



CONTRIBUTORS:

Members of the Working Group –
Joyce Baird, George Brewster (Convenor),
Joel Cliff, Michael Cook (photographer),
Tony Dathan, Lisa French, Oliver Gaggs,
Liz Gard, Harriet Gillett, Jean Glasberg,
Robin Hawkins, Desmond Hirsch, Harry King,
Oliver Rackham, Gabriele Reifenberg,
Gill Richardson (Cambridge City Councillor),
Annette Spires and Phil Tratham,
Evelyn Lord, Richard Powys.

Jon Burgess and the staff of the
Environmental Design and Conservation
Team, Cambridge City Council Planning
Department.

The Working Party acknowledges the
interest and support of the City Councillors
for Newnham Ward, particularly
Gill Richardson who actively participated in the
street analyses, and of County Councillor
Elsa Meyland-Smith.

CONTENTS

1.0 Introduction

1.1 What are Conservation Areas?

1.2 Aims and Objectives

2.0 A Brief History of Newnham Croft

2.1 Newnham Croft Today

3.0 The Landscape

3.1 The River

3.2 Lammas Land

3.3 Paradise Nature Reserve and car park

3.4 Grantchester Meadows

3.5 The Driftway

4.0 Street by Street Analysis

4.1 Barton Road

4.2 Newnham Road and Fen Causeway

4.3 The Cenacle and West View

4.4 Derby Street

4.5 Hardwick Street

4.6 Merton Street

4.7 Newnham Croft Street

4.8 Grantchester Street

4.9 Lammas Field

5.0 Chedworth Street

5.1 Owlstone Road

5.2 Eltisley Avenue

5.3 Grantchester Meadows

5.4 Marlowe Road

5.5 Millington Lane

5.6 South Green Road

6.0 Policies and Proposals

Appendices

A Cambridge Local Plan Policies

B Summary of Effects of Conservation Area Designation

C Buildings of Local Interest

1.0 INTRODUCTION

1.01 In 1997, the residents of Newnham Croft held a public meeting to gauge support for the area being designated a Conservation Area. The meeting showed almost unanimous support for such an idea. The workload implications for the City Council however meant that new designations were 'on-hold' to allow the production of character appraisals of the existing conservation areas to take place. The residents therefore voted to carry out much of the appraisal work themselves to allow consideration of the area ahead of schedule.

1.02 Under the direction of the City Conservation Team, the residents formed a working group and produced a draft appraisal of the area assessing its character to support the designation of a Newnham Croft Conservation Area.

1.03 This draft report was taken to the Council's Environment Committee on 8 June 1998, and they resolved to designate the area a Conservation Area forthwith.

1.04 This report follows the format of previous appraisals produced by the City Council's Conservation Team. However, the close involvement of local residents should ensure that policies are aimed at issues which are important to local people.

1.05 It is hoped that this work will be a role model for the designation of future Conservation Areas in the city.

1.1 WHAT ARE CONSERVATION AREAS?

1.11 Designation as a Conservation Area is recognition of the architectural quality and historic interest of the area. Once designated, the Council has a duty to 'preserve or enhance' the special character of the area.

1.12 The principal implications of Conservation Area designation for the householder are attached to the end of this report, as are relevant national and local plan policies.

1.2 AIMS AND OBJECTIVES

- to designate Newnham Croft a conservation area and produce a clear, meaningful and defensible boundary in planning terms.
- to provide a framework which guides future development in the area.
- to identify features which give the area its special character and identify features which should be improved.
- to ensure that positive features are protected whilst targeting resources at those aspects in need of improvement.
- to raise public awareness and interest in the area.
- to raise the awareness of other public agencies about the area's special character.

