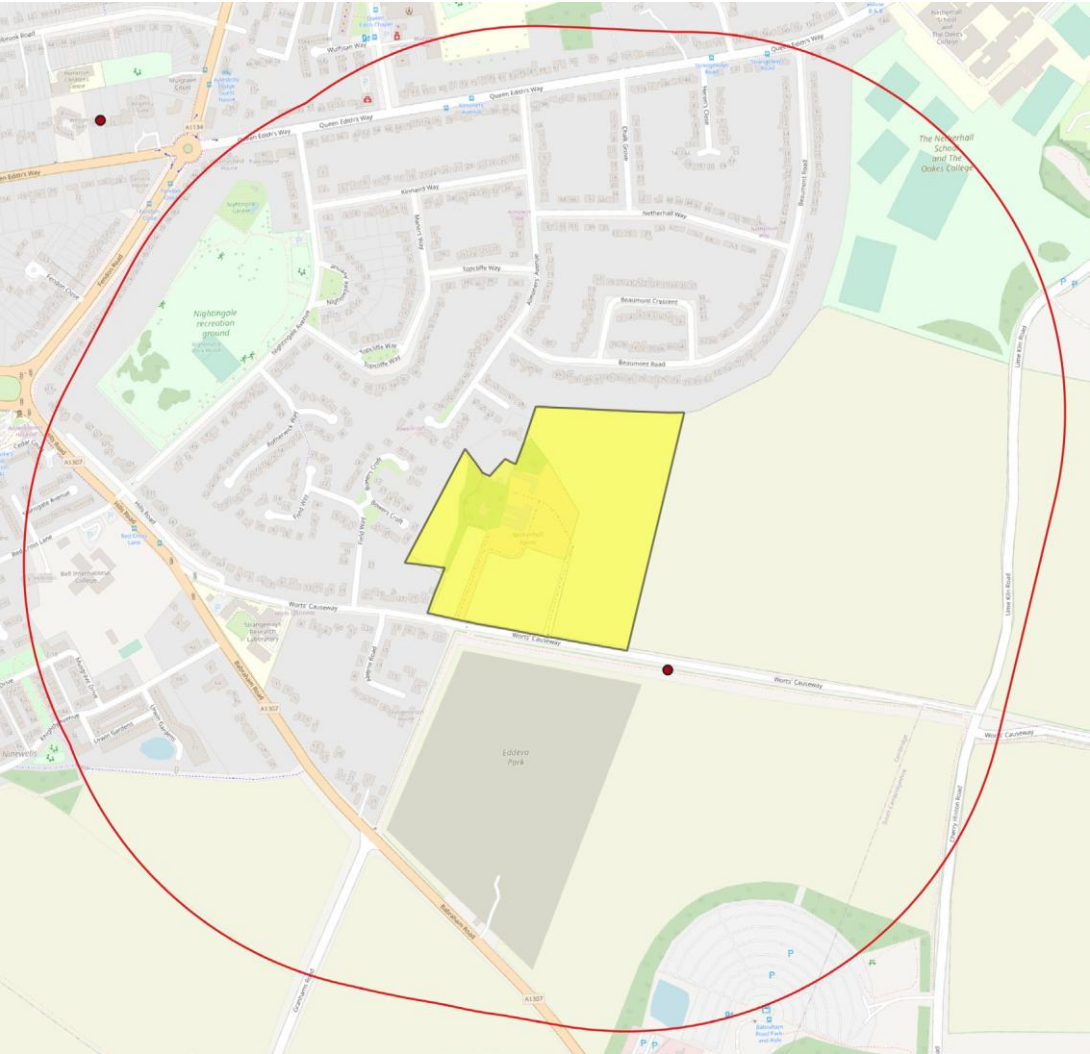
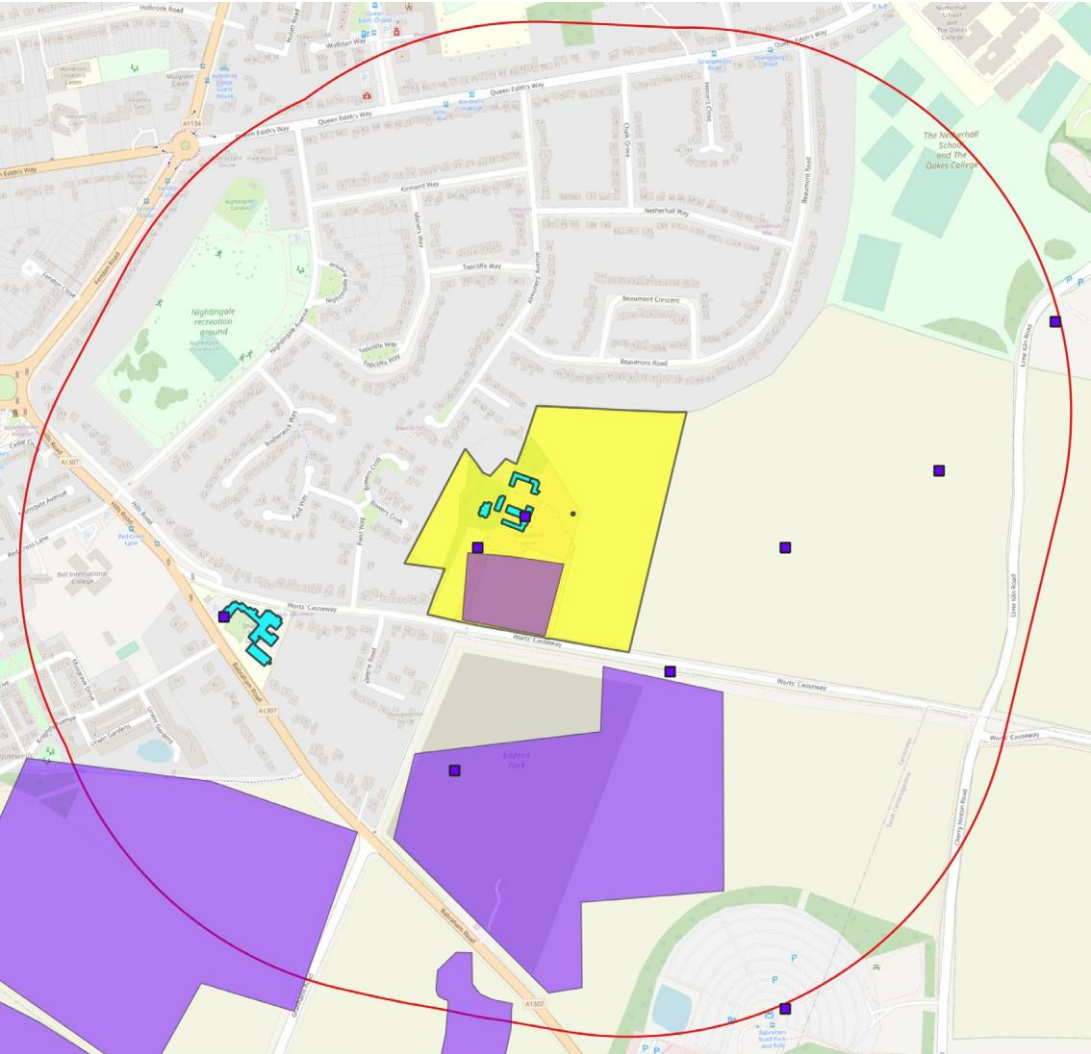


Designated Heritage Assets



Non-Designated Heritage Assets



**Legend**

Proposed Allocation Site  
Study Area

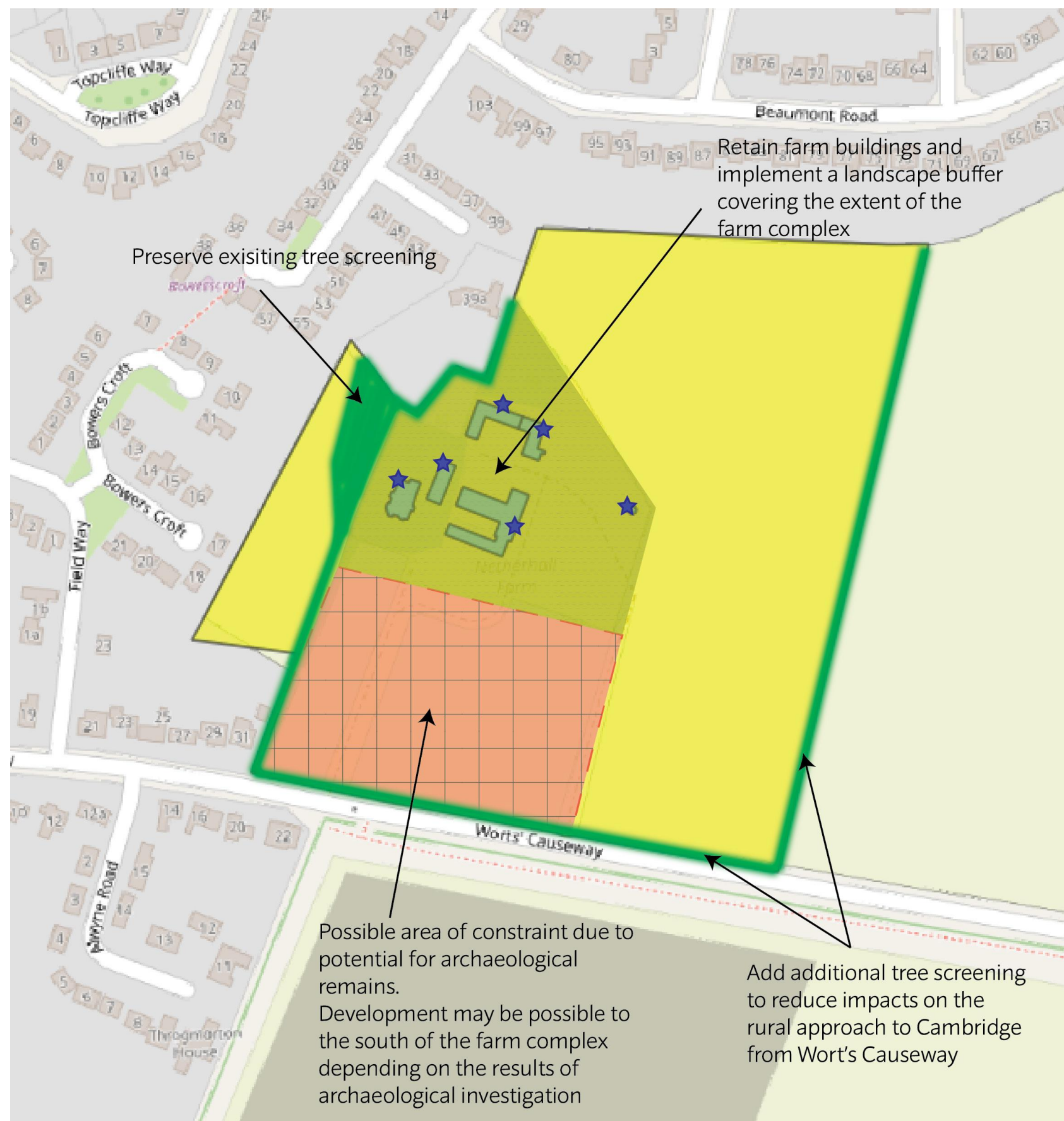
**Designated Heritage Assets**

- 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

# 1. Land South of Coldhams Lane, Cambridge

JDI: 40134a

Proposed Use: Employment

Mapping Reference: 40134a

Allocation: New

Size (ha): 9.04

Figure: 40

## 1.1 Study Area:

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

## 1.2 Site Description

Greenfield site in the north of the Cherry Hinton suburb. The site is bounded by Coldhams Lane to the north and the railway line to the south, residential development to the east and recreational facilities to the west. There is currently moderate tree screening surrounding the site.

## 1.3 HIA Summary

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.

## 1.4 Summary of Relevant Baseline and Value

### 1.5 Characteristics of Cambridge

#### 1.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge

#### 1.5.2 Strategic Viewpoints

The site sits within Viewpoint 10 but is screened from it by intervening built form and is not a prominent feature.

#### 1.5.3 Historic Landmark Buildings

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

#### 1.5.4 Connectivity

The site abuts the railway line, in an area that is broadly well developed.

## 1.6 Designated and significant non-designated heritage assets –

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

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

### 1.7.1 Listed Buildings

One Grade I Listed Building, the 12<sup>th</sup> century origin church of St Andrew, set in an extensive and heavily treed churchyard, surrounded by modern residential

townscape, with no intervisibility with the site.

Four Grade II Listed Building, three 16<sup>th</sup>-18<sup>th</sup> century houses and the churchyard wall for St Andrews. These are obscured from the site by townscape in Cherry Hinton.

#### 1.7.2 Historic Environment Record

HER features include the Listed Buildings, post medieval 20<sup>th</sup> century quarries, 19<sup>th</sup>-20<sup>th</sup> century church and school buildings, and the airfield associated with the 20<sup>th</sup> century Cambridge airport. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

#### 1.7.3 Locally Listed Buildings

Eight Locally Listed Buildings are present within the study area, mainly within the periphery of the study area. These buildings mainly comprise 19<sup>th</sup> century residential properties and part of St Bede's school.

