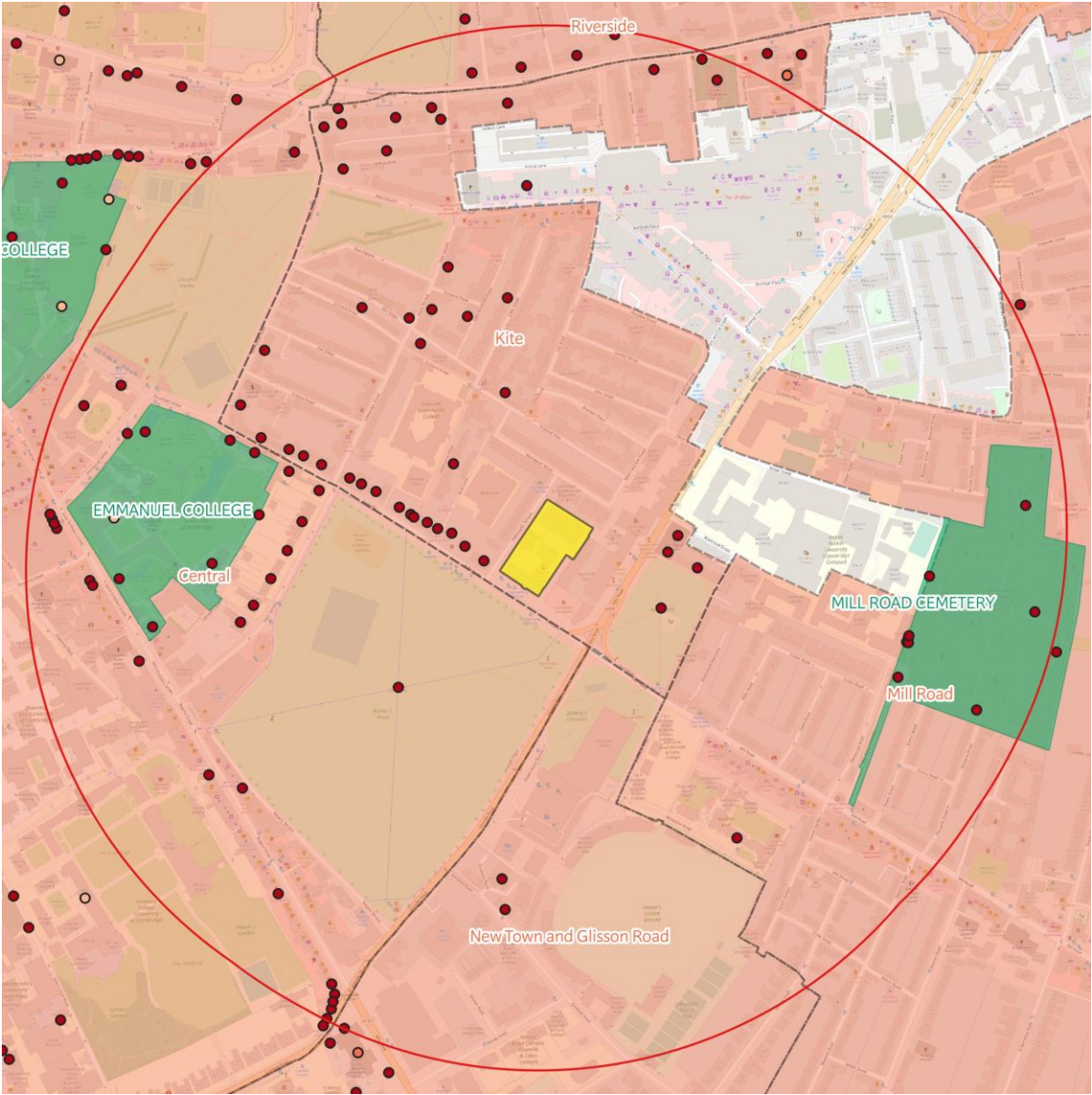
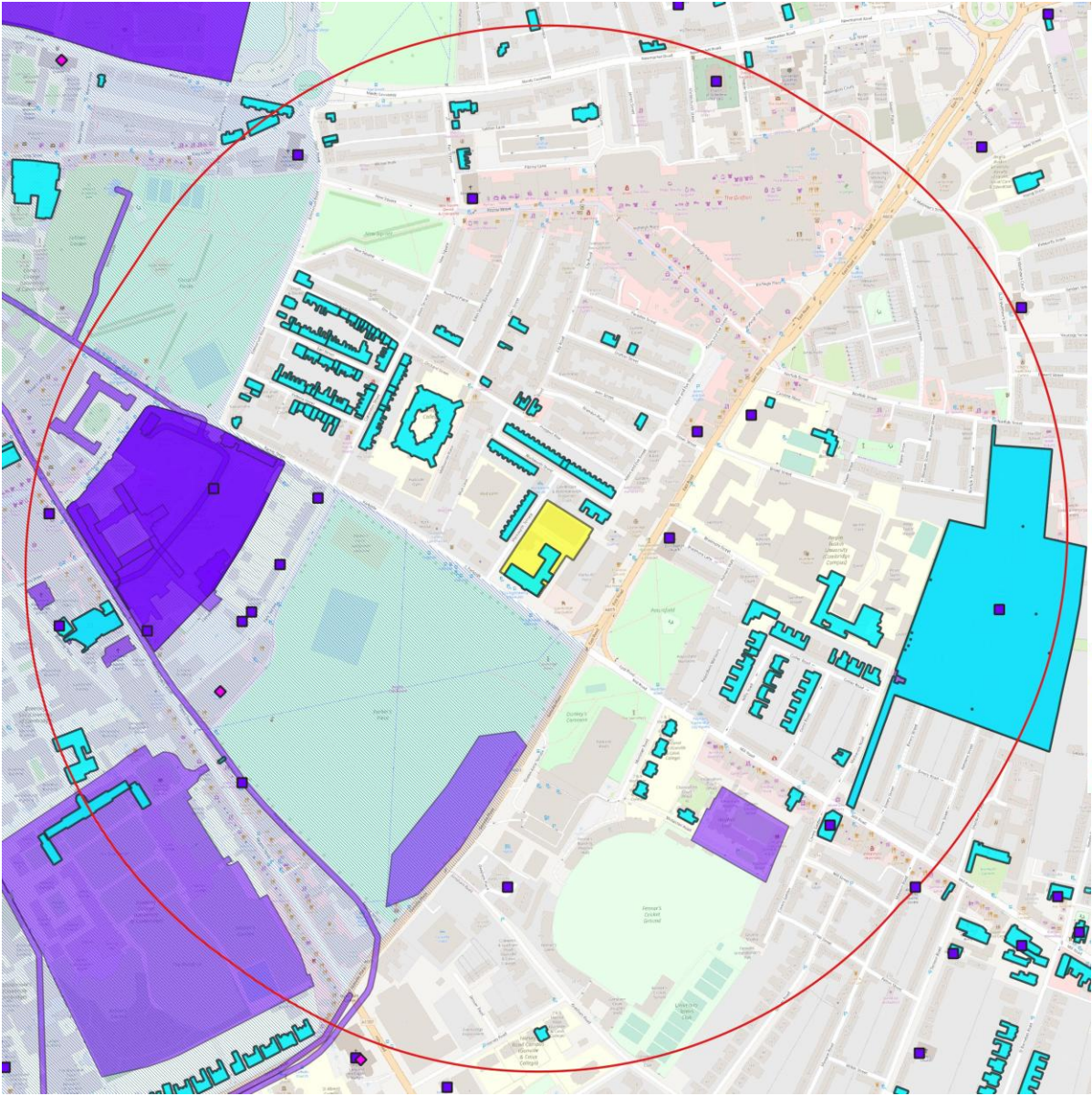


Designated Heritage Assets



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



# 1. Station Road West, Cambridge

JDI: N/A

Proposed Use: Mixed Use (89 homes)

Mapping Reference: M14

Allocation: New

Size (ha): 8.77

Figure: 50

## 1.1 Study Area:

A study area of 500 metres is considered suitable given the limited small pockets of land which are available for development within a largely developed site.

## 1.2 Site Description

A large site which includes the railway station, and considerable contemporary residential and commercial development in large blocks, the majority of which are between 5 – 8 storeys in height. There are smaller pockets of car parking and areas of landscaping within the site.

## 1.3 HIA Summary

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.

## 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 is situated within views from Magog Down and Limekiln road but is not a prominent feature in any strategic viewpoints.

#### 1.5.3 Historic Landmark Buildings

One historic landmark building is present within the site, the 19<sup>th</sup> century 5-storey Foster's Mill with central tower reaching 8 storeys.

#### 1.5.4 Connectivity

The site includes an approximately 550 metre section of railway including Cambridge railway station. These represent a key historic access route into the city.

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

### **1.6.1 Conservation Areas**

The site is partially within the New Town and Glisson Road Conservation Area which is characterised by 19<sup>th</sup>-20<sup>th</sup> century terraced houses and larger villa style houses, with open space beyond with a backdrop of mature trees. Existing buildings mainly range from 1-4 storeys. The portion of this Conservation Area within the site includes modern development up to 8 storeys.

### **1.6.2 Listed Buildings**

One Grade II Listed Building – The 19<sup>th</sup> century Railway Station is located on the eastern edge of the site. This is a 2.5 storey, white gault brick building.

### **1.6.3 Locally Listed Buildings**

Four Locally Listed Buildings fall within the site, predominately 19<sup>th</sup> century buildings and structures. These are all located in the south and east portions of the site.