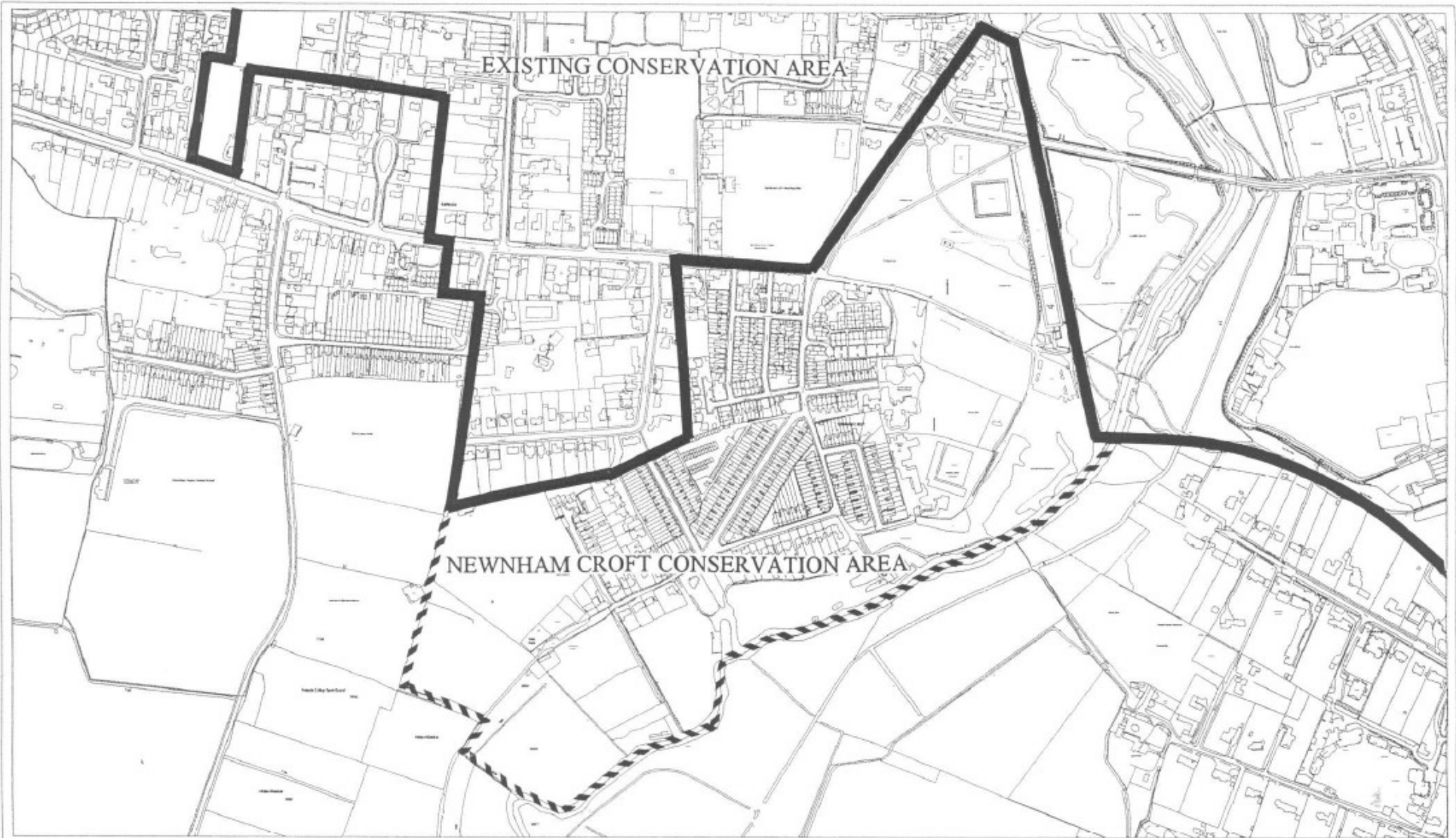
2.0 A BRIEF HISTORY OF NEWNHAM CROFT

2.01 The origins of Newnham Croft can be traced to the middle ages when a 'croft' was an area of private land not within the open field system. Newnham Crofts were partly in Grantchester and partly in Cambridge.

2.02 The Crofts appear on maps of the 1660s produced by George Skinner for King's and Corpus Christi Colleges when access to the river followed the present line of Grantchester Street and to a roadway along the line of the current Grantchester Meadows footpath. A further map for King's College, by A. Watford in 1795, showed how little had changed in a century-and-a-half since Skinner's map.

2.03 By the beginning of the nineteenth century, the area began to develop with a market garden where Owlstone Croft stands and a gravel pit in the area of Eltisley Avenue which appears as a diagonal footpath to the river in Baker's map of 1830. A house called 'Paradise Garden', buildings on Barton Road and a large villa called 'Croft Lodge' are also marked.

2.04 The development of the Derby Street area began in the 1850s and was complete by 1886 when the Red Bull and large houses such as 'The Grove', 'Paradise House', 'Maitland House' and 'Owlstone Croft' (which replaced 'Paradise Garden') appear on the Ordnance Survey Sheet. Much of the rest of the area was farmland or orchard.



EXISTING CONSERVATION AREA

NEWNHAM CROFT CONSERVATION AREA



NEWNHAM CROFT CONSERVATION AREA

Reproduced from the 1997 Ordnance Survey large scale mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (Copyright Licence No. LA 077372)

Date: 20th August 1998
 Drawn by: Lisa Cullis
 Section / Department: EDC, Planning
 Scale: 1:6500





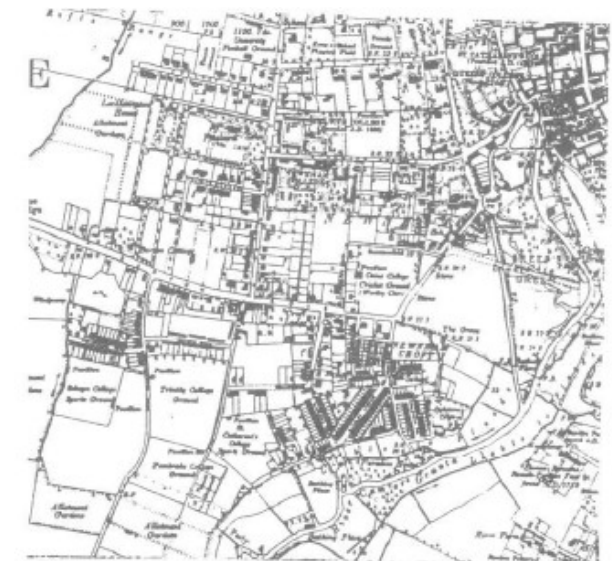
Baker's map of 1830



Ordnance Survey 1904

2.05 Shortly after the turn of the century, Grantchester Street, Owlstone Road, Eltisley Avenue and the church (in 1901) were erected. In the next decade, Marlowe Road and the original Newnham Croft school were built. Grantchester Meadows was completed in the 1930s and the rest of the century has seen infilling and the redevelopment of the school and large villa sites.