### 1.8 Key Issues

The key issues for this site are the risk of impacting Viewpoint 10, and the Listed Buildings- particularly the views to and from the Grade I Church.

### 1.9 Potential Impacts on Cambridge and its setting

#### 1.10 Characteristics of Cambridge:

##### 1.10.2 Strategic Viewpoints

Development significantly exceeding the prevailing building height may intrude in the views from Viewpoint 10 appearing above the existing views of commercial and residential development between the site and the viewpoint, this would pose a **low to moderate risk** of policy conflict, but the view is not overly significant for the city

##### 1.10.3 Connectivity

The development is surrounded by modern residential suburbs and 3-storey warehouse buildings, these features detract from the rural approaches to the city, further development of this infill poses **low risk** of impacting on the rural character of the rail approach to the city.

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

#### 1.12 Designated and significant non-designated heritage assets – Site:

##### 1.12.1 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 greenfield land, as such any remains on site are unlikely to have been disturbed. Overall, there is **moderate potential** for significant archaeology on site.

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

### 1.13.1 Listed Buildings

Development site is screened from listed buildings in study area, and development is very unlikely to intrude into their setting, unless it was significantly taller than existing built form. Assuming that development heights are managed there is a **low risk** of impact on setting character.

### 1.13.2 Historic Environment Record

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

### 1.13.3 Locally Listed Buildings

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

## 1.14 Mitigation and opportunities for enhancement

Design based mitigation is required to manage potential impacts on Viewpoint 10 and the setting of listed buildings. This should include measures to manage building heights and mass. While could potentially be taller than surrounding development, it should not significantly exceed that height and become overly prominent in Viewpoint 7 or intrude into the setting of Listed Buildings. Site is not considered appropriate for very tall landmark buildings but may accommodate 4-6 stories of commercial development.

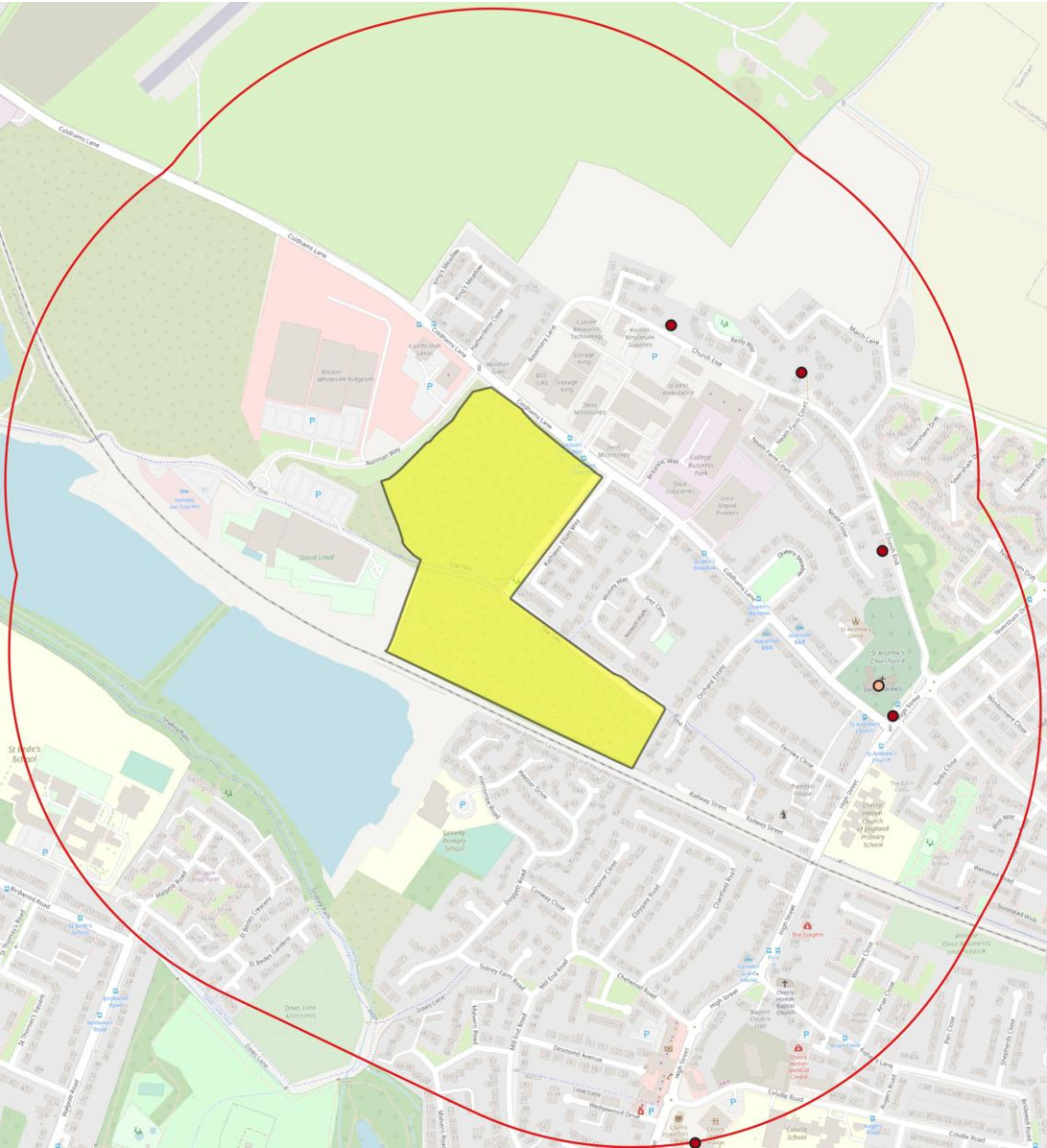
Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on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

## 1.15 Residual risk of harm

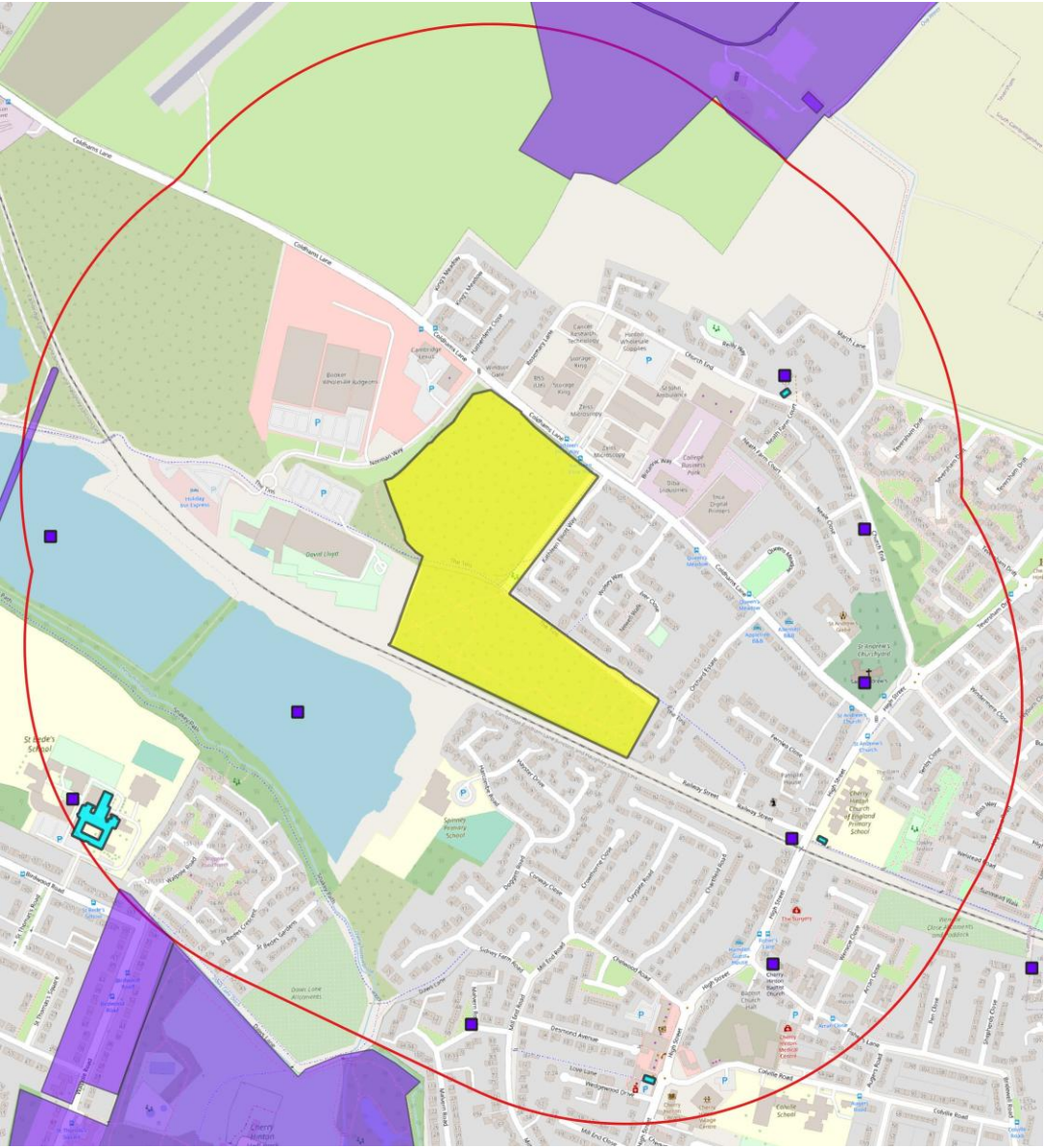
Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.



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

## 2. Land South of Worts' Causeway, Cambridge

JDI: OS050

Proposed Use: Housing (230 homes)

Mapping Reference: GB2

Allocation: Existing

Size (ha): 7.74

Figure: 41

### 2.1 Study Area:

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

### 2.2 Site Description

Mainly greenfield site with farm buildings associated with Newbury Farm. The site is bounded to the north and south by Worts' causeway and Babraham Road, and to the west and east by modern development and open field.

Outline permission has been granted for 230 houses, and the site has an approved Reserved Matters relating to internal routes within the site, landscaping, and ancillary development.

### 2.3 HIA Summary

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.

### 2.4 Summary of Relevant Baseline and Value

#### 2.5 Characteristics of Cambridge

##### 2.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge

##### 2.5.2 Strategic Viewpoints

The site is captured by Viewpoint 7 and may feature in the periphery of Viewpoint 9. It forms part of the rural context of these views

##### 2.5.3 Historic Landmark Buildings

There are no Landmark Buildings within the site or study area

##### 2.5.4 Connectivity

The site abuts the A1307, an established historic rural approach into the city. The site is on the interface between the countryside and suburban spaces, and so retains rural character.



## 2.6 Designated and significant non-designated heritage assets – Site:

### 2.6.1 Historic Environment Record

HER features include modern cropmark associated with a 1950s watermain, and undated cropmarks indicating rectilinear enclosures.

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

### 2.7.1 Listed Buildings

One Grade II Listed Building, a 18<sup>th</sup> century milestone, 60 metres east of site, obscured from the site by treescape.

### 2.7.2 Historic Environment Record

HER features include a 19<sup>th</sup> century farm, and a series of undated cropmarks representing enclosures and field boundaries. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

### 2.7.3 Locally Listed Buildings

Fourteen Locally Listed Buildings are present within the study area, mainly focussed in the northwest of the study area. These include 19<sup>th</sup> century farm buildings associated with Netherhall Farm and the 20<sup>th</sup> century Strangeways Laboratory.

## 2.8 Key Issues

The key issues for this site are the risk of impacting the setting of Cambridge, the one Listed Building and physical impacts of any potential archaeological features.

## 2.9 Potential Impacts on Cambridge and its setting

### 2.10 Characteristics of Cambridge:

#### 2.10.1 Strategic Viewpoints

Viewpoint 7 provides panoramic views of the city. Development site sits low in the view and is screened by trees and vegetation. Significantly tall development above this vegetation would intrude into the view.

Viewpoint 9 is focussed away from the site, but it may appear in the periphery of the view but behind vegetation and partially screened by topography. Significantly tall development above this vegetation may slightly intrude into the view

Assuming that heights are maintained at lower levels that do not visually intrude into Viewpoint 7 or Viewpoint 9 to any degree (hence increasing the sense of urban sprawl) then there is a **low risk**.

#### 2.10.2 Connectivity

Development would degrade the rural character of the approach to the City by infilling between the Park and Ride and urban edge. This would however not be a significant impact assuming that a degree of screening and sympathetic building design was implemented, there is a **low risk** of significant impact.

## **2.11 Potential impacts on the significance of designated and significant non-designated heritage assets**

### **2.12 Designated and significant non-designated heritage assets – Site:**

#### **2.12.1 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 greenfield land, as such any remains on site are unlikely to have been disturbed. Overall, there is moderate potential for significant archaeology on site.

### **2.13 Designated and significant non-designated heritage assets – in 500 metre Study Area:**

#### **2.13.1 Listed Buildings**

No impact on the significance of the milestone is predicted.