### **1.6.4 Historic Environment Record**

HER features include the railway station, Foster's Mill, and a 19<sup>th</sup>-20<sup>th</sup> century warehouse.

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

### **1.7.1 Conservation Areas**

Brooklands Avenue Conservation Area is characterised by quiet residential streets comprising modest terraced houses to large villas. Separated from site by Hills Road and intervening townscape.

Mill Road Conservation Area is characterised as well-detailed and well-preserved Victorian suburb. Conservation Area visually separated from site by Devonshire Road and intervening townscape.

### **1.7.2 Listed Buildings**

Ten Grade II Listed Buildings, The Royal Albert Homes Listed Building is greater than 40 metres west of the site. This is a 2-storey 19<sup>th</sup> century residential building with a clock tower, there is no visual separation from site. The remaining Listed Buildings are located less than 250 metres from site to the north, west, and south separated by townscape or heavily treed Botanic Garden.

One Grade II\* Listed Building, The David Parr House, late 19<sup>th</sup> century 2-storey terraced house approximately 400 metres north of Site, separated townscape spanning from Mill Road, and industrial estate to the north.

### **1.7.3 Locally Listed Buildings**

Over fifty Locally Listed Buildings fall within the study area, the majority of which are 19<sup>th</sup> century buildings. Those closest to the site and with the strongest visual relationship to the site include College Terrace, Eastbourne Terrace, Salisbury Villas on Station Road and three villas on Brooklands Avenue. The remaining Locally Listed Buildings are largely separated from the site by intervening townscape and treescape.

#### 1.7.4 Registered Parks and Gardens

One Grade II\* Registered Park and Garden – Botanic Garden, Cambridge, garden of 18<sup>th</sup> century origins 50 metres west of Site, mostly visually separated from site by townscape spanning from Hills Road and the mature trees at the eastern edge of the garden.

#### 1.7.5 Historic Environment Record

HER features include extant 18<sup>th</sup>-20<sup>th</sup> century buildings and gardens, and the 19<sup>th</sup>-20<sup>th</sup> century Homerton College. These are 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.

### 1.8 Key Issues

The key issues for this site are the risk of further change to the setting of the Foster's Mill historic landmark building and the setting of the Railway Station Listed Building, impacts on the character of the New Town and Glisson Road Conservation Area, interruption to Strategic Viewpoints and the functionality of the railway as a key historic access route to the city.

### 1.9 Potential Impacts on Cambridge and its setting

#### 1.10 Characteristics of Cambridge:

##### 1.10.1 Strategic Viewpoints

Tall development on the site exceeding that already developed to the west of the railway lines 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

##### 1.10.2 Historic Landmark Buildings

The Foster's Mill is currently surrounded by a roughly 6-storey modern residential buildings. Assuming development maintains the prominence of the tower of Foster's Mill, there is **low risk** of impact.

##### 1.10.3 Connectivity

Development will not affect the station and has potential, assuming good quality design, to improve the sense of arrival at Cambridge thus there is **low to no risk** of impact.

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

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

##### 1.13.1 Conservation Areas

Site has a minimal role in defining the character of the New Town and Glisson Road Conservation Area as it contains considerable modern development. Tall development may intrude into the character and setting of the New Town and Glisson Road Conservation Area, but assuming that heights are maintained at or below contemporary development adjacent to the Station there is a **low risk**.

### 1.13.2 Listed Buildings

While the setting of the Railway Station Listed Building has been transformed by contemporary development aspects of its setting including views of it from main approaches could be affected by unsympathetic development on the site, **moderate risk** of impact.

### 1.13.3 Locally Listed Buildings

While the setting of the Locally Listed Buildings has been transformed by contemporary development, aspects of their setting including could be affected by unsympathetic development on the site, **moderate risk** of impact.

### 1.13.4 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.

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

### 1.14.1 Conservation Areas

Brooklands Avenue Conservation Area and Mill Road Conservation Area – Site is separated from the Conservation Areas by extensive built form and has a minimal role in defining the character of the Conservation Areas. Tall development may intrude into the setting of the Conservation Area, but assuming that heights are maintained at or below contemporary development adjacent to the Station there is a **low risk**.

### 1.14.2 Listed Buildings

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.

### 1.14.3 Locally Listed Buildings

Assuming that development does not exceed the site's existing building height and massing, there is **low risk** of impacting Locally Listed Buildings in the vicinity or wider area. Distance and visual separation between the site and remaining Locally Listed Buildings suggest there is a **low risk / no risk** of harm to their setting.

### 1.14.4 Registered Parks and Gardens

The Registered Park and Garden is separated from the site sufficiently that there is **low risk** for the development to affect its character.

### 1.14.5 Historic Environment Record

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

## 1.15 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 contemporary development within the site to the west of the railway may be appropriate. Site is not considered appropriate for tall landmark buildings. Ensuring that the prominence of Foster's Mill tower is maintained in views within and towards the site would help conserve its significance.

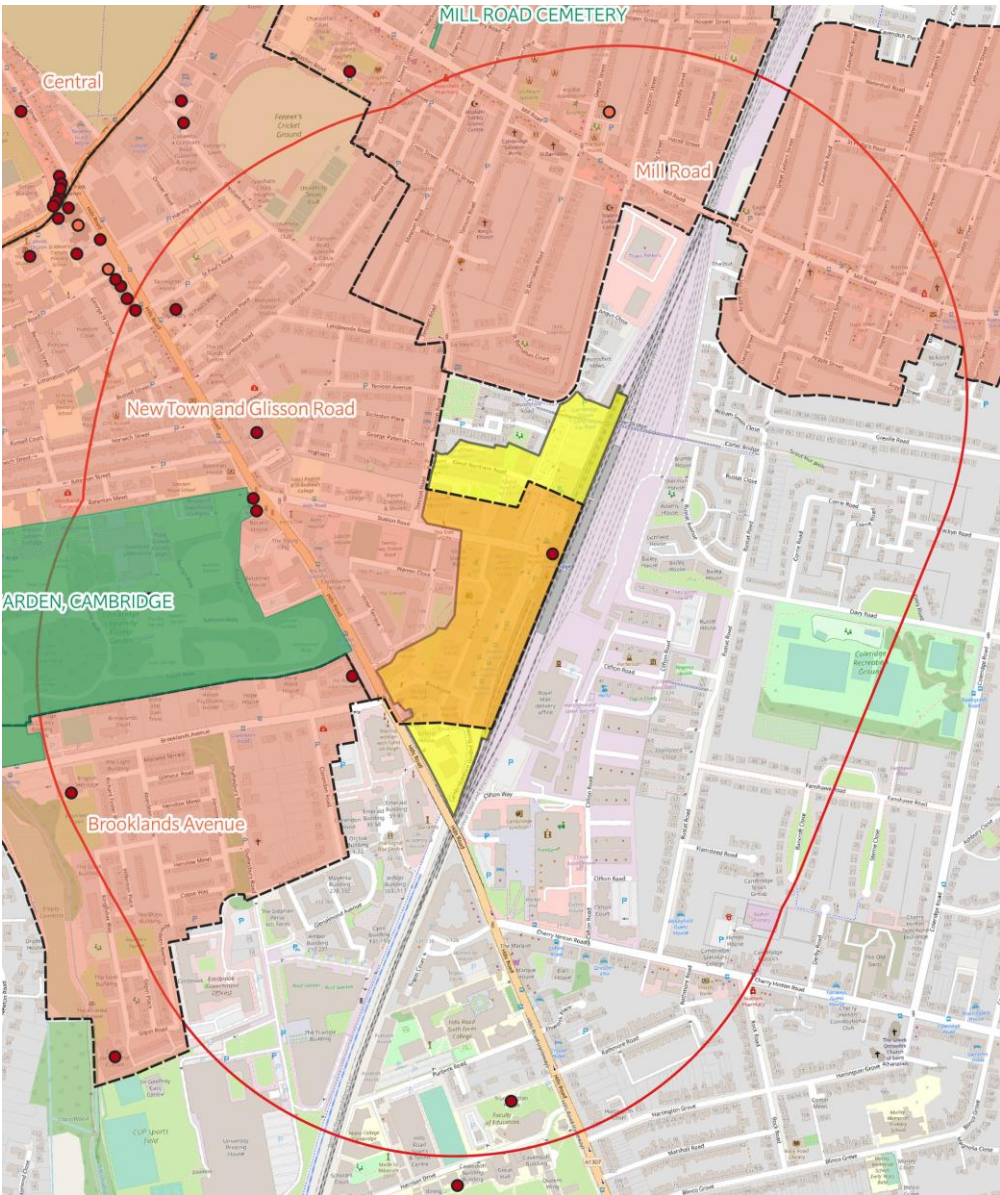
Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on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