2.06 Although most of Newnham Croft's buildings date from the last 150 years, evidence of ancient tracks survive in the road patterns and fence lines follow early field boundaries. Ancient hedge lines can still be traced and slight variations in the ground level in some gardens betray the original site of the gravel pits.



Ordnance Survey 1927

2.1 NEWNHAM CROFT TODAY

2.11 Newnham Croft is today a suburb of Cambridge. Although most of its people work in Cambridge, it has the nature of a separate village, with its own shops, church, school and inns.

2.12 The 'modern' Newnham Croft was mostly developed to provide homes for artisans, college servants and tradespeople among others. Since the Second World War the character of the area has changed, with the houses being bought by professional people and academics or adapted as student accommodation. There remains a core of local people, however, who remember the area's earlier history.

2.13 The peculiar quality of Newnham Croft lies in the close juxtaposition of the urban and the rural. Excellent shops lie one street away from snipe meadows, kingfishers and almost impenetrable woods. Most of the buildings are seen against a background of big trees, many of which are left over from vanished orchards or the gardens of big houses, whilst others have sprung up on abandoned meadows and at the bottoms of gardens.

2.14 Newnham residents are cautious of major changes to their environment; they care about the quality and scale of development, their predominantly Victorian and Edwardian architecture and their trees, open space and relative quiet. They spontaneously unite (and not infrequently combust) on issues such as the demolition of the former Newnham Croft school or the threat of a fish and chip shop being introduced into a predominantly residential area. The views expressed in this report are largely those of local residents who together have sought to express why they feel that this is a special area worthy of protection and conservation.

3.0 THE LANDSCAPE

3.01 Newnham Croft is characterised by its open spaces as much as its buildings. More than half the proposed conservation area is open space, which surrounds the built-up area except on the west. A key feature is the flood-plain of the River Cam which last flooded in 1988. The open spaces are diverse, ranging from the very formal (Lammas Land, with its shrubberies, bowling-green and mown grass) to meadows long disused and left to turn into woodland. On the south they merge into the grazed pastures and plough land towards Grantchester.

3.1 The River

3.11 The river past Newnham is somewhat neglected, which is no bad thing: rotting oak piles, overhanging willows, and the occasional bank collapse do no harm and are a pleasant contrast to more formal and zealously managed areas of open space.

3.12 The programme of repollarding willows is admirable and should be continued; this should include starting new pollards.

3.2 Lammas Land

3.21 Lammas Land was formed from fields which were levelled and turned into a park in 1925. It is a well-used recreation area with randomly placed trees and is perhaps somewhat over-maintained. The former toilets have been imaginatively reused as a cycle workshop.



3.22 The paddling pool is a wonderful example of old-style council provision. Its huge area provides a constant source of pleasure to children over more than the hot summer months since it also doubles as an excellent miniature boating lake. The nearby public conveniences now have a 'fortress-like' appearance in the face of vandalism. A kiosk opens in summer to cater for the large numbers of visitors who are attracted by the facilities.

3.23 There are visual reminders that the mill race was previously used as a bathing place for children - boys where the foot/cycle bridge crosses it, and girls on the opposite bank to the car park. The high fences which shielded the girls and women (who swam in the main river) have long since gone. The men's swimming facility on both sides of the main river (also previously fenced) has now been reduced and converted to a learner pool and canoe club building.

3.3 Paradise nature reserve and car park

3.31 The car park is an incongruous use of a public open space which arose by accident. It was intended for people using the paddling pool and bathing places, but it proved impossible to restrict it to that use, and it has gradually developed into a general-purpose car park. The car park's use by the public at large is

discouraged by not providing signs to it and by having a barrier to restrict its availability to times after the commuter invasion each morning.

3.32 The car park is ill-maintained, the 'recycling centre' attracts litter, and the passage of cars adds to the traffic dangers of the hazardous Barton Road corner.



3.33 Paradise nature reserve is a meadow which has been allowed to turn into woodland, with huge willows and towering alders. In its informal, unkempt state this area is very attractive to walkers and anglers. It still has some open areas with fen plants such as *Stachys palustris*, and an important collection of different species of willow. It should be maintained and not allowed to get further overgrown: Cambridgeshire Wildlife Trust has this in hand. New pollard trees should be started along the river bank to replace those that have fallen into the river. The muddy paths (the nearest rough ground to the middle of Cambridge) should not be levelled or hardened but broadwalks would be useful in places to prevent erosion.

3.34 The disused field east of 'The Grove' house is turning into an elmwood with suckers from the elms which used to fringe the lane past Lammas Land. This should be welcomed.

3.4 Grantchester Meadows

3.41 The 'lamp post fields' (or 'electric light field') are derelict meadows which have not been mown for many years, but unlike the Paradise area, they have not turned into woodland. They have recently passed into the hands of Cambridgeshire Wildlife Trust and one of them now has cattle for the first time for many years. The lamp posts are historic curiosities and should be retained.

3.5 The Driftway

3.51 The Driftway (or Drift) runs eastwards from the Barton Road / Newnham Road junction. Its north side borders Lammas Land. On the south, nearest Newnham Road, there are Lammas Field Pavilion (the offices of Granta Housing Association) and 'The Grove', one of the most distinctive and oldest houses in Newnham Croft.