#### **2.13.2 Historic Environment Record**

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

#### **2.13.3 Locally Listed Buildings**

There is no risk of impacting Locally Listed Buildings.

## **2.14 Mitigation and opportunities for enhancement**

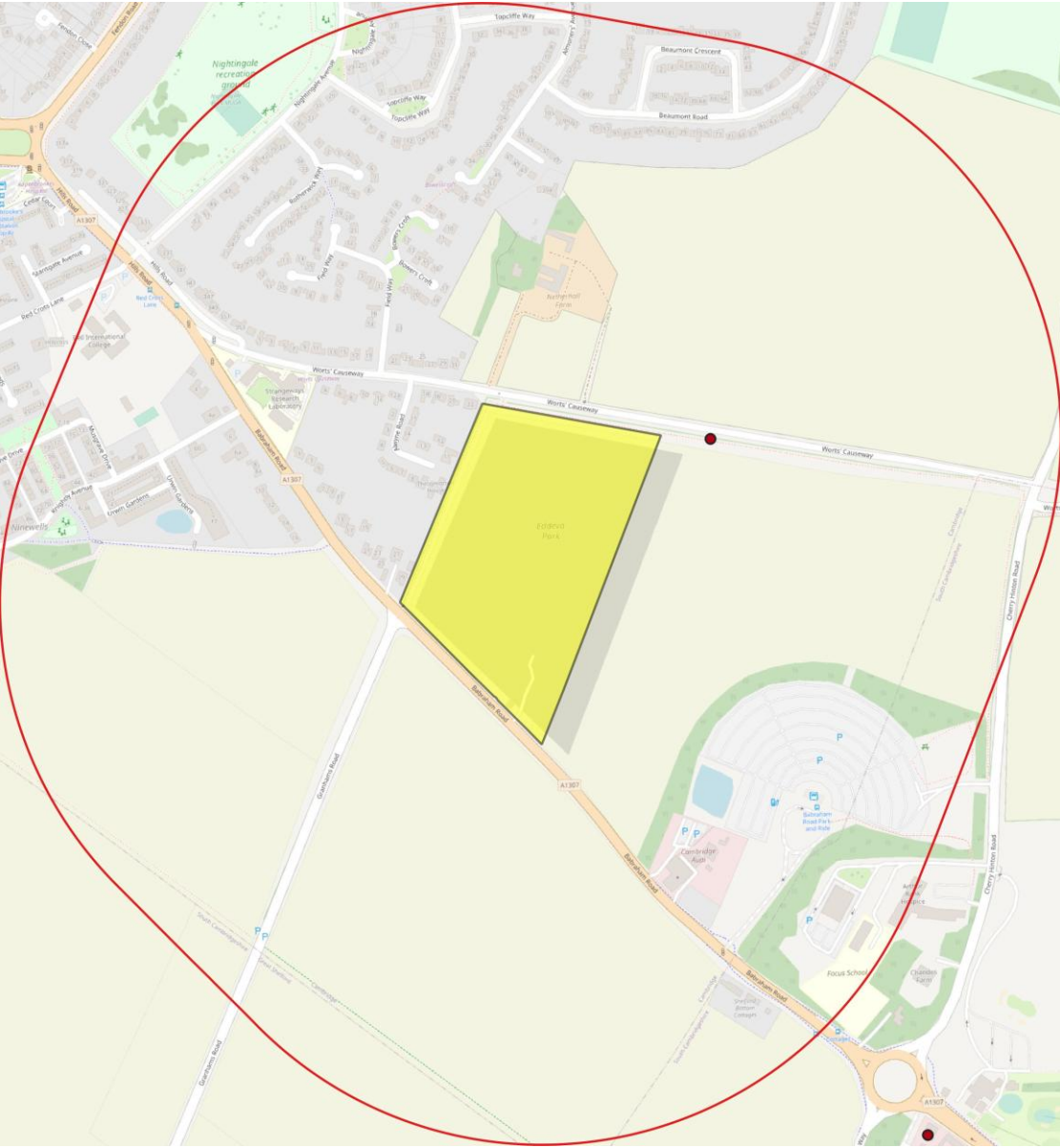
Design based mitigation is required to limit potential impacts on Viewpoint 7 and Viewpoint 9, primarily through management of building heights. The rural character of the approach to the city along the A1307 will also need design considerations and a degree of screening and separation is advised. Site is not likely to be appropriate for tall landmark buildings, it may be able to tolerate around 2-3 storey buildings, depending on the height of screening adjacent to the road. This height would mitigate risks to the rural character of the A1307 approach.

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.

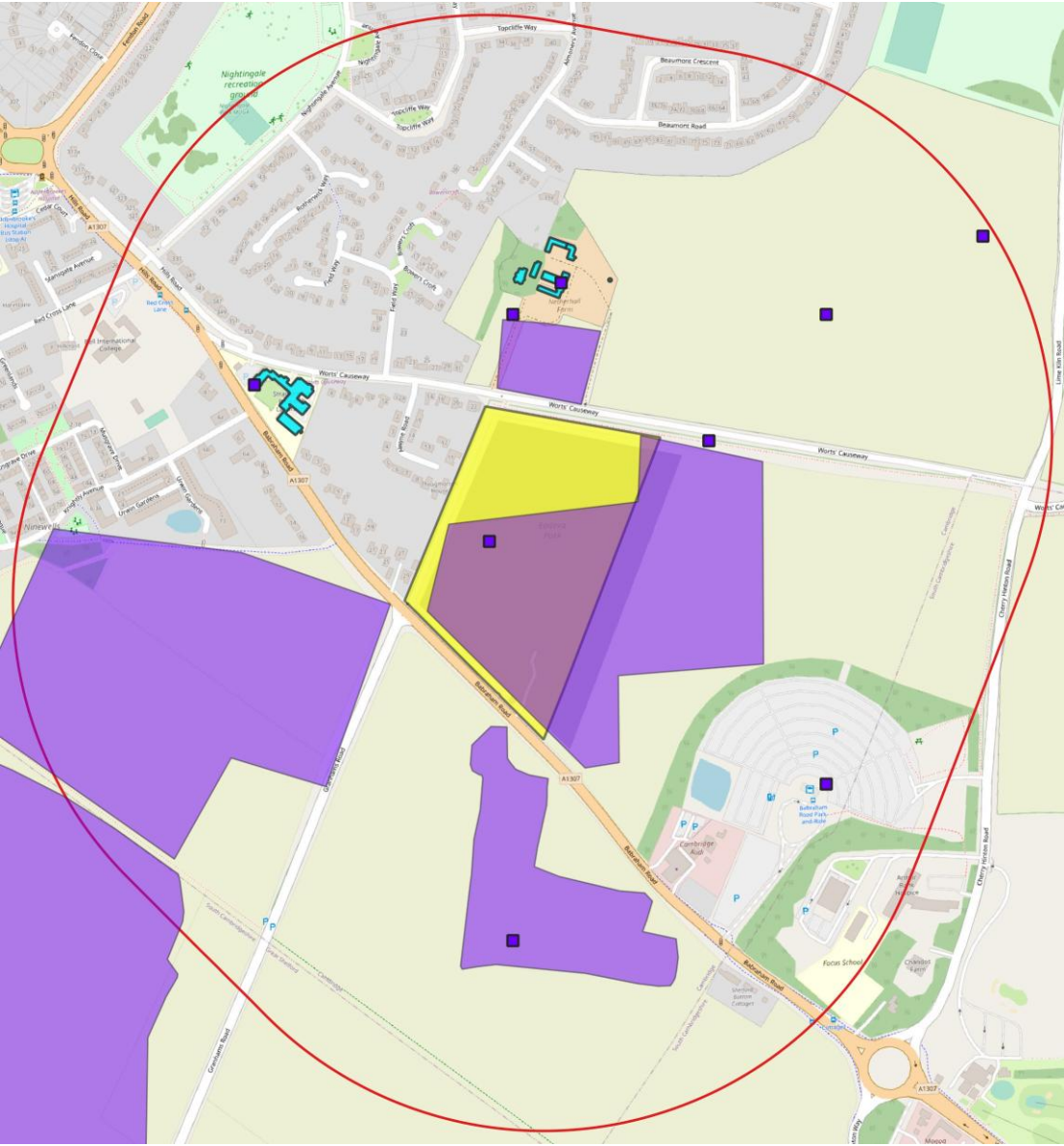
## **2.15 Residual risk of harm**

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



## 3. Land to the North of St Neots Road, Dry Drayton

JDI: 40224

Proposed Use: Employment

Mapping Reference: 40224

Allocation: New

Size (ha): 4.62

Figure: 42

### 3.1 Study Area:

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

### 3.2 Site Description

Greenfield site situated between the A428 and Saint Neots Road. There is some tree screening of the site from both roads.

### 3.3 HIA Summary

Archaeological mitigation will be required.

### 3.4 Summary of Relevant Baseline and Value

#### 3.5 Characteristics of Cambridge

#### 3.6 Historic Cambridge

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

#### 3.7 Strategic Viewpoints

The site does not feature in any Viewpoints.

#### 3.8 Historic Landmark Buildings

There are no landmark buildings within the study area.

#### 3.9 Connectivity

The site is adjacent to the A428, a modern western approach to Cambridge which connects to the historic A1303.

#### 3.10 Designated and significant non-designated heritage assets – Site:

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

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

##### 3.11.1 Historic Environment Record

HER features include undated field boundaries, cropmarks/earthworks indicating a Roman settlement and post medieval features, the modern Bourn Airfield, a 18<sup>th</sup>-19<sup>th</sup> century toll road, and evidence of medieval ridge and furrow. 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.

### 3.12 Key Issues

The key issue for this site is the risk of impacting potential archaeological features.

### 3.13 Potential Impacts on Cambridge and its setting

#### 3.14 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.

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

#### 3.16 Designated and significant non-designated heritage assets – Site:

##### 3.16.1 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 greenfield land, as such any remains on site are unlikely to have been disturbed. Overall, there is **moderate potential** for significant archaeology on site.

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

##### 3.17.1 Historic Environment Record

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

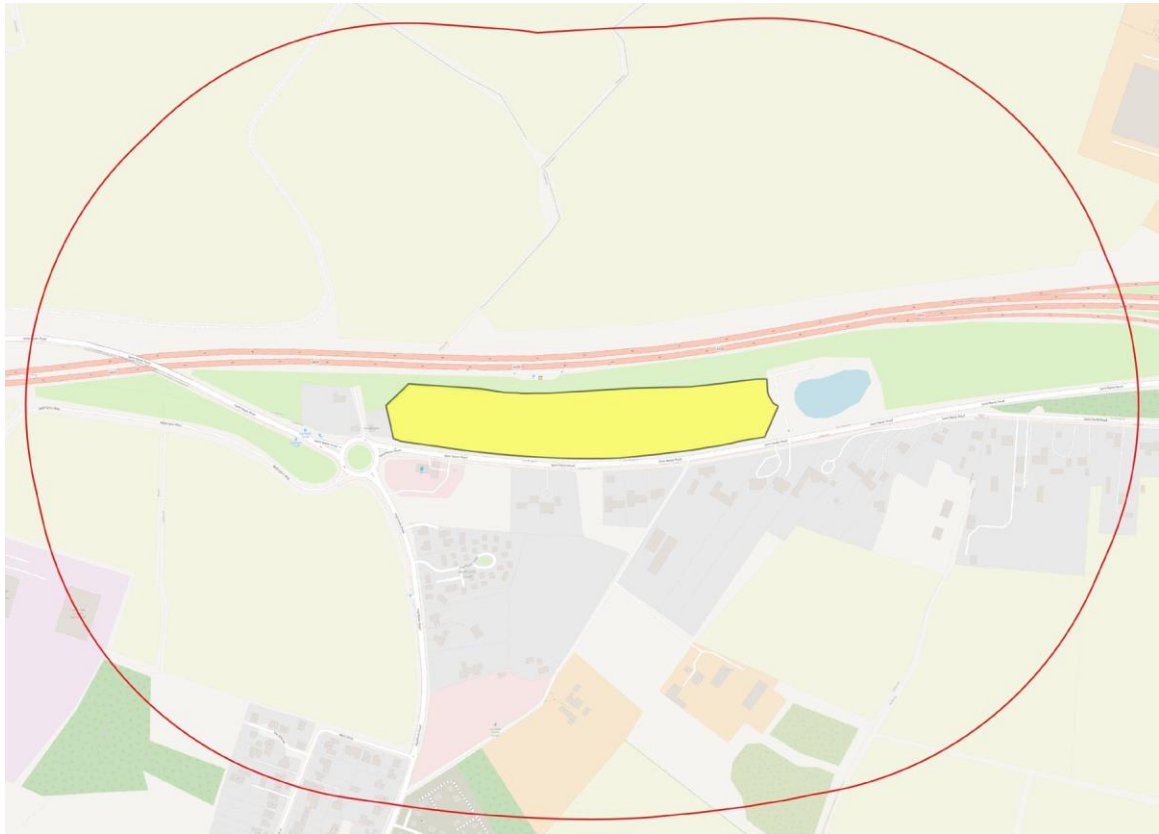
### 3.18 Mitigation and opportunities for enhancement

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.