### **1.16 Residual risk of harm**

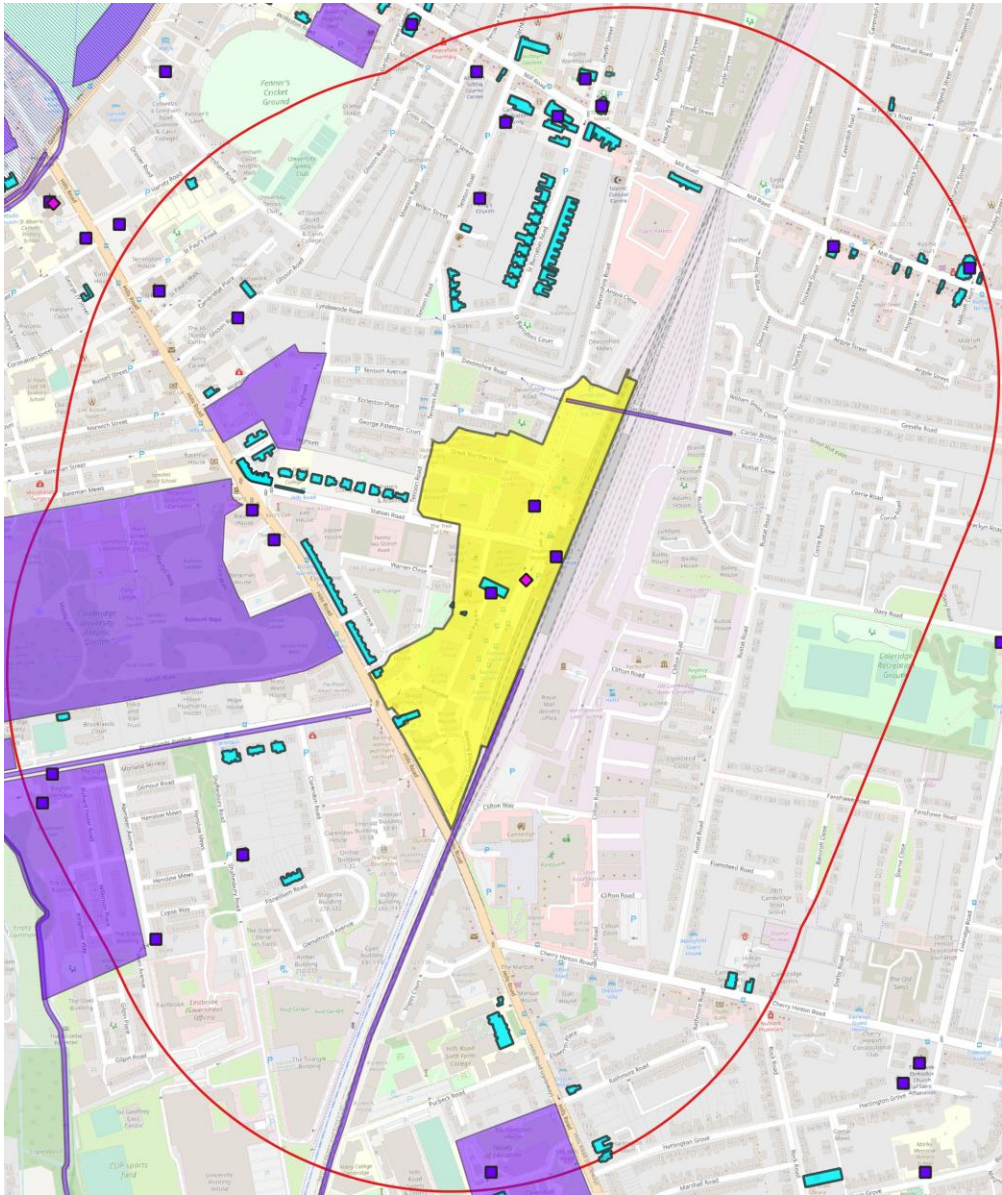
Following the application of suitable mitigation strategies, the risk of significant residual harm **low**.



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



## 2. The Moor, Moor Lane, Melbourn

JDI: 40215

Proposed Use: Housing (20 homes)

Mapping Reference: 40215

Allocation: Existing

Size (ha): 1.08

Figure: 51

### 2.1 Study Area:

A study area of 500 metres is considered appropriate given scale of site, proposed nature of development, and limited designated assets in area.

### 2.2 Site Description

Small greenfield site in outskirts of modern settlement. Some tree screening to north and east, with existing development to west and south, with further new development in progress to southeast.

### 2.3 HIA Summary

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.

### 2.4 Summary of Relevant Baseline and Value

#### 2.5 Characteristics of Cambridge

##### 2.5.1 Historic Cambridge

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

##### 2.5.2 Strategic Viewpoints

The site does not feature in any Viewpoints

##### 2.5.3 Historic Landmark Buildings

There are no landmark buildings within the study area.

##### 2.5.4 Connectivity

The site is 160 metres east of the A10, a modern south-western approach to Cambridge.

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

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

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

#### 2.7.1 Conservation Areas

Melbourn Conservation Area located 370 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. It is separated from the site by extensive built form and emerging new development.



### 2.7.3 Listed Buildings

Nine Grade II Listed Buildings between 190-480 metres southeast of the site in the village of Melbourn, with six of these Listed Buildings within the Melbourn Conservation Area. These are primarily historic properties, obscured from the site by intervening built form and treescape.

### 2.7.4 Historic Environment Record

HER features in the 500 metres study area include the Medieval Lordship Farm, medieval to post medieval field systems including boundaries and ridge and furrow, cropmarks indicating Iron Age/Roman activity. 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.

## 2.8 Key Issues

The potential 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.

## 2.9 Potential Impacts on Cambridge and its setting

### 2.10 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.

### 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 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 Conservation Areas

Development within the site has potential to impact the rural backdrop which can be glimpsed from within the Melbourn Conservation Area. Assuming development is sympathetic to the local prevailing building height and is of sympathetic design, there is **low risk** of impacting this Conservation Area.

#### 2.13.2 Listed Buildings

Grade II Listed Buildings are separated from the site with intervening built form/treescape. Assuming development is sympathetic to the local prevailing

building height and is of sympathetic design, there is **low risk** of impacting these assets.

#### 2.13.3 Historic Environment Record

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

### 2.14 Mitigation and opportunities for enhancement

Design based mitigation is required to ensure there are no impacts on the setting of the listed buildings and conservation area. 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 2 storeys may be appropriate. Strengthening of screening along the southern boundary may be appropriate, depending on layout, to ensure no glimpses of development from the conservation area. Site is not considered appropriate for tall landmark buildings.

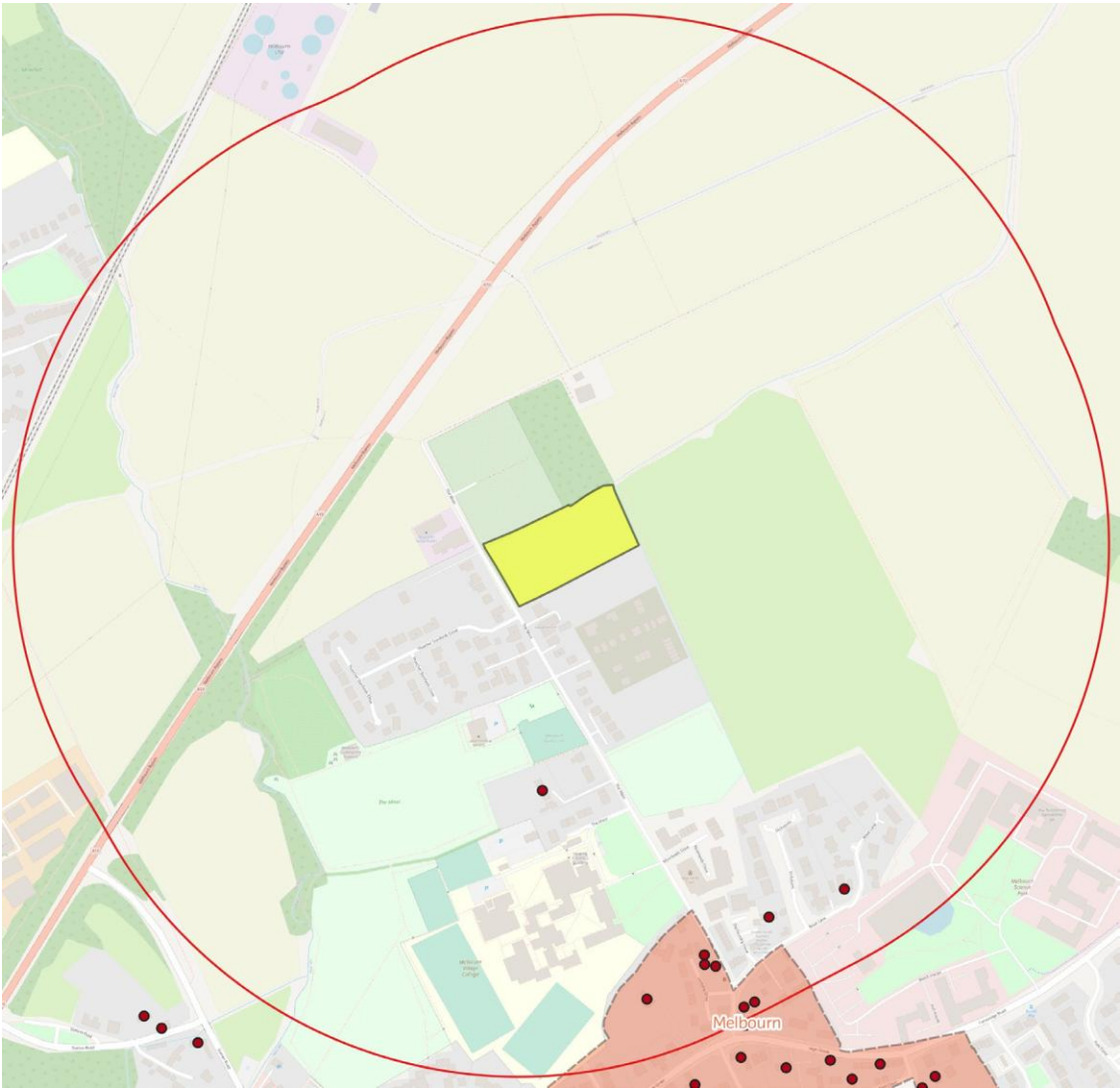
Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on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