3.52 The Paradise car park marks the end of the Driftway, separated from 'The Grove' by a disused meadow.

4.0 STREET BY STREET ANALYSIS

4.01 The historical development of the area is an important contributor to the present character and sense or place of Newnham Croft. It manifests itself not just in the character of individual buildings, but in the way they are laid out, the mix of building types, and in the landscaping and trees.

4.02 The following section will look at the character of each street individually. It will assess not just their historic interest, but also the impact which modern buildings, uses and development in the street have had.

4.03 The survey looks at the good (which should be protected), and the not-so-good (with scope for improvement). The policies in Section 6 of this report will then set out how this protection and improvement might be achieved.

4.1 Barton Road

4.11 Part of the northern boundary of the proposed conservation area is marked by a short section of Barton Road. The road on its south side takes in Maitland House, a 1930s block of flats which also flanks Grantchester Street and Derby Street, Cherwell Court at the end of Derby Street (another development of flats), and the St John's Ambulance building which fronts Newnham Croft Street and adjoins Hardwick Street. Finally there are the Red Bull public house and St Mark's Church, where the conservation area boundary makes a right-angled turn southwards along the ends of the rear gardens of houses in Millington Road.

4.12 The Red Bull is a pleasant hostelry with the building dating from c.1840. St Mark's Church next to it was built at the turn of the century to replace a wooden structure that had been on the site since 1870. The church makes an important contribution to the community life of its parish and the St Mark's Community Centre's classes, clubs and other activities are well attended by Newnham Croft residents as well as people living some way from the area.

4.2 Newnham Road and Fen Causeway



4.21 From the roundabout at its junction with Fen Causeway, Newnham Road curves round to the Granta public house, past the mill pond and then straightens out to the Queens' Road junction. The portion of the road nearest to the roundabout is very narrow before the road widens out after the Granta. Fen Causeway, formerly Coe Fen Lane, was constructed as a road across the fen, linking Newnham village with Trumpington, in the late 1920s after fierce local opposition.

4.22 Causewayside is a complex of 42 1930s flats on Fen Causeway. There are two blocks; one fronts onto Fen Causeway, the other onto the mill stream and Sheep's Green. To the rear are mews, now turned into garages and storage space with living accommodation above.



4.23 The frontage onto Fen Causeway is brick built with uneven three-storey bays picked out in white. The flat roofs are hidden by a false mansard in pantiles. Each set of flats is entered by a porch in art-deco 'cinema' style in white with red ochre coloured double front doors. The frontage onto the mill stream is also red brick with bays picked out in white paint. The art-deco porches to this block are situated at the rear of the blocks, fronting onto the courtyard.



4.24 The mews block is faced with pebbles set in a shelly mortar and with red brick quoins.



4.25 On the east side of Newnham Road nos. 45-51 Newnham Road (excluding no.53 which is a modern building lying behind) comprise a single unit with a frontage onto Newnham Road. They have three storeys and are built of purple brick with red brick detailing. The attic floor has arched and pedimented dormer windows. All have retained the glazing bars except no.51, which spoils the symmetry of the terrace. The shop fronts have fine curved windows with fluted pilasters to either side and recessed front doors beside the shop windows. Each is painted to match the colour of the shop front. No.49 has an arched door with a stained glass window.

4.26 Nos. 39-43 are a brick two-storey block, with a first floor across the entrance to Gwen Raverat House. The windows have glazing bars, and the whole is built of Cambridge brick with the windows picked out in red brick and purple and red brick quoins.

4.27 The Oriental Stores is a one-storey building attached to no. 39 and the Sala Thong Thai restaurant. It is built of machine made brick with two large shop windows and an entrance reached by a shallow flight of concrete steps. This building differs in style from the rest of the terrace. Next to the Oriental Stores is a two-storey building of brick on the ground floor with a black painted timber and white plastered first floor. Two iron lamp brackets are fixed to the first storey. To

the north of this is a one storey addition of brick with a large shop window, tiled roof and decorative porch.

4.28 The India House Restaurant lies on the corner facing up Newnham Road. Built of brick and painted black and white, it has a timber and plaster upper storey, two gables and a tiled roof with decorative ridge tiles. The porch has a decorative dragon as a finial whilst a black and white chequer design borders the windows and gives the building considerable character.

4.29 Bella Pasta Restaurant faces the mill pond. This is the mill building (built in 1853) with its mill wheel still visible inside the building with the leat running underneath it. It is a tall three-storey building of cream brick with square windows with glazing bars. The orange and green signs, erected when the restaurant was refurbished, hardly enhance the building or the area.

4.210 The Granta public house faces the mill pond and is sideways on to Newnham Road. It is a three-storey building of cream brick with arched windows. Facing Newnham Road is a cellar arch. The building has a hipped and gabled slate roof with dormer windows on the second storey. Facing the mill pond is a porticoed porch with columns on brick piers. It lies in its own gardens and has access to the mill pond and river tributary. Access from Newnham Road is through a cast iron gate with brick gate posts surmounted by stone balls.

4.211 No. 13 Newnham Road, formerly Queens' Garage, is part of the Granta and is connected to it by an arch leading to a courtyard behind the inn.