### 3.19 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



## 4. Land to the south of the A14 Services

JDI: -

Proposed Use: Employment

Mapping Reference: 45107

Allocation: New

Size (ha): 17.3

Figure: 43

### 4.1 Study Area:

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

Heritage assets outside the 500 metre study area are discussed briefly below for completeness; high value assets within Boxworth and Lolworth have been considered due to the openness and potential visibility of the site.

### 4.2 Site Description

Undeveloped parts of this site are greenfield land adjacent to the A14 services at Junction 24. There is some tree screening on the southern boundary of the site.

### 4.3 HIA Summary

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.

### 4.4 Summary of Relevant Baseline and Value

#### 4.5 Characteristics of Cambridge

##### 4.5.1 Historic Cambridge

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

##### 4.5.2 Strategic Viewpoints

The site does not feature in any Viewpoints.

##### 4.5.3 Historic Landmark Buildings

There are no landmark buildings within the study area.

##### 4.5.4 Connectivity

The site is adjacent to the A14, a modern route through Cambridgeshire.

### 4.6 Designated and significant non-designated heritage assets – Site:

#### 4.6.1 Historic Environment Record

HER features include landscape features such as medieval/post medieval field boundaries and cropmarks. These are evidence of the historic rural character of the area, although these field systems have been truncated by the A14.

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

### 4.7.1 Historic Environment Record

HER features include landscape features such as medieval/post medieval field boundaries and cropmarks. These are evidence of the historic rural character of the area, although these field systems have been truncated by the A14.

## 4.8 Designated and significant non-designated heritage assets – Wider Area:

### 4.8.1 Listed Buildings

Heritage assets at Boxworth include one Grade II\* Listed Building, the Church of St Peter with 12<sup>th</sup> century origins, and six Grade II Listed Buildings, a series of 16<sup>th</sup>-18<sup>th</sup> century buildings. These are obscured from site due to intervening vegetation and topography. These features are 400-1000 metres southwest of the site.

Heritage assets at Lolworth include one Grade II\* Listed Building, the Church of All Saints with 12<sup>th</sup> century origins, and two Grade II Listed Buildings comprising 19<sup>th</sup> century residential buildings. These features are 1300-1600 metres southeast of the site.

## 4.9 Key Issues

The key issue for this site is the risk of impacting potential archaeological features and views to and from heritage assets within the surrounding villages

## 4.10 Potential Impacts on Cambridge and its setting

### 4.11 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.

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

### 4.13 Designated and significant non-designated heritage assets – Site<sup>10</sup>:

#### 4.13.1 Historic Environment Record

The site and wider area contain a range of known extant remains, indicating significant potential for archaeological remains within the site. The site is greenfield land, as such any remains on site are unlikely to have been disturbed. Overall, there is **moderate potential** for significant archaeology on site.

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

### 4.14.1 Historic Environment Record

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

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<sup>10</sup> Note: This assessment relates only to the undeveloped areas of the site, much of the site has been recently developed.

## **4.15 Designated and significant non-designated heritage assets – Wider Area:**

### **4.15.1 Listed Buildings**

Assuming development is managed to avoid intervisibility between the site and heritage assets within the surrounding villages, there is **low risk**.

## **4.16 Mitigation and opportunities for enhancement**

Design based mitigation is required to limit potential impacts on the character and setting of Listed Buildings in Boxworth and Lolworth; tall development on the site may overtop existing vegetation be visible in long-distance views. Mitigation should include measures to manage building heights and mass.

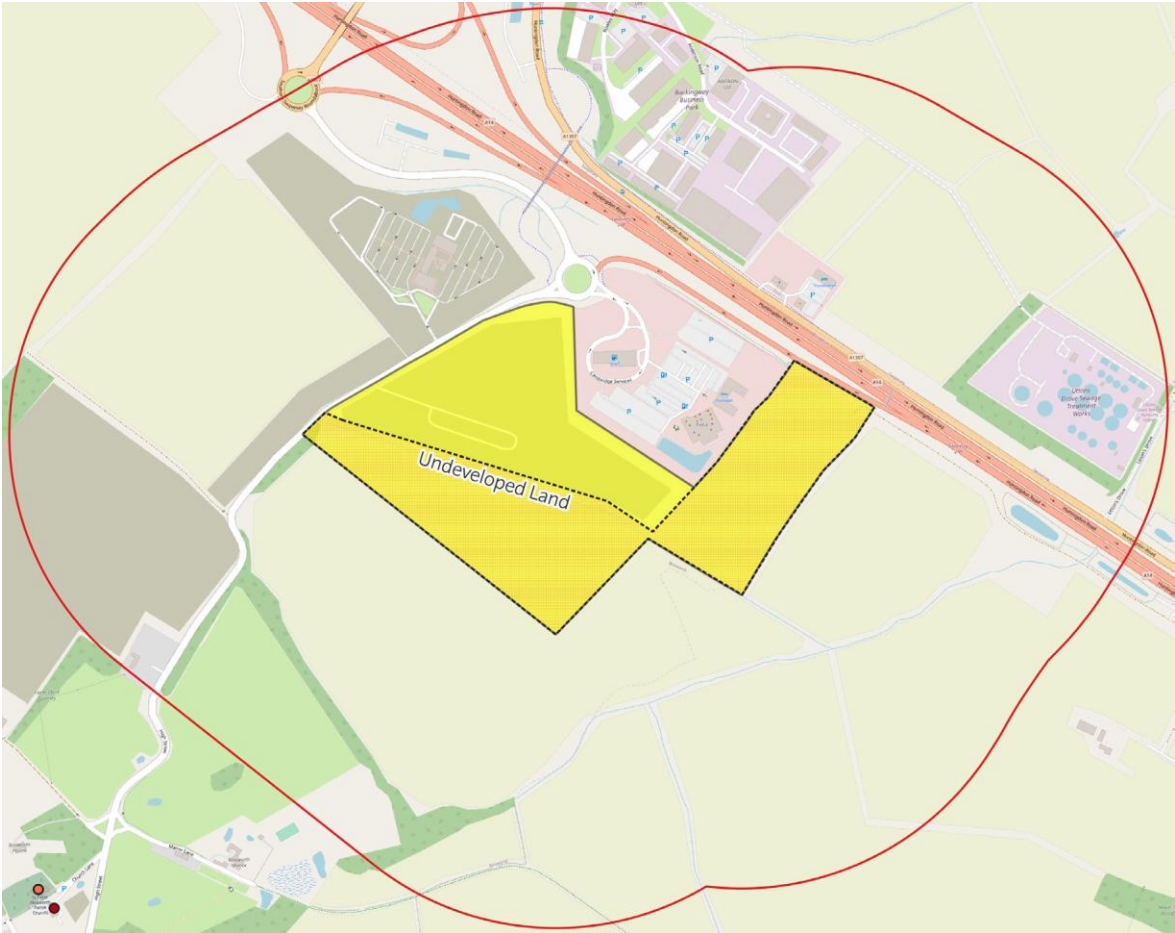
Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on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

## **4.17 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

Boxworth

Boxworth

## 5. Land to the west of Cambridge Road, Melbourn

JDI: 40490a

Proposed Use: Mixed (120 homes)

Mapping Reference: 40490a

Allocation: New

Size (ha): 6.65

Figure: 44

### 5.1 Study Area:

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

### 5.2 Site Description

Greenfield site bounded by Cambridge Road to the east, Melbourn Science Park to the south, open field to the west, and a wooded area to the north. There is fairly robust tree screening on the western and northern boundaries of the site.

### 5.3 HIA Summary

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.

### 5.4 Summary of Relevant Baseline and Value

#### 5.5 Characteristics of Cambridge

##### 5.5.1 Historic Cambridge

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

##### 5.5.2 Strategic Viewpoints

The site does not feature in any Viewpoints.

##### 5.5.3 Historic Landmark Buildings

There are no landmark buildings within the study area.

##### 5.5.4 Connectivity

The site is 640 metres east of the A10, a modern south-western approach to Cambridge.

### 5.6 Designated and significant non-designated heritage assets – Site:

#### 5.6.1 Historic Environment Record

HER features include a large medieval to post medieval field system with associated features including field boundaries and ridge and furrow. These are evidence of the historic character and medieval origins of the local settlement.

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

### 5.7.1 Conservation Areas

Melbourn Conservation Area located 250 metres south of the site, characterised as a historic village with multi-period 1-2 storey buildings constructed of brick and timber frame, with a parish church at the village core.

### 5.7.2 Listed Buildings

Nineteen Grade II Listed Buildings between 200-400 metres south / west of the site in the village of Melbourn, with sixteen of these Listed Buildings within the Melbourn Conservation Area. These are primarily historic properties, obscured from the site by intervening built form/treescape.

### 5.7.3 Historic Environment Record

HER features include the medieval Lordship Farm, medieval to post medieval field systems including boundaries and ridge and furrow, cropmarks indicating Iron Age/Roman activity, and a 17<sup>th</sup>-19<sup>th</sup> century toll road. These are evidence of the historic character and medieval origins of the local settlement. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

### 5.7.4 Locally Listed Buildings

Two Locally Listed Buildings including a wall and a house, dating unknown.

## 5.8 Key Issues

The key issues for this site are the risk of impacting the setting and character of the Melbourn Conservation Area and Listed Buildings in the village of Melbourn.

## 5.9 Potential Impacts on Cambridge and its setting

### 5.10 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.

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

### 5.12 Designated and significant non-designated heritage assets – Site:

#### 5.12.1 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 greenfield land, as such any remains on site are unlikely to have been disturbed. Overall, there is **moderate potential** for significant archaeology on site.

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

#### 5.13.1 Conservation Areas

Development within the site has potential to impact the rural backdrop which can be glimpsed from within the Melbourn Conservation Area. Development exceeding the local prevailing building height of c.2-3 storeys may present **moderate risk** of impacting the character of the Conservation Area.

#### 5.13.2 Listed Buildings

Grade II Listed Buildings are separated from the site with intervening built form/treescape. However, unsympathetic development height may present **moderate risk** to the setting and rural backdrop of the Listed Buildings, particularly those at the northern end of Melbourn closer to the site.

#### 5.13.3 Historic Environment Record

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

#### 5.13.4 Locally Listed Buildings

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

### 5.14 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the setting of the conservation area and 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 of adjacent buildings may be appropriate. Site is not considered appropriate for tall landmark buildings.

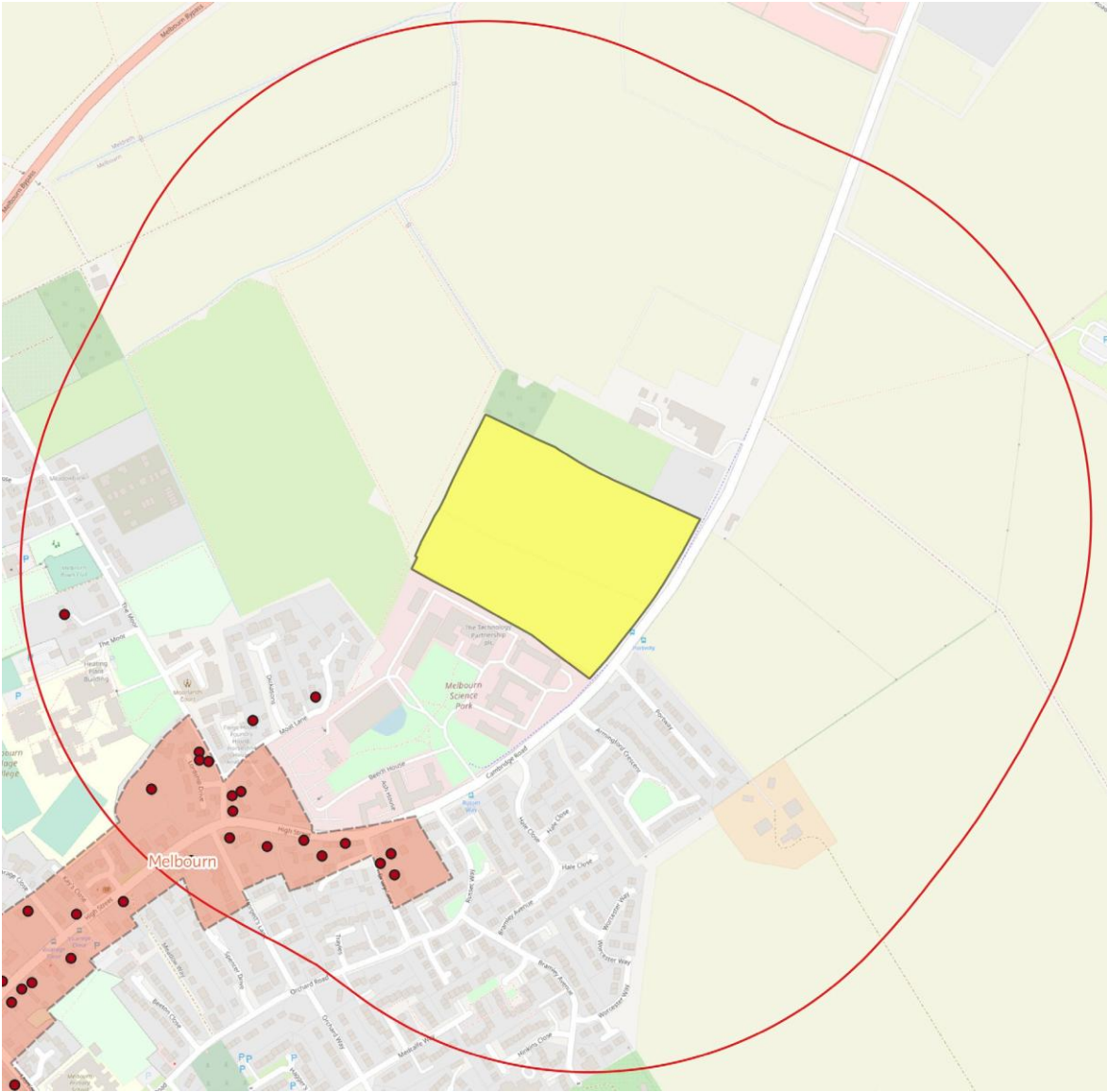
Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on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