### 2.15 Residual risk of harm

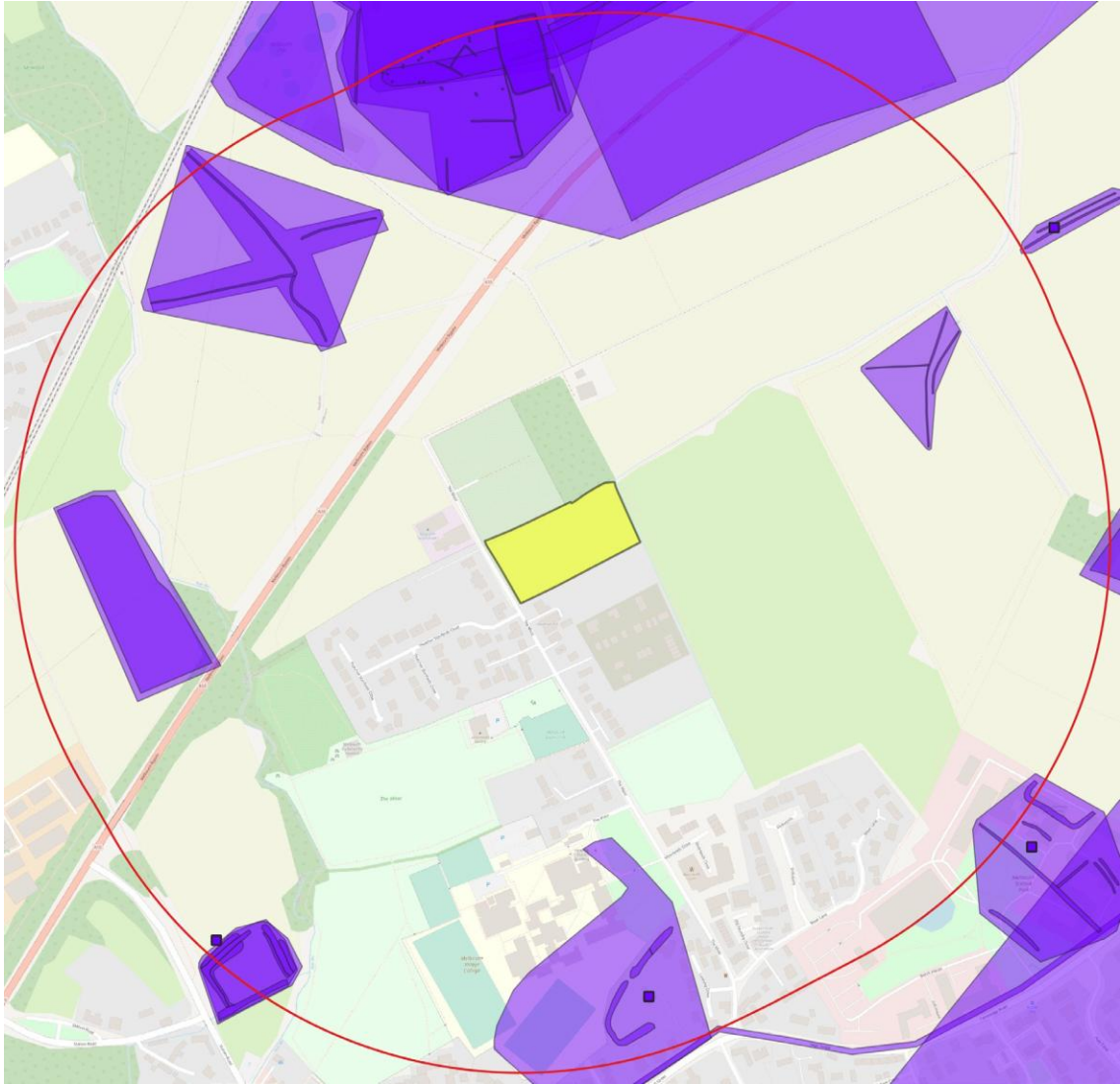
Following the application of suitable mitigation strategies, the risk of significant residual harm **low**.



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

### 3. Travis Perkins, Devonshire Road, Cambridge

JDI: 516115 / OS036

Proposed Use: Mixed Use (60 homes)

Mapping Reference: R9

Allocation: Existing

Size (ha): 1.23

Figure: 52

#### 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

Brownfield site in Cambridge, bounded by Mill Road to the north and Devonshire Road to the west. The railway which bounds the site to the east is largely at grade and therefore the railway overbridge at Mill Road becomes an elevated element to the north of the site. The railway separates the eastern portion of Mill Road Conservation Area from the site.

A planning application has been submitted which proposed redevelopment of the site with 3 new blocks of development with a mix of residential and commercial uses.

#### 3.3 HIA Summary

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.

#### 3.4 Summary of Relevant Baseline and Value

##### 3.5 Characteristics of Cambridge

###### 3.5.1 Historic Cambridge

The site occupies the backdrop of the Historic Core of Cambridge, defined by mainly by 2-4 storey 18<sup>th</sup>-20<sup>th</sup> century buildings with local University buildings reaching 5 storeys and residential and office buildings reaching 8 storeys. Site is a 2-storey building located c.700 metres to the east of the Core.

###### 3.5.2 Strategic Viewpoints

The Site is not a prominent feature in any strategic viewpoints

###### 3.5.3 Historic Landmark Buildings

One historic landmark building is present approximately 420 metres south of site, the 19<sup>th</sup> century 5-storey Foster's Mill with central tower reaching 8 storeys.

###### 3.5.4 Connectivity

The site is 60 metres south of Mill Road, a key route to the city Core.



The site is immediately adjacent to the railway and approximately 360 metres north of Cambridge railway station, the main station of the city.

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

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

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

#### **3.7.1 Conservation Areas**

The site is immediately surrounded by the Mill Road Conservation Area to the north and west of the site and to the east beyond the railway line. This Conservation Area is characterised by well-preserved 19<sup>th</sup> century suburbs of 1-4 storey buildings but also accommodates modern development of approximately 6 storeys to the north of Mill Road adjacent to the railway line.

The New Town and Glisson Road Conservation Area is located to the west of the Study Area, less than 235 m from site, also characterised by 19<sup>th</sup> century suburbs of 1-4 storey buildings

#### **3.7.2 Listed Buildings**

One Grade II\* Listed Building, The David Parr House, late 19<sup>th</sup> century 2-storey terraced house approximately 140 metres northwest of Site, separated visually by 2-3 storey buildings on Mill Road.

Eleven Grade II Listed Buildings, eight of these Listed Buildings are tombs or buildings located in Mill Road Cemetery Registered Park and Garden less than 350 metres northwest of the site. These are separated from the site by townscape spanning from Mill Road. The 19<sup>th</sup> century Cambridge Library Listed Building is approximately 65 metres north of the site, a 3-storey building separated from the site by Mill Road bridge and nos. 114-134 Mill Road, a series of 2-3 storey buildings. Remaining Listed Buildings include the Railway Station to the south and Hughes Hall to the northwest, both visually separated from the site by townscape.

#### **3.7.3 Locally Listed Buildings**

There are a number of Locally Listed Buildings in the 500 metres study area. There are twenty in close proximity to the site, located along Mill Road, St Barnabas Road and Tenison Road. These largely comprise 19<sup>th</sup> century terraced houses but also include 19<sup>th</sup> century St Barnabas Church 120 metres northwest of the site and a Salvation Army building 180 metres northwest of the site. Many of these Locally Listed Buildings and especially those further afield in the study area are visually separated from the site by the dense townscape.

#### **3.7.4 Registered Parks and Gardens**

One Grade II\* Registered Park and Garden, Mill Road Cemetery, a 19<sup>th</sup> century city cemetery 350 metres northwest of the Site and largely surrounded by 19<sup>th</sup> century terraced housing to the south, and east as well as larger scale 5 storey developments to the west. The Cemetery is obscured from view from the Site by 2-3 storey spanning from Mill Road and there is likely to be limited or no intervisibility between the Cemetery and the site.

### 3.7.5 Historic Environment Record

HER features include extant 19<sup>th</sup>-20<sup>th</sup> century buildings. These are 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.

## 3.8 Key Issues

The key issues for this site are the risk of impacting the character of the Mill Road Conservation Area, and the setting of the David Parr House Listed Building and Cambridge City Branch Library Listed Building.

## 3.9 Potential Impacts on Cambridge and its setting

### 3.10 Characteristics of Cambridge:

#### 3.10.1 Historic Cambridge

Site is located outside the Historic Core but does form part of the townscape backdrop to the Core. Unsympathetic / inappropriate development exceeding the prevailing building height may pose a **moderate risk** to the character of the Core.

#### 3.10.2 Strategic Viewpoints

Tall development on the site exceeding that already developed to the west of the railway lines 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

#### 3.10.3 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** of impact.

#### 3.10.4 Connectivity

Development will not affect the station and has potential, assuming good quality design, to improve the sense of arrival at Cambridge – **low to no risk** of impact

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

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

#### 3.12.1 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 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

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

#### 3.13.1 Conservation Areas

Mill Road Conservation Area includes buildings up to 4 storeys, although the majority are 2-3 storeys. Area around Eagle Street includes buildings up to 6 storeys. Site



occupies a gap between sections of the Conservation Area, and therefore tall development may intrude into the setting of the Conservation Area, but assuming that heights are maintained at or below the local prevailing heights of 2-4 storeys at the interface with Conservation Areas, with potential for taller development on the eastern and south-eastern parts of the site adjacent to the railway there is **low risk** of impact.