4.212 The pavement in this section of Newnham Road consists of small grey stone slabs, sometimes uneven, with a red tactile surface by the crossing. The lamp

standards and concrete litter bins are not particularly attractive features.

4.3 The Cenacle and West View



4.31 The Cenacle is situated at the west end of Merton Street; only half of one house is visible from a distance an intriguing if probably unintentional feature.

4.32 The buildings are a modern infill development of the early 1970s on the former allotments at the south end of St Mark's vicarage garden. They consist of six nonaligned detached Georgian-style houses in light pinkish local brick. This is the latest complete housing development in the Croft. Though it does not have the same character as the traditional buildings, the development is not intrusive and, having become well softened with vegetation, is being well maintained.

4.33 Most gardens are unfenced; lawns and flower beds generally meet the pavement though a hedge has been planted to screen gardens at the farther end. There are mature trees, including a copper beech, masking the far end of the Newnham Croft Club. The 1990s house in Hardwick Street built for the Newnham Croft Club's manager is a conspicuous feature.

4.34 West View is a terrace of four secluded and well maintained cottages approached by a pathway on the south side of Merton Street just to the east of The Cenacle.

4.35 These cottages comprise three bay-windowed, two storey houses and an end cottage which has an original extension into the roof with a brick surrounded dormer window. All cottages have white painted woodwork and red brick bays and lintels.

4.36 Virtually all the metal fencing and gates have been retained and all are painted black. Heavy planting on a low bank screens the terrace from the roadway of The Cenacle. The vista is punctuated by the high fencing erected to screen the fronts of nos. 3 and 4.

4.4 Derby Street

4.41 Derby Street runs north-south from Barton Road to Merton Street. The view to the north takes in Gonville and Caius College playing field, bordered with a beech hedge, and the new Darwin College hostel. The road curves slightly to the east at the south end so that the view centres on the new house built on the formerly vacant plot in Merton Street.



4.42 The first block of the northern end, on the west side, is taken up with the side view of Cherwell Court, which fronts onto Barton Road with trees planted in the main area. Opposite, Maitland House presents a tidy but plain facade. Beyond it is the western frontage of the development which includes the Co-operative Society store. This section was the temporary home of the store itself and it retains the blank green nameplate running the length of both flanks.

4.43 Beyond Newnham Croft Street the road is faced on both sides by rows of cottages of various dates, broken by three alleyways and one tunnel. The lintels to the front doors vary, being semicircular with matching fanlights or horizontal with rectangular fanlights; the latest developments have no fanlights. The roof line is seldom constant for more than three houses; there is a front dormer above the only remaining garage at no. 17. Brickwork varies but is generally the local yellow or grey, frequently painted or sometimes rendered (not always successfully).

4.44 The two shops, Derby Stores with hanging sign on the corner of Newnham Croft Street and the baker at Hope Cottage (no. 7) are focal points of the community. The blank windows of Derby Stores are rather obtrusive.

4.45 Features of interest are the Sun Insurance plaque (recently erected) over the door of no. 9 and the pleasing alterations to the garage frontage and window above at Kirwee Cottage now divided as nos. 18a, 18 and 18b.

4.46 Derby Street has the usual obtrusive telephone poles and wires, poorly maintained pavements and lines of parked cars on both sides.

4.5 Hardwick Street

4.51 Hardwick Street runs from Barton Road to Merton Street with Newnham Croft Street joining it on its east side. It was laid out in the 1850s. As the street was not developed as a whole, there are variations in the height of buildings, particularly on the east side.



4.52 Most of the street consists of a series of tenaces. The houses on the east side are all set against the back edge of the pavement, whilst most of those on the west have small gardens, some with low walls. The unity and character of the street are marred by the painting of the brickwork of houses over the years.

4.53 Looking southwards, the Newnham Social Club building effectively masks the end of the street, whilst looking northwards, the end of the street is demarcated by the beech hedge surrounding the playing field in Barton Road and by the more distant vista of the new Darwin College hostel.

4.54 Parked cars, yellow lines at the ends of the road, telephone poles and wires and television aerials are obtrusive features of this comparatively short street. The tarmac pavements, particularly on the east side, are patched, uneven and unsightly, and the carriageway and kerbs merit attention. More pleasing and interesting features are the inset bootscrapers and metal covers to coal chutes on the east side, and the stained glass over the front doors of some houses on the west side.

4.55 There is little greenery visible along the length of the street apart from the trees set back in the grounds of the St John's Ambulance building on the east side of the Barton Road end of Hardwick Street.

4.56 The rhythm of the terraced housing is punctuated at each end by larger, non-residential buildings. At the Barton Road end there is the Red Bull public house, the cm- park and grounds of which border the west side of Hardwick Street. The cm- pm-k would benefit from better landscaping now that the bottle bank has been removed.



4.57 The modern St John's Ambulance building on the east side is completely out of character to the rest of the street being bulkier and much lower than the houses.

4.58 The Newnham Social Club building at the other end, on the west side, was built in 1909. It incorporates in its grounds a modern slate-roofed house built in brick sympathetic to the club but perhaps less so to adjoining houses. Outside the club, on the pavement, is a large cable junction box which could be made less obtrusive by being painted another colour (perhaps green).

4.59 Opposite, on the east side of Hardwick Street, is a recently constructed building comprising two

dwellings in reclaimed bricks on the site of a former perfume factory. Generally Hardwick Street is a pleasant residential street despite the lack of planting and greenery.