### 5.15 Residual risk of harm

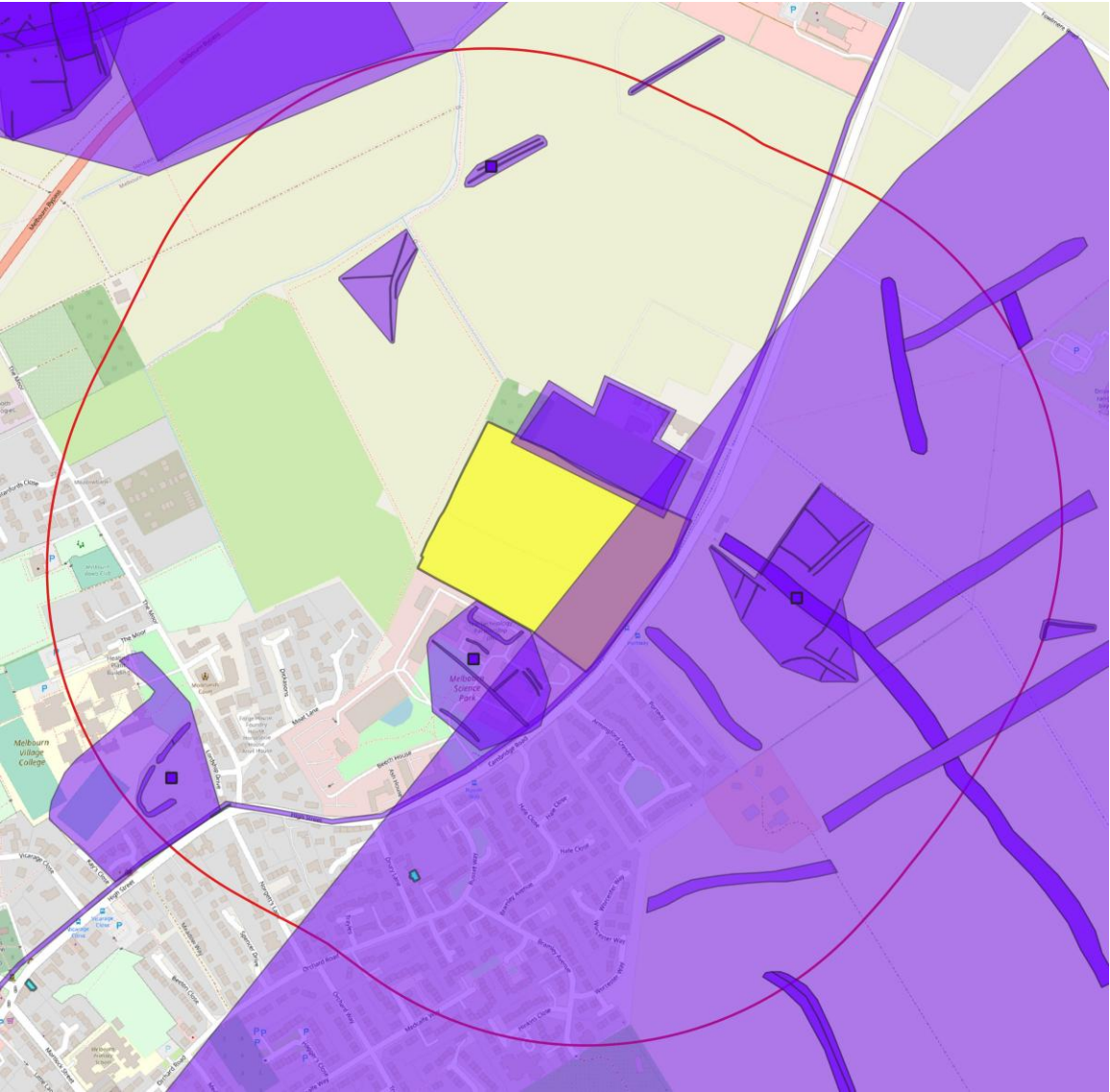
Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.



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

## 6. Norman Way, Over

JDI: OS057

Mapping Reference: E/5

Size (ha): 1.76

Proposed Use: Employment

Allocation: Existing

Figure: 45

### 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

Greenfield site located on south edge of village of Over, immediately south of the Norman Way Industrial Estate and bound by trees on all sides with Longstanton Road to the east. Besides the industrial estate, the site is surrounded by open countryside in all directions.

### 6.3 HIA Summary

Greenfield site located 250 metres north of Listed Building/Scheduled Monument 19<sup>th</sup> 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.

### 6.4 Summary of Relevant Baseline and Value

#### 6.5 Characteristics of Cambridge

##### 6.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge

##### 6.5.2 Strategic Viewpoints

The site is not a prominent feature of any Viewpoints

##### 6.5.3 Historic Landmark Buildings

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

##### 6.5.4 Connectivity

The site abuts Longstanton Road which is not a major historic access route to the city.

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

There are no designated heritage assets within the site.

##### 6.6.1 Historic Environment Record

HER features include possibly medieval furlong boundaries. These are evidence of the historic rural character of the area.

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

### **6.7 Listed Buildings**

Two Grade II Listed Buildings, a single storey late 17<sup>th</sup>-19<sup>th</sup> century cottage obscured from the site by the Norman Way industrial estate, and the 19<sup>th</sup> century windmill, Over Mill. The rural setting of this windmill has been partially eroded by a tall pylon to the south, but otherwise the Listed Building retains a broadly rural and isolated setting, despite the presence of the Norman Way industrial estate and the Guided Busway. The site currently acts as a green buffer between the Scheduled Monument and the industrial estate, although it is not completely screened.

#### **6.7.1 Scheduled Monuments**

One Scheduled Monument, the 19<sup>th</sup> century Over Windmill (see Listed Buildings).

#### **6.7.2 Historic Environment Record**

HER features include the Windmill Scheduled Monument and Listed Building, a 20<sup>th</sup> century microwave tower, and medieval and undated earthworks/cropmarks. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

## **6.8 Key Issues**

The key issue for this site is the risk of impacting the setting and character of Over Windmill, a Scheduled Monument and Listed Building. In addition, there is the potential for archaeological remains within the site.

## **6.9 Potential Impacts on Cambridge and its setting**

### **6.10 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

## **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 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 greenfield land, as such any remains on site are unlikely to have been disturbed. Overall, there is **moderate potential** for significant archaeology on site.

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

### **6.13.1 Listed Buildings**

Development exceeding the prevailing building and treescape height could introduce intervisibility between the site and the Listed Buildings. Removal of the treescape within the site would also affect intervisibility and remove the rural buffer between the

commercial development and Over Windmill, this would pose a **moderate risk** of impact.

#### 6.13.2 Scheduled Monuments

Development is likely to intrude upon views to and from the Scheduled Monument and thus erode its rural setting – see Listed Buildings. Assuming that development will not overtop the tree screening where there is substantial planting already in place to the south and east of the site, there is a **moderate risk** of impact.

#### 6.13.3 Historic Environment Record

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

### 6.14 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the local and wider skyline 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 within the industrial estate may be appropriate. Site is not considered appropriate for tall landmark buildings.

Further mitigation should include the retention of screening within and surrounding the site using the existing treescape and the planting of further mature trees within the development in order to retain the surviving rural setting of the Windmill Listed Building.

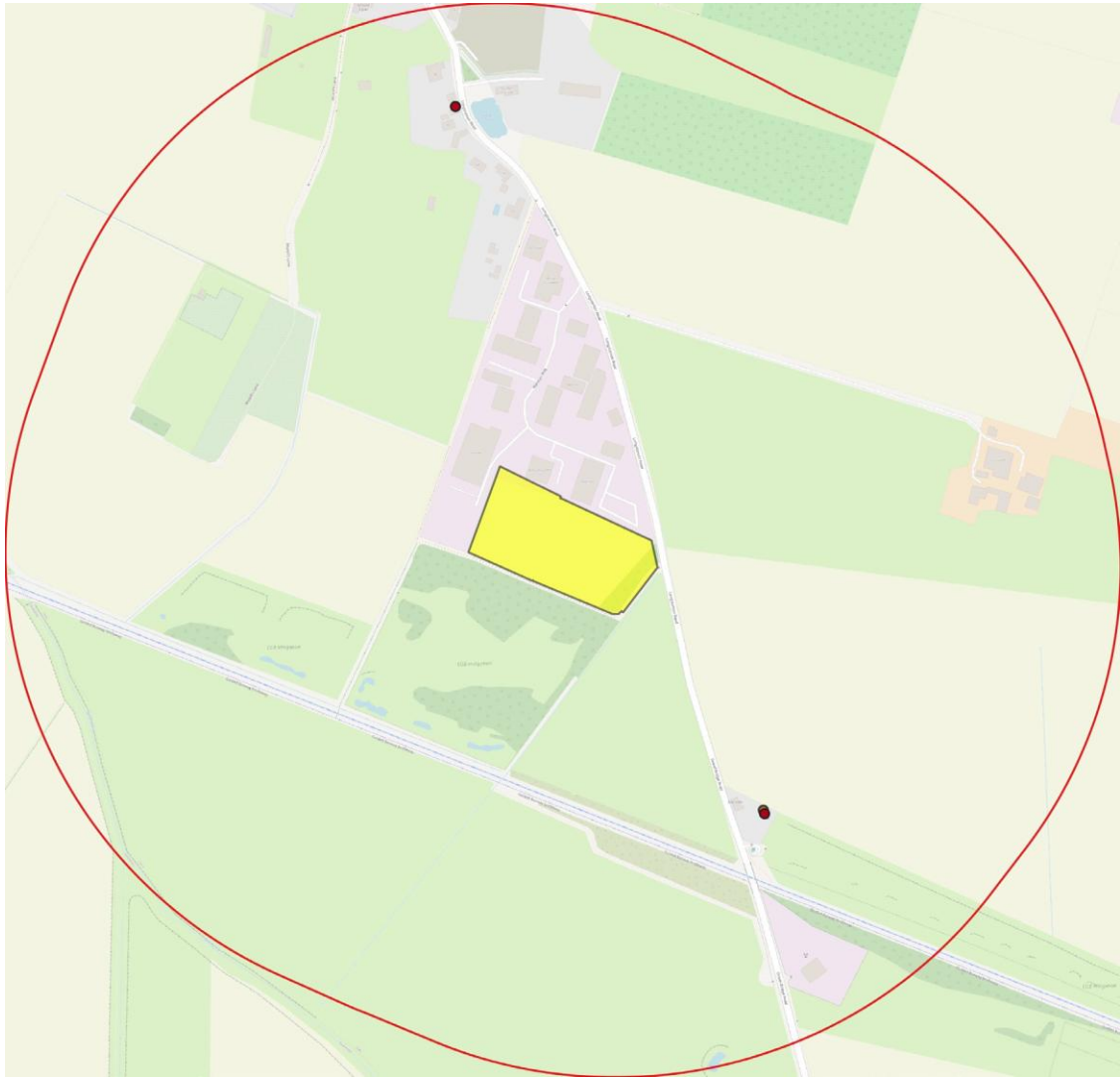
Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on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