### 3.13.2 Listed Buildings

Distance and visual separation between the Site and the Listed Buildings suggest there is a low chance of harm to the setting of the Listed Buildings from development on the site if local prevailing heights are proposed at the interfaces with the Conservation Area and Listed Buildings e.g., 2-4 storeys and taller development e.g., 5 storeys is set back closer to the railway. Assuming this sympathetic development there is a **low risk** of impacting their setting.

### 3.12.3 Locally Listed Buildings

Tall development may intrude into the setting of the nearby Locally Listed Buildings on Mill Road, St Barnabas Road and Tenison Road. However, assuming that heights are maintained at or below the local prevailing heights of 2-4 storeys, with potential for taller development on the eastern and south-eastern parts of the site adjacent to the railway, there is **low risk** of impact.

### 3.12.4 Registered Parks and Gardens

The Registered Park and Garden is separated from the site sufficiently that there is **low risk / no risk** of development affecting its character

### 3.12.5 Historic Environment Record

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

## 3.13 Mitigation and opportunities for enhancement

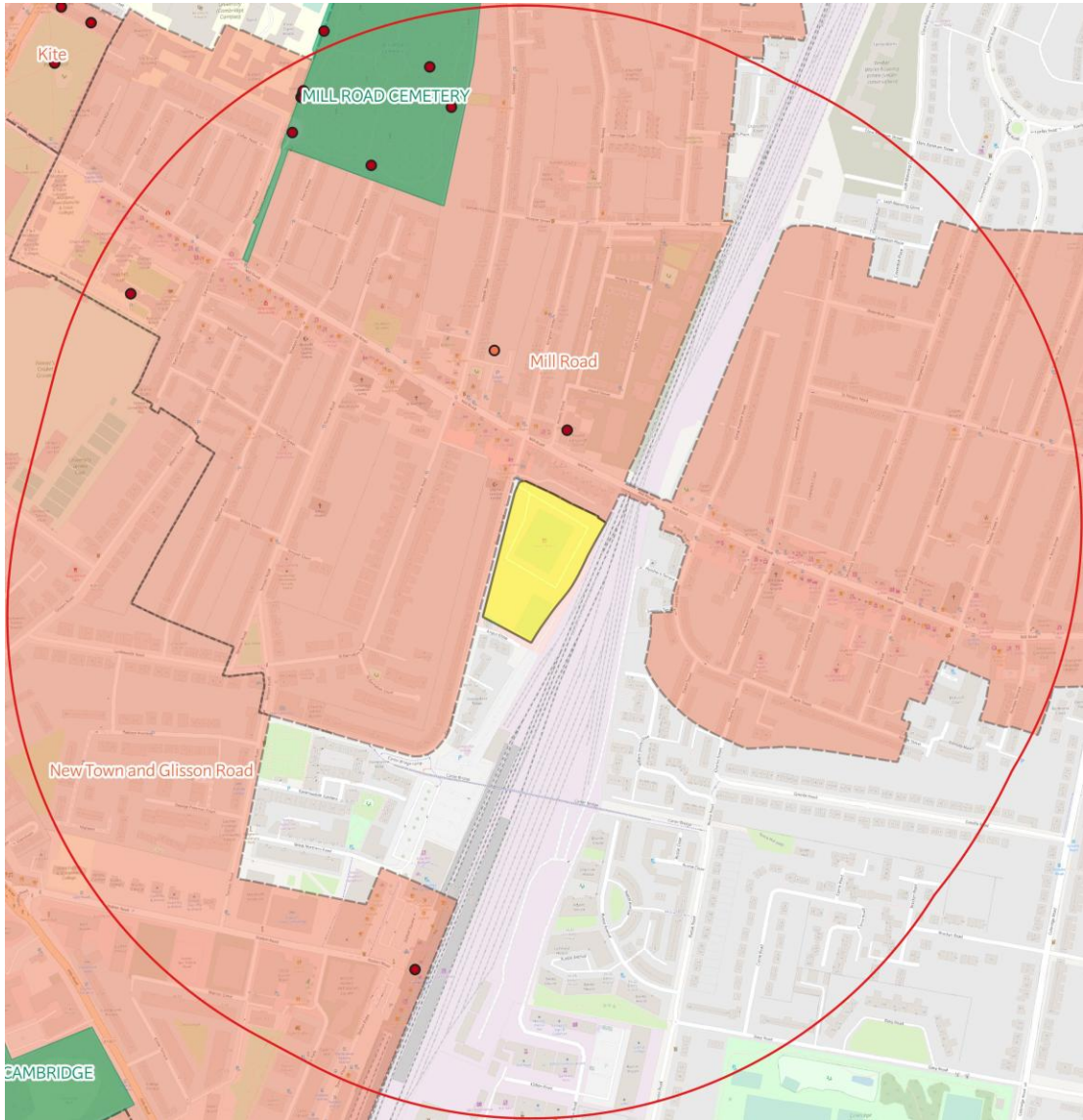
Design based mitigation is required to limit potential impacts on the local and wider skyline, townscape character and setting of listed buildings. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to, or less than, the local prevailing height of the 19<sup>th</sup> century Mill Road Conservation Area may be appropriate particularly along Mill Road and Devonshire Road. Site is not considered appropriate for tall landmark buildings. There are opportunities to improve the setting of the Conservation Areas due to redevelopment of a building which is currently a detracting element.

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.

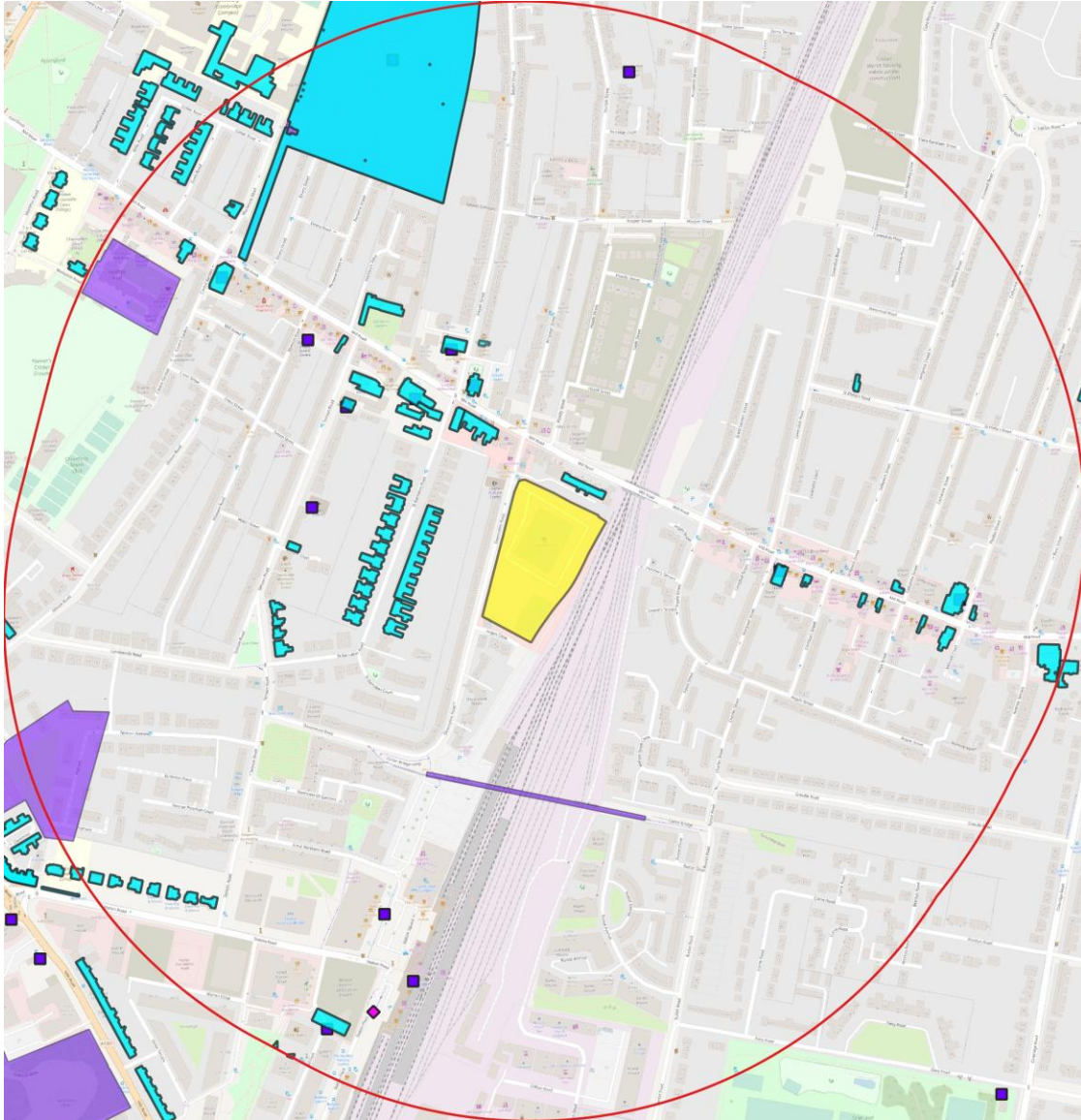
## 3.14 Residual risk of harm

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



## 4. West Cambridge

JDI: OS161

Proposed Use: Mixed Use

Mapping Reference: M13

Allocation: Existing

Size (ha): 66.9

Figure: 53 and 54

### 4.1 Study Area:

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

### 4.2 Site Description

Predominantly a Brownfield site occupied by a science park which includes a series of University of Cambridge departments. There are some undeveloped areas, currently open greenspace. Site is bounded on the west by the M11, on the north by Maddingley Road, on the south by agricultural fields, and by a residential area on the east.