4.6 Merton Street

4.61 Merton Street is a straight street running west from Grantchester Street passing the ends of Derby Street and Hardwick Street. The view from the west centres on the butcher's shop, and from the east on The Cenacle.

4.62 The main feature of the street is the rows of 'town cottages', eleven on the south side and four on the north. The street has been built up gradually from 1878 to the 1990s with a mixture of two and three-storey buildings.

4.63 Features on the north side (from the west) include, between The Cenacle and Hardwick Street, the flank of the Edwardian (1909) Newnham Club, which has a plain facade in yellow brick with the red brick sill and lintel only at the east end.

4.64 Across Hardwick Street is a recent infill of two houses which contrast markedly with surrounding buildings. Adjoining is a row of four cottages, some with replacement windows. Following is a corner plot on the side of Derby Street on which a house has recently been completed: this fits successfully into the street scene.

4.65 The plot on the east is the garden of no. 31 Grantchester Street. The fence here is in good repair and has assumed the role of an informal community notice board from the demolished fence opposite. There is a well-tended row of pollarded limes with pleasing shrubbery beyond.

4.66 On the south side (from the east) is the flank of The Porch, pleasantly covered with Virginia creeper. Then follow Crofton Cottages, Waymouth Cottage, Daisy Cottage, Stanley Terrace, Merton Cottage and Clifton Collage, all built at different times. These lead to Croft Cottage (21 Merton Street), formed from the back of 1 West View, which is heavily masked with shrubbery around the door. The ground floor window, inserted when the garage was converted, is interesting and not displeasing.



4.67 On both sides of the street the facades have been colour washed with pleasing results. Several houses have climbing plants or window boxes. All the houses except Daisy Cottage (with a minuscule front garden) open directly onto the pavement. There are eight changes of roof line on the south side. The passages to the rear gardens are not unsightly.

4.68 The pavement is poor on the north and there is parking on both sides of the street. A typical telephone pole with obtrusive wiring stands outside nos. 16 and 18.

4.7 Newnham Croft Street

4.71 Newnham Croft Street is a linear street which runs parallel to Barton Road and seems to consist mostly of the backs of buildings and garages.

4.72 Looking west down the street from Grantchester Street, the view is of a terrace of houses along Hardwick Street presenting a pleasant demarcation with an attractive roofline and original features such as patterned brick detail surviving.



4.73 On the right are the Pembroke College flats at the rear of the Co-operative Society store with associated garaging and parking space. These are constructed of beige brick, which is not in keeping with the rest of the area, nor is the black metal walkway around the first floor. The sash windows attempt to match the local vernacular but the scale is not quite right and, being set flush with the wall, they lack depth. Where this building meets Derby Street are the former premises of the Co-operative Society store.

4.74 On the left the view is of the painted gable ends of three streets of terraced housing (Grantchester Street, Derby Street and Hardwick Street). The telegraph pole at the rear of 5 Grantchester Street is

enhanced considerably by the presence of a large climbing hydrangea. The passageway at the rear of the Derby Stores is, in general, a pleasant flower-lined alleyway with a view of trees and bushes in the back gardens of Derby Street and Grantchester Street. A less attractive feature is the large concrete garage with its blue painted metal door. Derby Stores are, on the whole, still in keeping with the surrounding area and the hand-lettered name signs and the occasional flowers in front of the shop are particularly attractive," though the blank shop windows by the entrance and the large advertisement in the corner window, invite attention.

4.75 At the rear of 1 Derby Street there is a large brick garage with an obtrusive corrugated roof and unpainted metal roller doors opening straight onto the pavement. In contrast, the red brick garages at the rear of Cherwell Court have doors painted a soft pink colour which tones well with the gravel surface of the parking area. The old horse chestnut tree in the garden softens the outline of the garages, making this a much more pleasant aspect from the street. Another positive feature which should be kept is the retaining wall with the old setts alongside.



4.76 Adjacent to this parking area is the St John's Ambulance park fronted by very obtrusive road markings. Looking east from Hardwick Street along Newnham Croft Street, the beige, plain bricks of this building form a large and featureless wall.

4.77 The aspect in general from this viewpoint has very much a village feel, with the Grantchester Street end bounded by the old wall, trees and bushes of the Granta Housing Association development. Behind the low roofline of Lammas Court can be seen the much taller trees in the garden of 'The Grove' and the nature reserve.

4.78 The kerbstones are still the original blue/grey stone, and the gulleys have their original pink granite setts (an interesting reversal of those in Grantchester Street). These should be retained. There is however an abundance of wires and telegraph poles, whilst streetlight design is not in keeping and there are more intrusive road markings.

4.79 Street signs and notices proliferate, many of which could be on buildings rather than yet another metal pole. Despite all these signs, the street seems to be dominated by parked cars and car parks. The metal roller doors on several of the garages could be made more attractive, especially where they have been left as bare metal.

4.8 Grantchester Street

4.81 Grantchester Street runs through the heart of the Newnham Croft area from Barton Road beyond the junction with Grantchester Meadows. It is the main and oldest street in Newnham Croft. The street is described here in two sections: the first being the stretch from Barton Road to Chedworth Street, and return; the second from Chedworth Street to the southern end.