### 6.15 Residual risk of harm

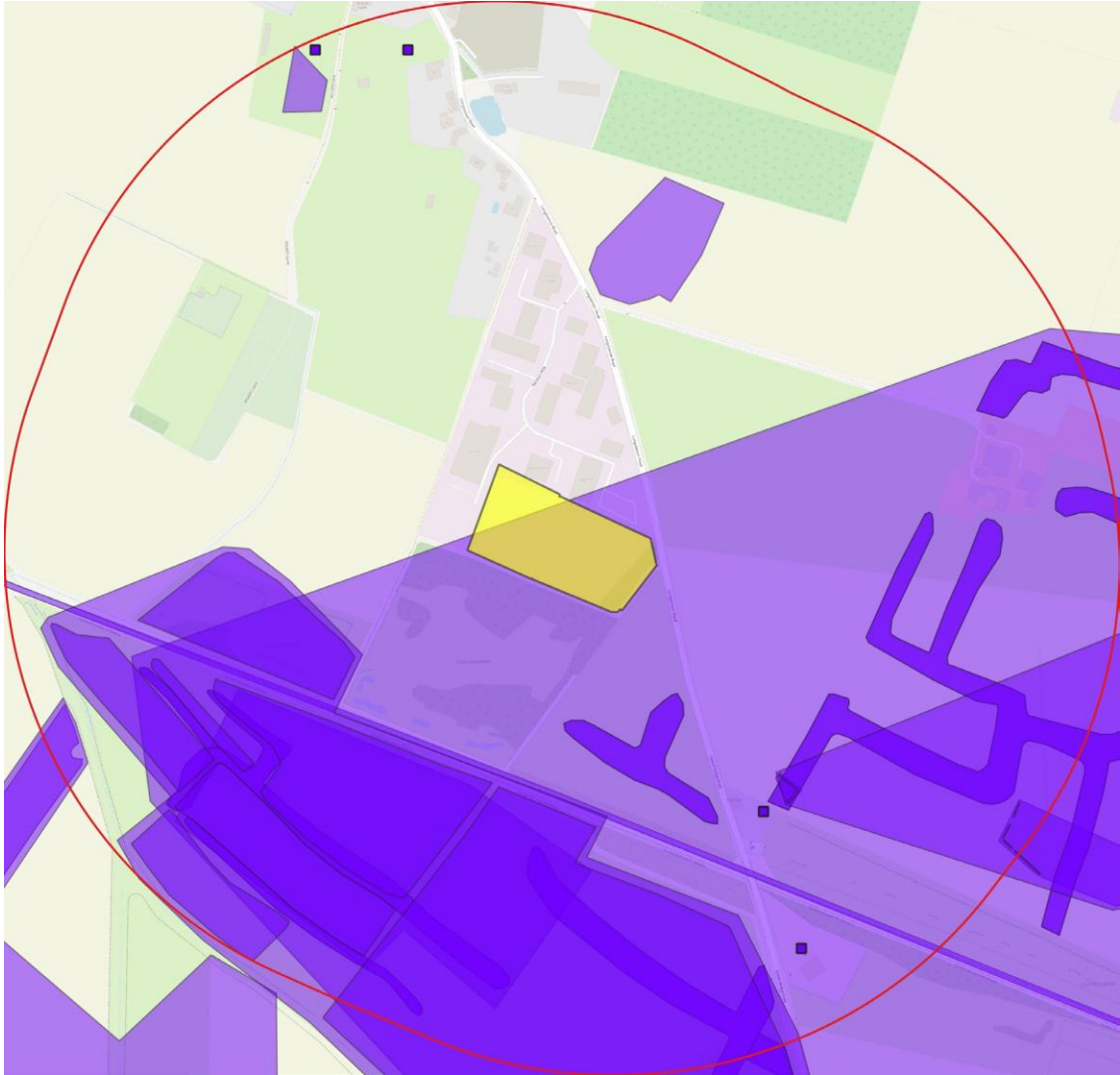
Following the application of suitable mitigation strategies, the risk of significant residual harm **low**.



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. Northwest Cambridge (Eddington)

JDI: OS022

Proposed Use: Mixed Use

Mapping Reference: NW/4

Allocation: Existing

Size (ha): 90.93

Figure: 46

### 7.1 Study Area

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

### 7.2 Site Description

The site consists of two distinct areas on the northwest of Cambridge, separated by greenspaces.

North-western site comprises both greenfield and brownfield land. Site is bounded by Huntingdon Road itself and houses along the road to the east, a thin strip of open greenspace to the west, and 20<sup>th</sup> century development to the north.

Planning permission was granted in 2022 for construction for 373 dwellings structures up to 5 storeys on moderately sized plots to the northeast and southwest of Milne Avenue, and 88 dwellings within structures up to 5 storeys in a small strip of land between Aston Terrace and Appleton Way.

South-eastern site comprises greenfield land bounded by greenspace to the west, houses on Huntingdon Road to the north, houses on Storey's way to the east, and houses spanning from Conduit Head Road to the south.

The site was released from the Greenbelt as part of the Cambridge Local Plan (2006). As part of this development, a series of smaller areas have been developed in the southern parts of the allocation area.

### 7.3 HIA Summary

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. Environmental Impact Assessment of the development plans indicate that the heritage context can tolerate the proposed building heights and mass. Deviation from these plans would result in risks to the heritage assets and their setting. Archaeological mitigation may be required.

### 7.4 Summary of Relevant Baseline and Value

#### 7.5 Characteristics of Cambridge

##### 7.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

### 7.5.2 Strategic Viewpoints

The site is captured within Viewpoint 2 but is not a prominent feature.

### 7.5.3 Historic Landmark Buildings

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

## 7.6 Connectivity

The site is not on an historic access route to the city.

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

### 7.7.1 Conservation Areas

Storey's Way Conservation Area, abutting the east edge of the site and encompassing part of the site, characterised by early 20<sup>th</sup> century large, detached houses, colleges and their grounds, and the parish burial ground. The existing buildings are 2-4 storeys. There is no visual separation between the site and the Conservation Area.

### 7.7.2 Historic Environment Record

HER features include medieval ridge and furrow, a post medieval coprolite quarry, and undated cropmarks indicating enclosure.

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

### 7.8.1 Conservation Areas

West Cambridge, to the southeast of the site, characterised by spacious residential streets with large, detached 19<sup>th</sup>-20<sup>th</sup> century houses, 19<sup>th</sup>-20<sup>th</sup> century university buildings. The green spaces within and surrounding the Conservation Area contribute to its transitional countryside/city character.

Conduit Head Road, to the south of the site, characterised by high quality progressive 20<sup>th</sup> century architecture comprising mostly detached houses set back from the road.

### 7.8.2 Listed Buildings

Four Grade II\* Listed Buildings including an end terraced early 20<sup>th</sup> century residential building, a mid-20<sup>th</sup> century residential building both separated somewhat from the site by townscape, a mid-20<sup>th</sup> century residential building with no visual separation from the site, and the 19<sup>th</sup> century Girton College, separated from site by Huntingdon Road but with intervisibility.

Eighteen Grade II Listed Buildings including a series of terraced 19<sup>th</sup>-20<sup>th</sup> century residential buildings, churches, Cambridge Observatory, and college buildings. Select Listed Buildings have intervisibility with the site.

### 7.8.3 Certificate of Immunity

One building with a Certificate of Immunity, the Victorian Hotel Felix. This is separated from the site by Huntingdon Road and intervening treescape.

#### 7.8.4 Registered Parks and Gardens

One Grade II Registered Park and Garden, the Garden of 48 Storey's Way, an early 19<sup>th</sup> century garden to a residential end terraced building.

#### 7.8.5 Historic Environment Record

HER features include 18<sup>th</sup>-20<sup>th</sup> century buildings, and medieval to post medieval cropmarks. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

#### 7.8.6 Locally Listed Buildings

Forty Locally Listed Buildings are present within the study area, these comprise mainly of 19<sup>th</sup> century buildings.

### 7.9 Key Issues

The key issues for this site are the risk of impacting the Conservation Areas and the Listed Buildings that share intervisibility with the site, particularly for the south-eastern site.

### 7.10 Potential Impacts on Cambridge and its setting

#### 7.11 Characteristics of Cambridge:

##### 7.11.1 Strategic Viewpoints

Development of the site has potential to intrude on Viewpoint 2. The approved schemes in the north-western part of the site include development up to 5 storeys, exceeding local prevailing heights. Development is therefore likely to intrude on Viewpoint 2 thus posing a **low risk** of impact on views to the city. Any development in the south-eastern part should be sympathetic to the local prevailing height in order to minimise further impact to views to the city.

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

##### 7.12.1 Designated and significant non-designated heritage assets – Site:

##### 7.12.2 Conservation Areas

The south-eastern part of the site directly abuts the Conservation Area and therefore development may affect its character. Development of south-eastern part of the site will remove separation of the designated assets from approved development in the north-western part of the site. As such, even if heights are maintained at or below the local prevailing building height within the south-eastern part of the site development will pose a **moderate risk**.

##### 7.12.3 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.



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

### 7.13.1 Conservation Areas

Tall development may intrude into the setting of the Conservation Area, particularly within the south-eastern part of the site. Development at any height of this south-eastern area may diminish the setting of Conduit Head Road, Storey's Way, and West Cambridge Conservation Areas as it provides a key area of separation between the Conservation Areas and the approved schemes of development in the north-western part of the site. Development of the south-eastern part of the site poses a **moderate risk**.

### 7.13.2 Listed Buildings

Due to the high level of intervisibility between select Listed Buildings and the southwestern part of the site, tall development would negatively affect their setting. However, assuming that heights are maintained at or below the local prevailing building height and are of a sympathetic design there is a **low risk**.

### 7.13.3 Registered Parks and Gardens

Tall development in areas of the site close to the Registered Park and Garden may affect its character, however, assuming that heights are maintained at or below the local prevailing building height and are of a sympathetic design there is a **low risk**.

### 7.13.4 Certificate of Immunity

There is **no risk** of impacting the Hotel Felix.

### 7.13.5 Historic Environment Record

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

## 7.16 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 up to or less than 5 storeys, as currently approved is considered appropriate within the north-western part of the site. Development of the south-eastern part of the site may infill a key area of separation between the approved schemes in the north-western part of the site and designated assets present within the study area. Minimising size and scale of development in this south-eastern area may be necessary, along with the inclusion of landscape buffers and screening. Site is not considered appropriate for tall landmark buildings.

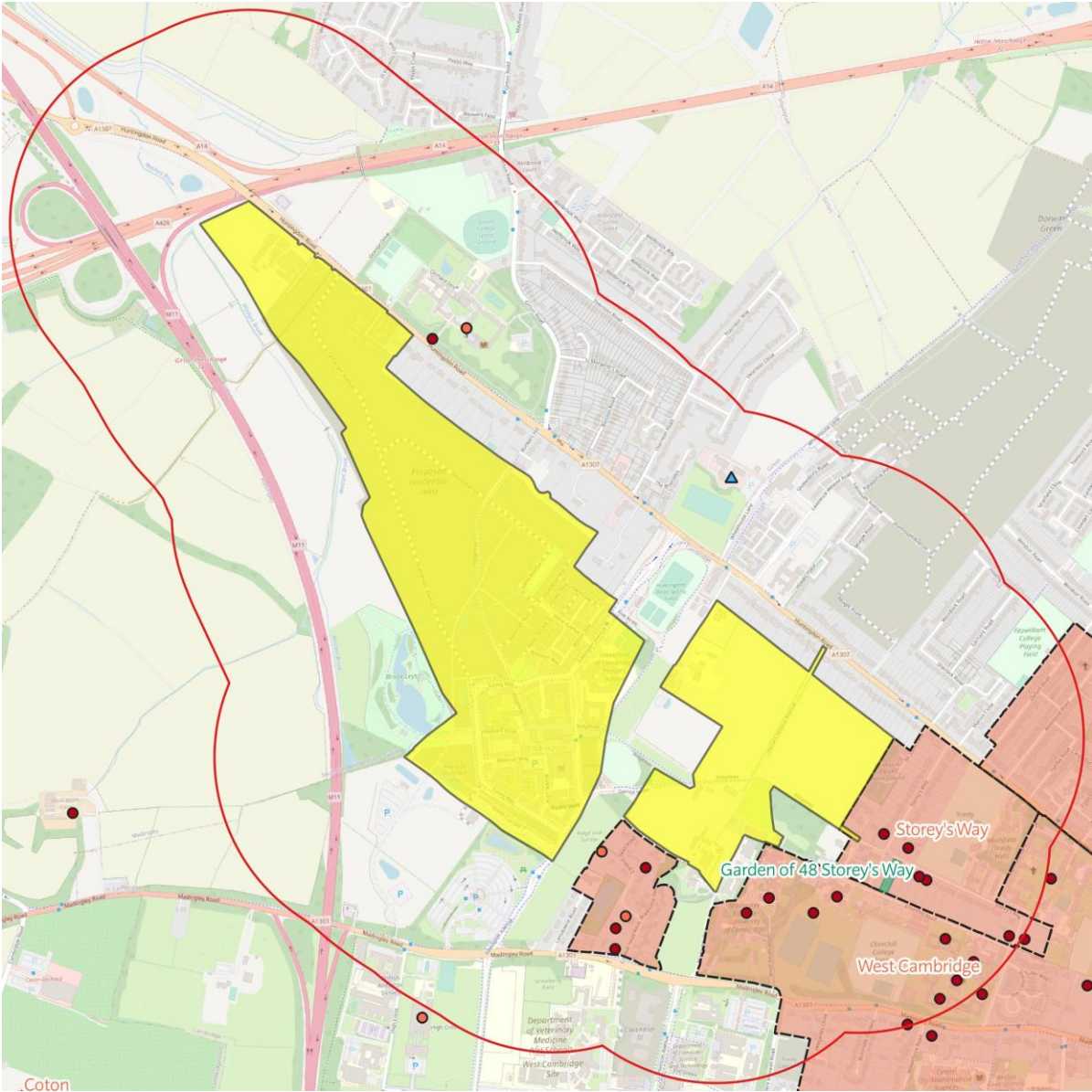
Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on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

