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

16.15 Residual risk of harm

Subject to the application of suitable mitigation strategies including building retentions, the risk of significant residual harm is **low to moderate**.