4.82 Looking south down the street from Barton Road there is a striking contrast between the busy road junction and the relative calm of the Croft. The vista is rounded by the end building on the corner of Eltisley Avenue, with the old brick wall of the former hockey field defining the view on the left. The Granta Housing Association development on this site, built considerably later than other housing in the area, nevertheless blends in well with the original buildings. The sheltered housing at Lammas Court is set well back from the street and is well screened by trees. This impression of greenness on entering Grantchester Street is reinforced on the left by the elms and yews and by silver birch trees alongside the white 1930s flats on the right hand corner, known as Maitland House. Beyond is the more recent Co-operative Society store and the flats above, whose scale and design does not reflect the general character of the area.

4.83 Moving down the street to the corner of Newnham Croft Street, the belt of trees on Paradise island can be seen behind the Eltisley Avenue properties. Yet more trees can be glimpsed behind the Lammas Field car park and the stepped roofs of the attractively set-back houses on the corner of the access road. The large robinia (*Robinia pseudoacacia*) trees in the gardens of nos. 18 and 20 also enhance this

aspect of the street. Nos. 26-32 form a row of bay-windowed Edwardian houses, constructed in brick with slate roofs. These houses are symmetrical in design, and have original and attractive features. These include brick eaves detail, house names carved into the sandstone of the bays, stone arches over the doorways each with a different plant/flower design on the keystone, black iron railings and wood-panelled front doors on the end houses with elaborate glass panels in the centre doors of the terrace.



4.84 The butcher's shop on the corner of Chedworth Street was evidently intended to be the end feature of the terrace and is constructed of the same materials as the rest of the houses on that side of the street. The blue and gold lettering of the fascia is attractive, but the concrete rendering below the window is less so. The bay windowed end of the new Chedworth Street terrace faces down Eltisley Avenue. This terrace was built in 1992-3 on the site of the original (1915) Newnham Croft School.



4.85 On the other side of Grantchester Street opposite Chedworth Street is 'The Porch', a large detached house with a high wooden fence which runs along Grantchester Street for several metres. Moving northwards is another very substantial house, no. 31, which faces the butchers and forms the end of the west terrace. These Victorian / Edwardian houses are of differing styles but the Cambridge brick walls and Welsh slate roofs and sash windows mean that they conform to the general character of the area. Most of the houses in this terrace also still have the original wooden panelled doors, windows and original features such as the arches over the doors of nos. 17 and 19. The post office in the middle of the terrace is particularly attractive with its original shop front which has small rectangular panes above the main window.

4.86 Beyond 'The Porch' and the shops on the corner of Eltisle Avenue are nos. 37-63, a very unified terrace built in 1902, with a red brick facade and painted stone details, punctuated by prominent chimney stacks, and with a two-storey bay window at each end. Some of the original front garden fences of cleft oak boards remain or have been replaced in similar materials.



4.87 Opposite this very formal terrace can be seen the end and rear of Owlstone Road. The gardens and

fences are diverse in character though fortunately some of the more decrepit garages have been removed. A big apple tree could be a survivor of Paradise Gardens.

4.88 On the right is the entrance to Grantchester Meadows before Grantchester Street turns into a gravel road. It appears to finish with Paradise House, built c.1780 and the earliest house in the area, which is almost invisible on a tree-covered island in the river. However, a hidden turn carries it past the end of Owlstone Road, where the end house in the terrace has a bold bay window in its end wall and another Paradise Gardens apple tree. The road skirts the edge of the fen, once open meadow but now more naturalistic with towering trees hung with climbers. It finishes in the Victorian gatehouse of Owlstone Croft which survived the demolition of the original house and is in a state of picturesque decay.

4.89 The pleasant townscape of Grantchester Street is rather marred by the road markings which are very intrusive. The streetlights do nothing to enhance the character of the area though the pink granite kerbstones and the gulleys with their original blue/grey stone sets are traditional features which should be retained.

4.810 Most of the houses in Grantchester Street still have the original slate roofs and sash windows. These give the houses a strong character, whereas the four houses with uPVC window frames set flush with the wall-face detract from the line and coherence of the terrace.

4.811 The pavements in general are in poor condition. They are much patched, uneven and some slope alarmingly. Some streets have their original cast iron street nameplates; these are attractive although frequently unnecessarily supplemented by modern ones. Although some parking signs etc. have been placed on walls, there are many other places where

intrusive street furniture could be either removed or better positioned.

4.9 Lammas Field

4.91 This is a Housing Association development to provide social housing on the site of the former University hockey field which was completed in 1980. It is approached by a short, narrow road to the east off Grantchester Street, leading to its private car park and access paths. The car park is landscaped and generally well maintained.

4.92 The south side of the site has a row of terraced two storey houses in a modern gault brick with artificial slate roofs. On their northern side these houses have steeply pitched roofs with dormer windows. The terrace is interrupted in two places and there is a pleasant view through to planting on the other side of the site. Inner houses are L-shaped, single storey and in the same materials.



4.93 There is good planting in the common areas and much use of trellises and wooden slats, creating quite a successful feeling of 'rural cottage' development. The eastern end has an open grass area and the boundary has mature trees and thick mixed hedge. The view to

the west focuses on Lammas Court on Grantchester Street and the houses beyond it. To the north, the view is dominated by the Lammas Field Pavilion but from upper storeys the trees on Lammas Land are visible. The Pavilion is a two storey 'Swiss chalet' type building, entered from the Driftway, which provides offices for the Housing Association.