## 7.17 Residual risk of harm

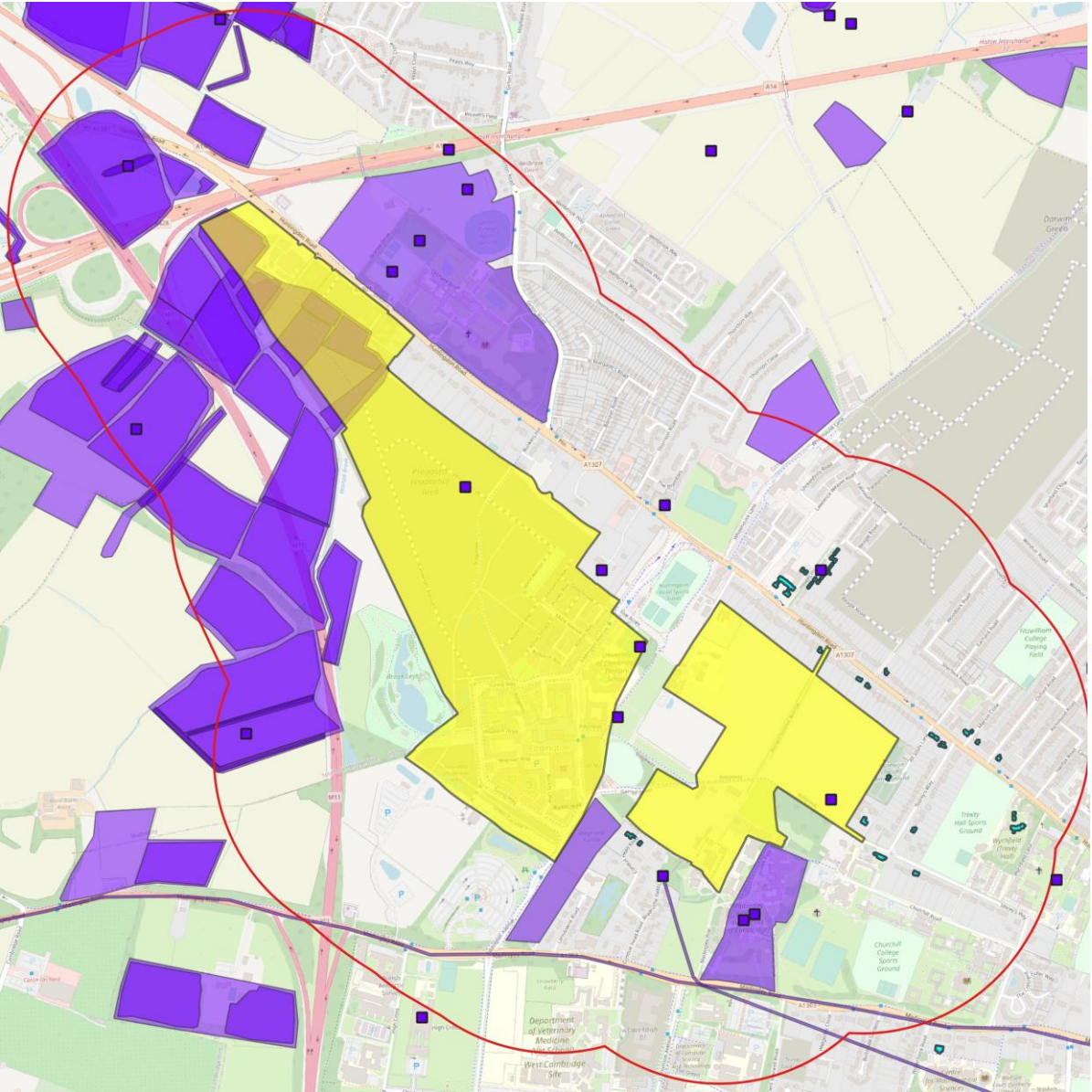
Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate**.



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

## 8. Old Highways Depot, Twenty Pence Road, Cottenham

JDI: 40384

Proposed Use: Employment

Mapping Reference: 40384

Allocation: New

Size (ha): 0.61

Figure: 47 and 48

### 8.1 Study Area:

A study area of 500 metres is considered suitable given the scale of site and proposed nature of development.

### 8.2 Site Description

Currently developed site on outskirts of village. Established screening to the northwest facing the main road into the village, more open to the northeast, south and southwest.

### 8.3 HIA Summary

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

### 8.4 Summary of Relevant Baseline and Value

#### 8.5 Characteristics of Cambridge

##### 8.5.1 Historic Cambridge

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

##### 8.5.2 Strategic Viewpoints

The site does not feature in any Viewpoints.

##### 8.5.3 Historic Landmark Buildings

There are no landmark buildings within the study area.

##### 8.5.4 Connectivity

The site is immediately East of the B1049, a northern approach to Cambridge going through the centre of Cottenham and Histon further South.

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

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

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

##### 8.7.1. Conservation Areas

Cottenham Conservation Area located immediately South of the site, characterised as an historic settlement with various architectural styles particularly along High Street, strong agricultural links including farm buildings, detailing on 18<sup>th</sup> century and



19<sup>th</sup> century buildings reflecting wealth of the area, and the rural character of green spaces and trees within the settlement. The wider character reflects the surrounding arable landscape and huge open skies. The tower of All Saints church is a prominent feature in views towards the conservation area.

### 8.7.2 Listed Buildings

One Grade I Listed Building Church of All Saints, 100 metres south of site with churchyard starting just 10 metres south of site boundary and defining the north edge of Cottenham Conservation Area. Parish Church of 13<sup>th</sup> century origins with significant later alterations, located at edge of settlement. The site and its existing structures are visible from particular aspects of the churchyard, however, churchyard bordering agricultural fields and open countryside to the east, creating a strong rural character within churchyard. Tower of the Church is a very distinctive landmark and features in views from approaches along Twenty Pence Road which include the site in the foreground. Current structures on site adversely affect these views.

Seventeen Grade II Listed Buildings between 60-410 metres southwest of the site all along Twenty Pence Road in Cottenham Conservation Area. These span multiple periods and are largely brick buildings and includes some with thatch. There are further Listed Buildings in the village beyond the study area. Intervisibility between Listed Buildings and the site is obscured by intervening townscape and treescape.

### 8.7.3 Historic Environment Record

HER features include the Church Listed Building, a First World War hospital, undated and possibly medieval to post medieval cropmarks, earthworks, and field systems. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

## 8.8 Key Issues

The key issues for this site are the risk of impacting the setting and character of the Cottenham Conservation Area and the setting of the Grade I Church of All Saints.

## 8.9 Potential Impacts on Cambridge and its setting

### 8.10 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.

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

### 8.12 Designated and significant non-designated heritage assets – Site:

#### 8.12.1 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. However, the site is partially 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 in the previously developed areas. There is **moderate potential** within undeveloped areas

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

### 8.13.1 Conservation Areas

Although the site currently contains structures, more substantial development within the site has potential to impact the rural backdrop of the Conservation Area.

Additionally, development on the site could affect views of the tower of the Grade I Listed Building Church of All Saints, a key feature of the conservation area.

Assuming development is sympathetic to the local prevailing building height, sited to avoid harm to the views of the church tower and supported by appropriate screening, there is **low to moderate risk** of impacting the Conservation Area.

Development of the site may affect this asset due to increased activity including traffic, noise, and lighting. However, the site was previously a highways depot and so these activities have previously affected the Conservation Area.

### 8.13.2 Listed Buildings

Grade I Listed Building Church of All Saints, unsympathetic development within the site could significantly affect views of the church tower in approaches along Twenty Pence Road to the northeast of the development site. Additionally, development may impact on the rural setting of the Church and churchyard, which are located at the north edge of Cottenham with views of agricultural fields and open countryside to the east. Assuming that design mitigation is implemented there is **moderate risk** of impact to the Listed Building.

Development of the site may affect this asset due to increased activity including traffic, noise, and lighting. However, the site was previously a highways depot and so these activities have previously affected this Listed Building.

Grade II Listed Buildings are separated from the site by intervening townscape and treescape. However, unsympathetic development may present a **low risk** to the setting and rural backdrop of the Listed Buildings, particularly those at the northern end of Cottenham which lie closer to the site.

### 8.13.3 Historic Environment Record

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

## 8.14 Mitigation and opportunities for enhancement

Design based mitigation is required for the site to address potential impacts on the setting of the Cottenham Conservation Area and Grade I Listed Building Church of All Saints. This should include

- Siting of development to avoid obstructing or interfering with views of the church tower from Twenty Pence Road
- Strengthening screening between the site and the conservation area to limit visual intrusion
- Restricting building heights to limit visual intrusion into the conservation area and in views of the conservation area e.g., 1-2 storeys if suitable screening can be installed and maintained.

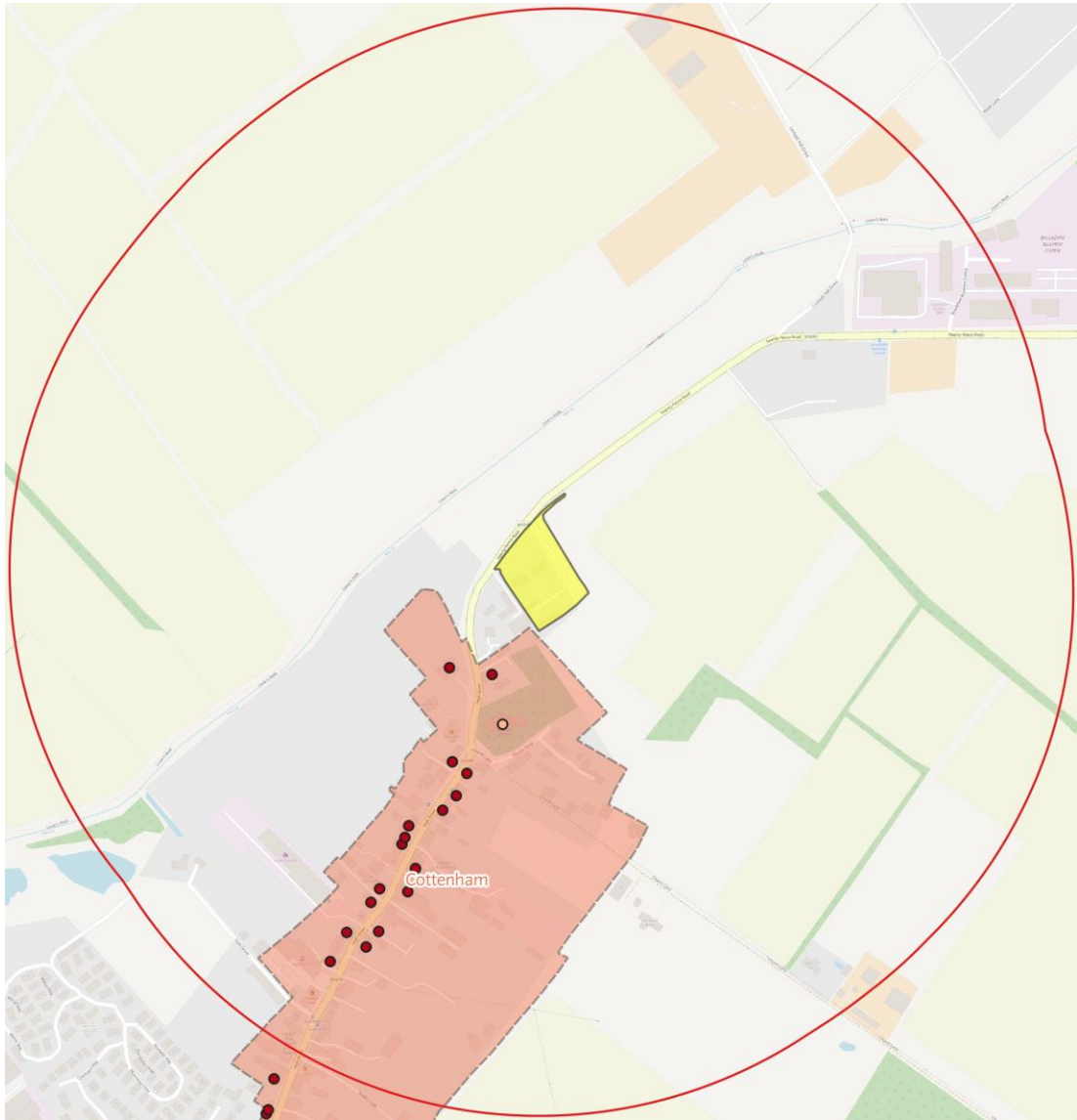
- Improving screening between the site and Twenty Pence Road to maintain the rural character of the approach to the conservation area

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.