The site has revised outline permission to significantly increase the available floorspace of the science park for academic, commercial/research, sui generis research, nursery, retail/food, and assembly and leisure purposes.

### 4.3 HIA Summary

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 20<sup>th</sup> 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. Opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may 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 the Historic Core of Cambridge.

##### 4.5.2 Strategic Viewpoints

The site is captured within Viewpoint 2 and Viewpoint 14. University buildings on the site are prominent features in this view which comprises glimpsed views of the city along Maddingley Road.

##### 4.5.3 Historic Landmark Buildings

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

#### 4.5.4 Connectivity

The site abuts the A1303, this route is a key historic route into the city. To the west of the M11 this road retains a rural and historic character on its approach to the city. However, this has been truncated by the M11 and new development to the east.

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

#### 4.6.1 Conservation Areas

The east boundary of the site covers the West Cambridge Conservation Area, 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. Views within this Conservation Area from Wilberforce road to Emmanuel College Sports Ground to the east of the site are important local impact views.

#### 4.6.2 Listed Buildings

One Grade II\* Listed Building is present in the west of the site, the 1985 Schlumberger Gould Research Centre. This is a prominent building of modern innovative design flanked by greenspace immediately to the east and west.

#### 4.6.3 Historic Environment Record

HER features the remains of Trinity Conduit, and a 18<sup>th</sup>-19<sup>th</sup> century toll road.

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

#### 4.7.1 Conservation Areas

Conduit Head Road, to the north of the site, characterised by high quality progressive 20<sup>th</sup> century architecture comprising mostly detached houses set back from the road. There is no visual separation from the site.

Storey's Way Conservation Area, characterised by early 20<sup>th</sup> century large, detached houses, colleges and their grounds, and the parish burial ground. Conservation Area is separated from site by the West Cambridge Conservation Area.

#### 4.7.2 Listed Buildings

Three Grade II\* Listed Buildings, 20<sup>th</sup> century residential buildings separated from site by Madingley Road and townscape on Conduit Head Road.

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

#### 4.7.3 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

#### 4.7.4 Historic Environment Record

HER features include medieval ridge and furrow, 19<sup>th</sup>-20<sup>th</sup> century buildings. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

#### 4.7.5 Locally Listed Buildings

Sixteen Locally Listed Buildings are present within the study area, focussed in the east and north. These comprise 19<sup>th</sup> century buildings separated from the site by considerable townscape.

### 4.8 Key Issues

The key issues for this site are the risk of impacting the Listed Building on site, the adjacent Conservation Areas, and the Listed Buildings with intervisibility with the site.

### 4.9 Potential Impacts on Cambridge and its setting

#### 4.10 Characteristics of Cambridge:

##### 4.10.1 Strategic Viewpoints

Tall development exceeding the current buildings on the site would diminish views of the city from Viewpoint 2 and Viewpoint 14. Development that is of a mass or height that is atypical to the surrounding residential areas may present a **moderate risk** of impact on views to the city.

##### 4.10.2 Connectivity

The current structures on site have diminished the historic character of the approach to the city, thus further development on site poses **low risk / no risk** to the character of this approach

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

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

##### 4.12.1 Conservation Areas

The site directly abuts the Conservation Area and therefore development may affect its character. Assuming that heights are maintained at or below the local prevailing building height to avoid overtopping surrounding buildings and are of a sympathetic design there is a **low risk**.

##### 4.12.2 Listed Buildings

Development on the green spaces to the east and west of the Listed Building may negatively affect the setting of the Listed Building and diminish the ability to appreciate the innovative architecture. Elsewhere, assuming that heights are maintained at or below the prevailing building height of the rest of the research park there is a **low risk** of impact.

##### 4.12.3 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.



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

### 4.13.1 Conservation Areas

Tall development may intrude into the setting of the Conservation Area, but assuming that heights are maintained at or below local prevailing building heights there is a **low risk**.

### 4.13.2 Listed Buildings

Due to the high level of intervisibility between select Listed Buildings and 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**.

### 4.13.3 Registered Parks and Gardens

The site is sufficiently far removed from the Registered Park and Garden such that development is unlikely to affect its character, therefore posing **low risk / no risk**.

### 4.13.4 Historic Environment Record

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

### 4.13.5 Locally Listed Buildings

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

## 4.14 Mitigation and opportunities for enhancement

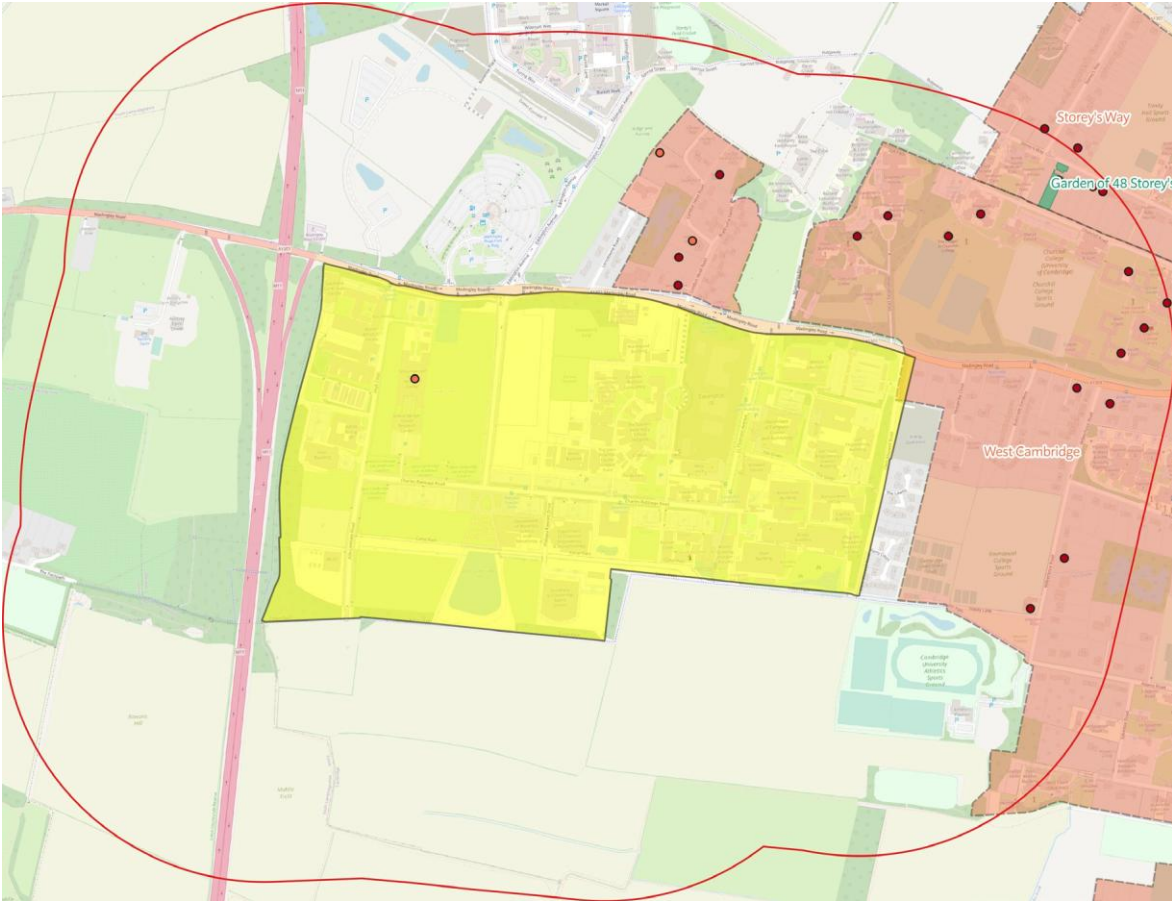
Design based mitigation is required to manage potential impacts on Viewpoint 2 and 14 and the setting of listed buildings. This should include measures to manage building heights and mass. While new development could exceed the 1-2 storey buildings on the site, it should not significantly exceed that height and become overly prominent in Viewpoint 2 or intrude into the setting of Listed Buildings by diminishing the ability to appreciate the significance of the Schlumberger Gould Research Centre in particular. Retention of the open green spaced to the east and west of the Schlumberger Gould Research Centre is considered necessary to preserve its setting. Massing and design of development across the site should also be considered to minimise impacts on the Schlumberger Gould Research Centre and its setting. Site is not considered appropriate for very tall landmark buildings, and overall maximum building height should not exceed 3-4 storeys.

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.

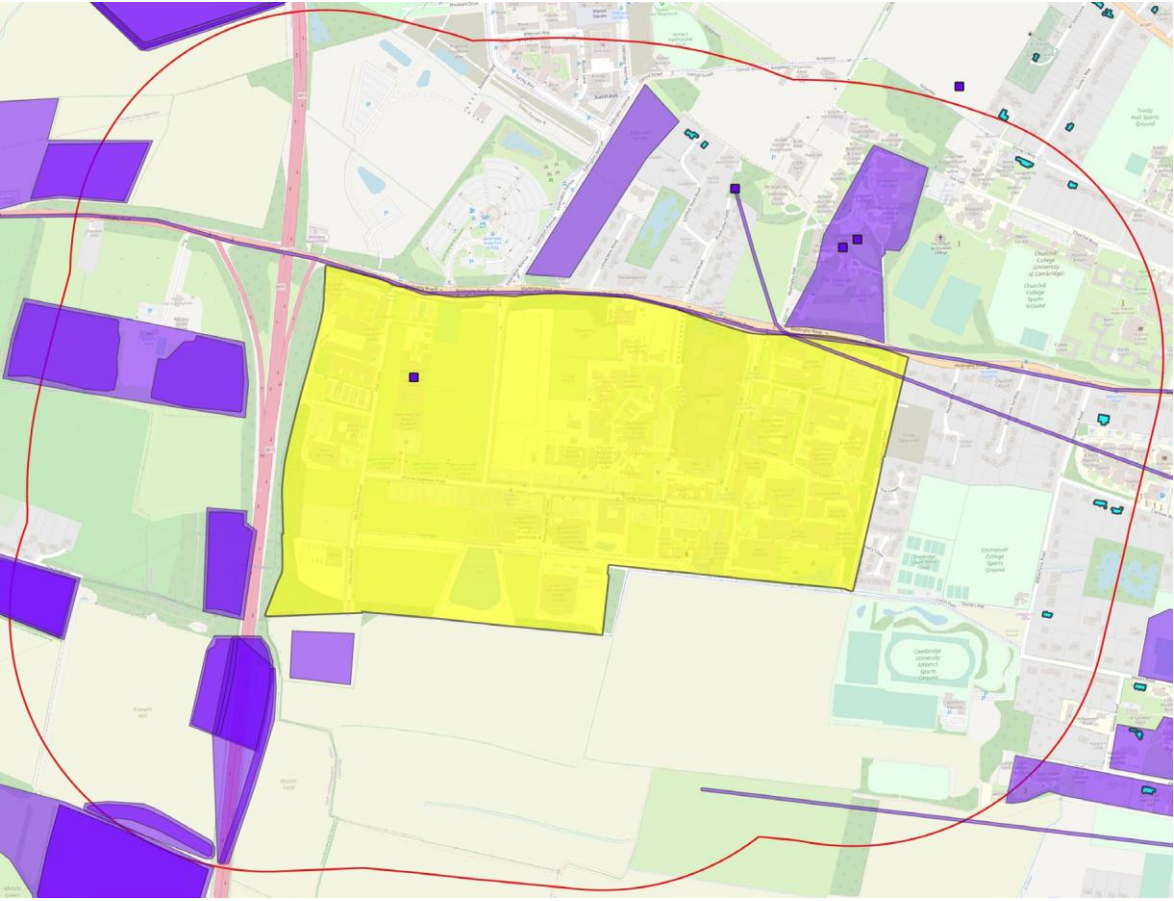
## 4.15 Residual risk of harm

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

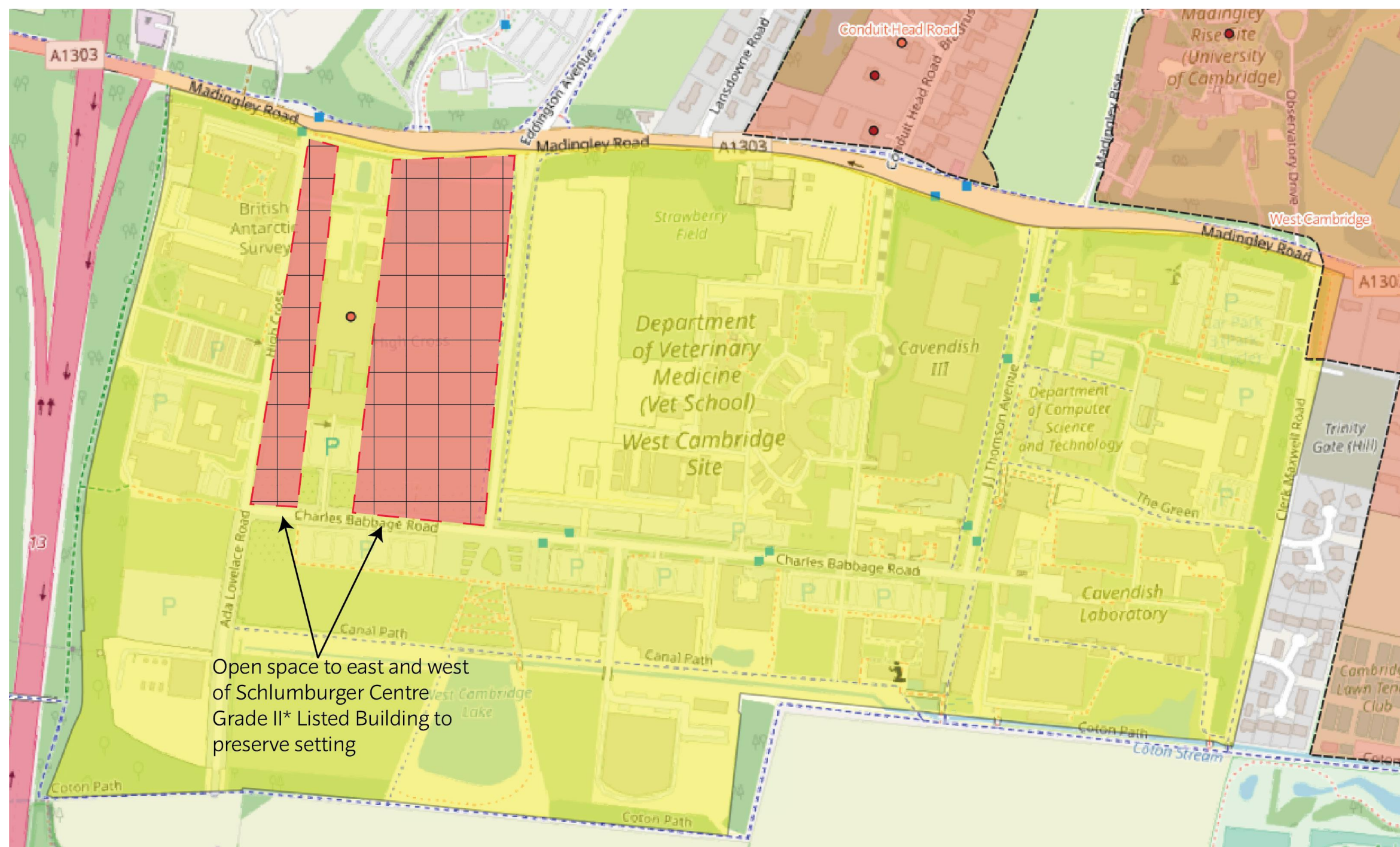
**Designated Heritage Assets**

- 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



## 5. Willowcroft, 137-143 Histon Road, Cambridge

JDI: 40385a

Proposed Use: Housing (110 homes)

Mapping Reference: 40385a

Allocation: Existing

Size (ha): 1.36

Figure: 55

### 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

Brownfield site consisting of an industrial estate off Histon Road, currently occupied by a series of warehouses hosting a number of businesses. Site is highly visible from Histon Road.

### 5.3 HIA Summary

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.

### 5.4 Summary of Relevant Baseline and Value

#### 5.5 Characteristics of Cambridge

##### 5.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

##### 5.5.2 Strategic Viewpoints

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

##### 5.5.3 Historic Landmark Buildings

St Luke's Church is in the southeast of the study area. This is a Victorian church with a spire reaching 42.5 metres.

##### 5.5.4 Connectivity

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

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

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

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

##### 5.7.1 Conservation Areas

The site abuts the Castle and Victoria Road Conservation Area. The Conservation Area comprises the Roman Settlement and Norman Castle surrounded by 19<sup>th</sup> century terraced streets with some modern development. Building heights broadly

range from 2-4 storeys, with some tall structures including churches and Castle Mound.

Storey's Way Conservation Area is located in the southwest of the study area more than 300 metres from site and is characterised by fine detached family houses with large gardens and mature treescape. This Conservation Area is separated by townscape spanning from Huntingdon Road.

West Cambridge Conservation Area is located in the southwest of the study area more than 300 metres from site and is characterised by 19<sup>th</sup>-20<sup>th</sup> century development, historic colleges, and greenspaces with strong spatial cohesion. This Conservation Area is separated by townscape spanning from Huntingdon Road.

#### 5.7.2 Listed Buildings

Two Grade II\* Listed Buildings, 1960s Murray Edwards College and kerbstones to pool in college courtyard. These Listed Buildings are separated from site by considerable townscape spanning from Huntingdon Road.

Four Grade II Listed Buildings, including a building and railings associated with Histon Road Cemetery, these Listed Buildings are visible from the edge of the site on Histon Road. Further Listed Buildings include an early 19<sup>th</sup> century smockmill and building

#### 5.7.3 Scheduled Monuments

One Scheduled Monument is present within the study area, 17<sup>th</sup> century earthworks associated with Civil War defences. This is present in the far south eastern periphery of the study area, and is separated from the site by considerable townscape.

#### 5.7.4 Registered Parks and Gardens

One Grade II\* Registered Park and Garden, the mid-19<sup>th</sup> century Histon Road Cemetery, a public cemetery designed by JC Loudon.

#### 5.7.5 Historic Environment Record

HER features include a 19<sup>th</sup> century building and church. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

#### 5.7.6 Locally Listed Buildings

Twenty two Locally Listed Buildings are present within the study area, focussed in the southwest along Huntingdon Road. These comprise mainly 2-4 storey 19<sup>th</sup> century buildings. All Locally Listed Buildings are separated from site by considerable townscape.