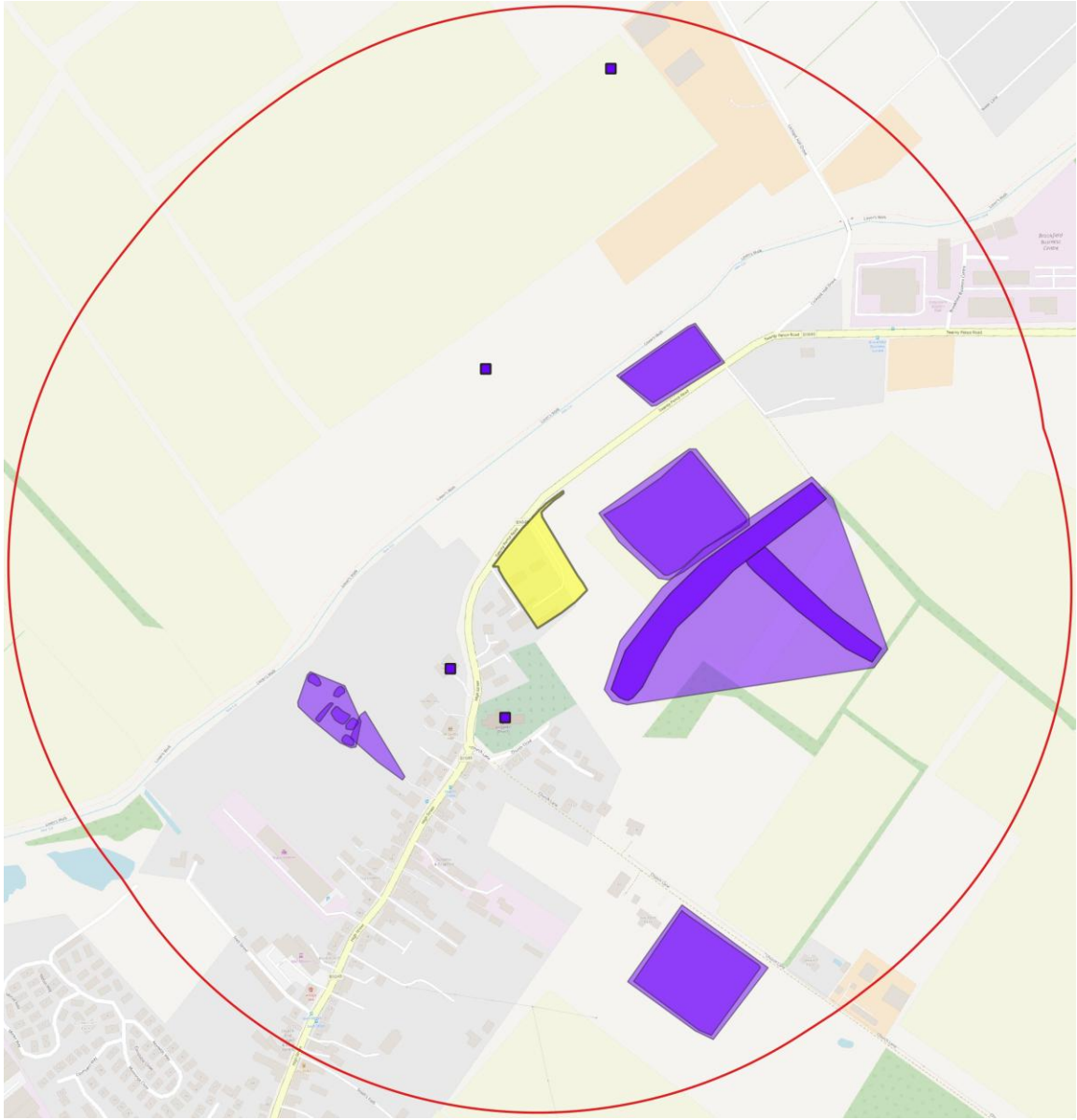
### 8.15 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is still considered to be **moderate** given the potential for impact to the setting of the Grade I listed church and to a lesser extent the conservation area.

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

## 9. Police Station, Parkside, Cambridge

JDI: 40111 / OS037

Proposed Use: Housing (50 homes)

Mapping Reference: M4

Allocation: Existing

Size (ha): 0.48

Figure: 49

### 9.1 Study Area

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

### 9.2 Site Description

Site is a brownfield site currently occupied by a modern 4-storey police station. The site is located on Parkside, a road on the northern boundary of Parker's Piece, a large common and key greenspace in central Cambridge. Directly to the west of the site is Cambridge Fire Station, a modern building which reaches 8 storeys. Areas to the north and east of the site are residential.

### 9.3 HIA Summary

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 19<sup>th</sup> 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.

### 9.4 Summary of Relevant Baseline and Value

#### 9.5 Characteristics of Cambridge

##### 9.5.1 Historic Cambridge

Site is 15 metres northeast of Historic Core boundary along Parkside. This area is characterised mainly by 2-4 storey 18<sup>th</sup>-20<sup>th</sup> century buildings with limited University buildings reaching 5 storeys. There is strongly defined historic legibility in Cambridge Historic Core.

##### 9.5.2 Strategic Viewpoints

The site occupies Viewpoint 1 but is not a prominent feature in this view because of the considerable tree screening lining the northern boundary of Parker's Piece.

##### 9.5.3 Historic Landmark Buildings

19<sup>th</sup> century Church of Our Lady and the English Martyrs is 480 metres southwest of the site. This structure includes a large spire which acts as a local landmark on a key inner city road junction.

University Arms Hotel, a prominent 4-storey building with views over Parker's Piece and the site, is present 320 metres west of the site.

#### 9.5.4 Connectivity

The site is on Parkside, less than 75 metres from the A603, an historic route to and through the east of the city.

### 9.6 Designated and significant non-designated heritage assets – Site:

#### 9.6.1 Conservation Areas

Site is in the south of the Kite Conservation Area, a mainly residential area and cohesive townscape with 19<sup>th</sup> century historic terraces on a street grid pattern. Existing buildings are 3-4 storeys in height, with the exception of the adjacent 8-storey fire station on the road junction and 6-story residential and office buildings on the A603. The site currently detracts from the character of the Conservation Area as its style is not sympathetic to the surrounding historic 19<sup>th</sup> century design.

#### 9.6.2 Locally Listed Buildings

The Police Station on site is a locally listed building.

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

#### 9.7.1 Conservation Areas

Central (15 metres southwest), New Town and Glisson Road (76m west), Mill Road (150 metres west), and riverside (450 metres north) comprise well-preserved 19<sup>th</sup> century suburbs of 1-4 storey buildings with several 5-7 storey buildings. In its location along Parkside and on the boundary of Parker's Piece, the site plays a role in defining the Central Conservation Area character, it is currently incongruous with its surroundings. The site does not affect the character of the remaining Conservation Areas.

#### 9.7.2 Listed Buildings

One Grade I Listed Building, Emmanuel College and surrounding buildings. The college, founded in 16<sup>th</sup> century, is one of 31 University of Cambridge colleges. The existing buildings date to 18<sup>th</sup> century and are a maximum 3 storeys. Intervening buildings on Park Terrace conceal the college and buildings from view from the Site.

Ninety Four Grade II Listed Buildings, 11 are located on same road as the Site (Parkside) to the west, these comprise a series of 3-4 storey 19<sup>th</sup> century houses. 19<sup>th</sup> century terraces are located further west and south on Parker Street and Park Terrace. A further 19<sup>th</sup> century Baptist chapel is less than 100 metres east of Site.

#### 9.7.3 Registered Parks and Gardens

One Grade II\* Registered Parks and Gardens, Emmanuel College Registered Parks and Gardens, a walled garden that is part of the University of Cambridge 260 metres west of the Site. This is obscured from view from the Site by 3-storey buildings on Park Terrace.

One Grade II Registered Parks and Gardens, Mill Road Cemetery, a 19<sup>th</sup> century city cemetery 350 metres east of the Site. This is obscured from view from the Site by townscape including the Anglia Ruskin University campus

#### 9.7.4 Historic Environment Record

HER features include extant post medieval to modern buildings and structures, university college grounds, relic medieval ridge and furrow and a 17<sup>th</sup>-19<sup>th</sup> century conduit. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

#### 9.7.5 Locally Listed Buildings

210 Locally Listed Buildings are present within the site, including entire terraces of 19<sup>th</sup> century houses, public buildings and spaces, and university buildings. The site is currently intervisible with a number of these Locally Listed Buildings and as such is a feature of their setting.

### 9.8 Key Issues

The key issues for this site are the risk of impacting Viewpoint 1, and the setting and character of the historic core, the Kite Conservation Area, Parker's Piece, historic landmark buildings, and adjacent Parkside Listed Buildings.

### 9.9 Potential Impacts on Cambridge and its setting

#### 9.10 Characteristics of Cambridge:

##### 9.10.1 Historic Cambridge

Site is located outside the Historic Core but does form part of the townscape backdrop to the Core, particularly at its southeast edge. Development exceeding local adjacent building heights of up to 4 storeys, and of unsympathetic design may present **high risk** to the character of the Core.

##### 9.10.2 Strategic Viewpoints

Site is on the periphery of the Historic Core which is the focus of Viewpoint 1. The site, its existing buildings and those in its vicinity are not significant aspects of Viewpoint 1 therefore there is **low risk** on intruding upon this view.

##### 9.10.3 Historic Landmark Buildings

Site is within view of an historic 4-storey landmark building, and the local skyline also includes the spire of a key historic landmark building. Development exceeding local building heights of up to 4 storeys, and of unsympathetic design may present **moderate risk** to the character and setting of these buildings and the local skyline.

##### 9.10.4 Connectivity

Development will not impact the function of the roads or access to the city, therefore there is **no risk** to the connectivity of Cambridge.

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

#### 9.12 Designated and significant non-designated heritage assets – Site:

##### 9.12.1 Conservation Areas

The character of the Kite Conservation Area is defined by historic 19<sup>th</sup> century townscape with an average building height of 4 storeys. Development exceeding



local prevailing building height of up to 4 storeys and of unsympathetic design may present **high risk** to the character of the Conservation Area.

#### 9.12.2 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. The site is brownfield land, having been subject to historic development, as such any remains on site are likely to have been disturbed. Overall, there is **low potential** for significant archaeology on site.

#### 9.12.3 Locally Listed Buildings

Removal of the Police Station building on site would result in the loss of the Locally Listed Building, and therefore development poses a **high risk** of impact. However, the Conservation Area appraisal indicates that this building currently detracts from the character of the Conservation Area and is incongruous with its surroundings.

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

#### 9.13.1 Conservation Areas

Further Conservation Areas are within less than 150 metres from the site and are and within view. Their character is defined by historic 19<sup>th</sup> century townscape with an average existing building height of 4 storeys. Development exceeding local building heights of up to 4 storeys, and of unsympathetic design may present high risk to the character of the Conservation Areas, particularly the Central Conservation Area.

#### 9.13.2 Listed Buildings

Grade I Listed Buildings of Emmanuel College and surrounding buildings are largely 18<sup>th</sup> century in origin and contribute to the historic character of Cambridge as University buildings. Although there is no visual relationship between the College complex and the Site due to intervening townscape, development exceeding the intervening building height of 4 stories may alter this, and thus pose **moderate risk** to the setting and character of the Listed Building.

Grade II Listed Building 19<sup>th</sup> century houses of 3-4 storeys along Parkside and 19<sup>th</sup> century terraces on Parker Street and Park Terrace form a cohesive historic townscape adjacent to Parker's Piece public park. Development exceeding local prevailing building height and of unsympathetic design may present **high risk** to the character and setting of these Listed Buildings.

Further Grade II Listed Buildings in Study Area, mainly to the east and north of the Site including the 19<sup>th</sup> century Baptist chapel, form part of the same 19<sup>th</sup> century street grid pattern townscape (encapsulated by The Kite Conservation Area), although there is a less direct visual relationship between these Listed Buildings and the site, development that introduces a visual relationship to these Listed Buildings poses a **moderate risk** to their setting.

### 9.13.3 Registered Parks and Gardens

Both Registered Parks and Gardens are more than 250 metres from Site and surrounded by dense building creating an enclosed space and so there is **low risk** of impact.

## 9.14 Historic Environment Record

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

### 9.14.1 Locally Listed Buildings

Locally Listed Buildings in the immediate vicinity of the site may be subject to impact from development, however, assuming development is sympathetic to the local prevailing building height and is of sympathetic design, there is **low risk** of impacts to their setting and character.

## 9.15 Mitigation and opportunities for enhancement

The site is a sensitive location in relation to the Historic Core of Cambridge and a number of Conservation Areas. Current development on the site does not positively contribute to these assets. A development proposal of high-quality design could positively contribute.

Development would need to be sympathetically designed with appropriate form, including bulk, scale, massing and grain, and materials to ensure that it does not disrupt the generally 19<sup>th</sup> century character of the immediate and wider area.

Design would need to be context led in order to respond to local streetscape, predominant roofscapes, and character of open spaces; heights should also be limited to prevailing local development i.e. around 4 residential storeys.

These measures would limit potential impacts and possibly deliver benefits.

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.

## 9.15 Residual risk of harm

With the adoption of suitable mitigation strategies, there would be a **low risk** of residual harm as potential impacts on the setting of the designated and non-designated assets within the site and wider area should be addressed.