### 5.8 Key Issues

The key issues for this site are the risk of impacting the Castle and Victoria Road Conservation Area and the Listed Buildings on Histon Road.

## 5.9 Potential Impacts on Cambridge and its setting

### 5.10 Characteristics of Cambridge:

#### 5.10.1 Historic Landmark Buildings

Tall development may impact the setting of the Historic Landmark Building, however, assuming development is sympathetic to the local prevailing building height and is of sympathetic design, there is **low risk** of impact.

### 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 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.

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

##### 5.13.1 Conservation Areas

Tall development may intrude into the setting of the Conservation Areas, but assuming that heights are maintained at or below local prevailing building heights there is a **low risk**.

##### 5.13.2 Listed Buildings

Tall development may intrude into the setting of the Listed Buildings, particularly those at Histon Road cemetery, but assuming that heights are maintained at or below local prevailing building heights there is a **low risk**.

##### 5.13.3 Scheduled Monuments

There is **no risk / low risk** of impacting the Scheduled Monument due to the large separation between the asset and the site.

##### 5.13.4 Registered Parks and Gardens

The site is separated from the Registered Park and Garden by Histon Road and minimal townscape. Tall development that would intrude upon views from the cemetery would impact its character, but assuming that heights are maintained at or below local prevailing building heights there is a **low risk**.

##### 5.13.5 Historic Environment Record

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

##### 5.13.6 Locally Listed Buildings

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



## 5.17 Mitigation and opportunities for enhancement

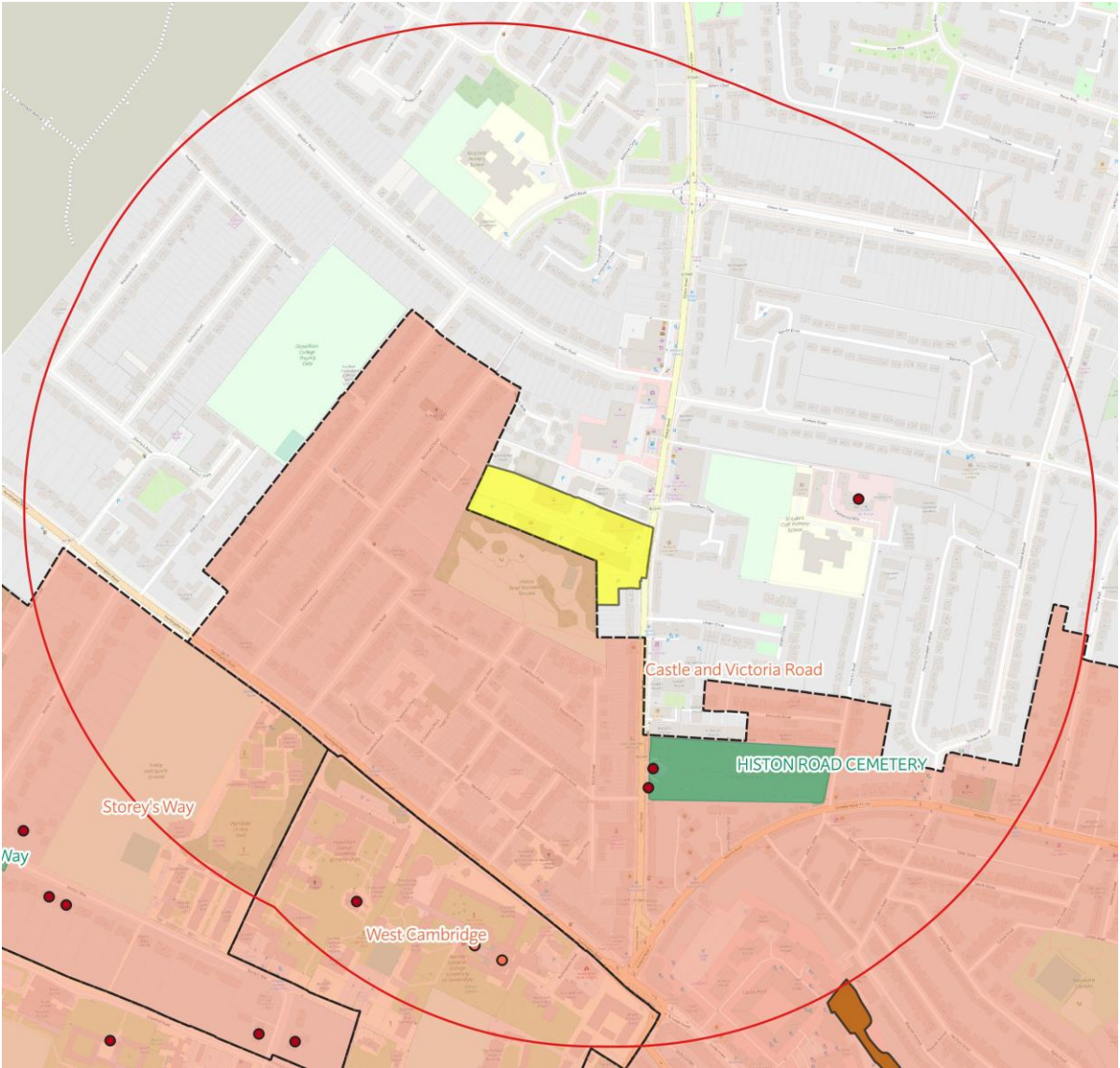
Design based mitigation is required to limit potential impacts on the local and wider skyline, townscape character and setting of listed buildings. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to the local prevailing building height 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.

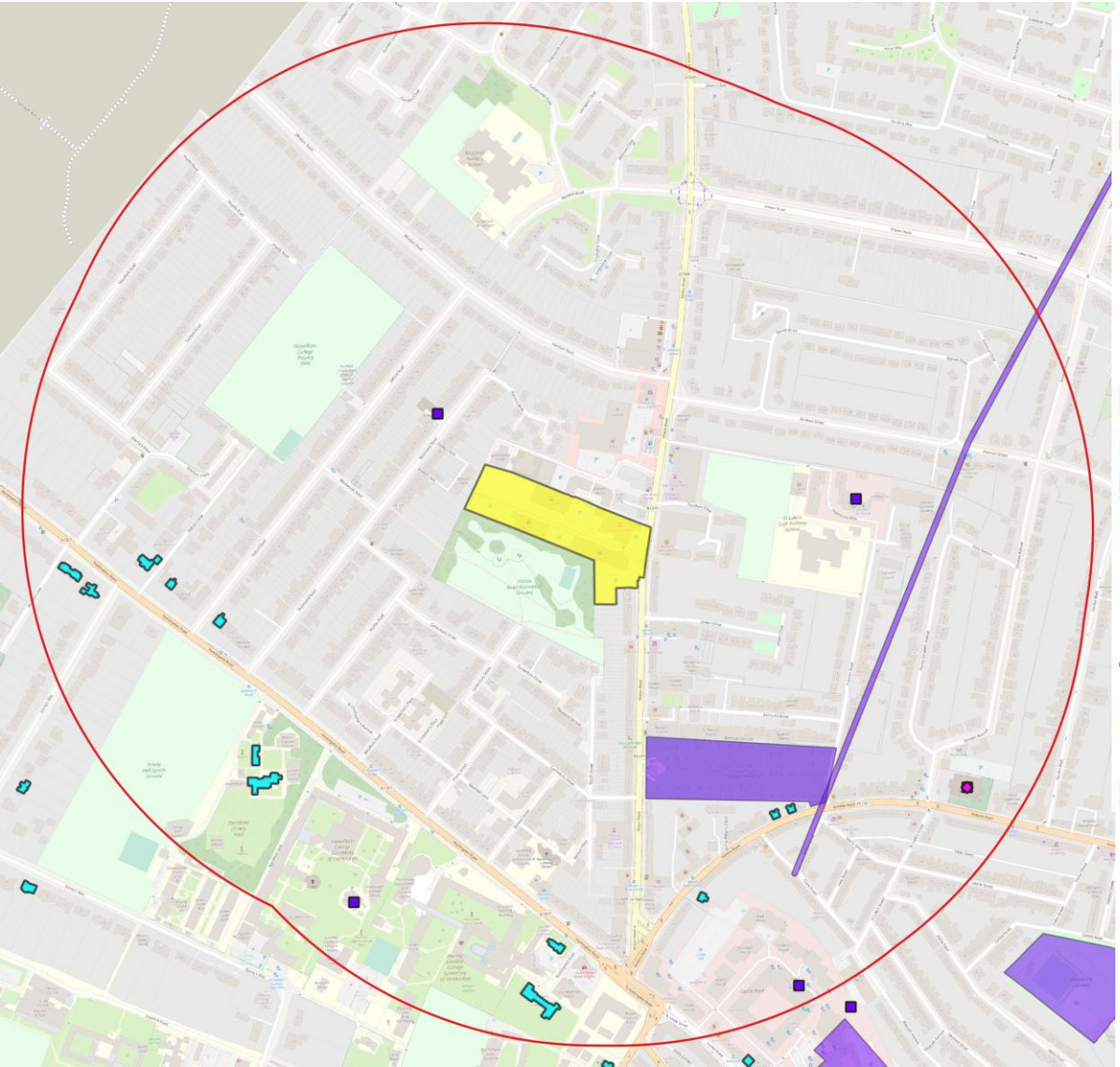
## 5.18 Residual risk of harm

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
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- Locally Listed Building



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