5.0 CHEDWORTH STREET

5.01 Chedworth Street is a short, straight cul-de-sac to the east of Grantchester Street. The houses on the north side were built in 1913-14, those on the south side in 1992-3, replacing a single-storey school building dating from 1914-15. The new school at the south-east end of the road opened in 1989.



5.02 North side: The west end of the street has the side wall of the butcher's shop fronting Grantchester Street (a fruiterer when it opened in 1914) and its single-storey extension. The brick of this extension does not match the main building and the ventilation outlets on the roof are obtrusive. Beyond an alley giving access to the backs of houses on Grantchester Street, there is a terrace of 13 houses, built in Cambridge Gault brick, with some red brick detailing, whilst the walls of the houses on either side of an alley between 13 and 15 are red brick. The houses are

uniformly two-storey with the exception of the last house which has two-and-a-half storeys. This has a dormer window and a two-storey bay whereas the others have a bay at ground floor level only. Nos. 21 and 23 at the east end have slate roofs with red ridge tiles; all the others have tiles of varying shades of grey/brown and a variety of ridge tiles. The brick chimneys with red brick detailing and terracotta chimney pots are attractive.

5.03 The character of the houses has changed somewhat: the brickwork on some has been painted with no uniformity of colour. Some houses have the original front doors and fanlights, some the fanlights only and the remainder nothing of the original door. There are a variety of low brick walls though some houses have had their walls and fences at the front removed. Little of the rear aspect can be seen from the Lammas field car park. Noticeable changes are to chimney pots on the extensions, a loft conversion at the east end and rooflights inserted.



5.04 South side: At the east end is the single-storey Newnham Croft Primary School, finished in 1989, standing on the edge of a playing field. The style is unobtrusive, predominantly flat-roofed and with light materials. The planting is somewhat neglected and what remains of the railings of the original school needs painting. The rest of the street contains a terrace

of nine two-storey houses built in 1992-3, their two-storey bays matching the easternmost house on the northern side and some of the housing in Grantchester Street. They are in buff brick with some red brick detailing and have slate roofs with terracotta detailing and finials. The front gardens are well laid out and are finished to the road with an attractive brick wall. No.14 includes a well established almond tree. The lack of aerials and telephone wires is a welcome feature. The bay at the west end of no. 2 relieves what could have been a very blank aspect to Grantchester Street and Eltisley Avenue. At the rear all houses have two-storey bays except nos. 10 and 12 which are on either side of an archway. There are a driveway and carports though changes to the fencing have already occurred and sheds have been built. The roofline is unified except for a recently added dormer window at no. 10. The rear driveway has two fine trees: a lime and a Norway maple (*Acer platanoides*) which are protected by Tree Preservation Order No 32/90.



5.05 The south-west side rounds the corner into Grantchester Street with seating and a little planting. This is a welcome feature, but the cable TV box on the pavement should be moved, the planting is not flourishing, and the area as a whole needs to be kept tidy. The bollards are functional and uninspiring.

5.06 The street marking for the school is obtrusive though inevitable; the street is also marked to indicate one end of the traffic-calming 'platform' from Grantchester Street. The tow-away sign should be removed.

5.07 Views to both east and west are spoilt by the parked cars (mainly on the north side) and the telephone poles on the south side with wires to the houses across the road. At the eastern end the view is onto the school field, bounded by trees and railings and with the distant trees of the nature reserve. To the west, the east end of The Porch on Grantchester Street is an attractive eye catcher.

5.1 Owlstone Road

5.11 Owlstone Road runs from Grantchester Street to Owlstone Croft and the Paradise nature reserve. There are 45 two-storey houses in total, all built between 1904 and 1912. Mostly laid out in terraces, the unity of their original design has hardly changed, although some of the properties now have painted stonework, roof lights or solar panels.

5.12 Nos. 1-15 on the north side form a uniform terrace of eight, with facades of brick to the ground floor and render painted white to the first floor under slate roofs. The properties have recessed front doors, decorated 'porch' pilaster strips and two-storey front bays.

5.13 Nos. 17, 19 and 21 at the outer side of the road's right-angle turn to the south are the only detached properties in the road. They are all of identical design Cambridge bricks with red brick arches and window heads and slate roofs which extend well beyond their supporting walls with decorative 'half-timbered' gables.

5.14 On the east side, which backs onto Owlstone Croft, nos. 23 to 33 form a red brick terrace of six with feature gables to the end properties and a pair of shared gables to the middle four. There is a wealth of stone detailing with arched lights above the front doors and two-storey bay windows. All properties on this side have low, mostly arched brick walls to the pavement. No. 23 has a roof extension which unfortunately raises its ridge above the line of the rest of the terrace.

5.15 Nos. 35 to 49 form a terrace of eight on a repeating pattern. They are built of Cambridge bricks with handsome red brick details and beautiful ridge tiles to the two-storey bays all with slate roofs. All the window and door lintels, mullions and pilasters are of stone with fleur-de-lys type motifs on the lintels.

5.16 Nos. 51 and 53 are a side to back semi-detached pair, red brick with bays of two and one-storey with slate and lead roofs. No. 53 faces Paradise nature reserve and has an oriel as well as other second floor roof extensions.



5.17 There is a private roadway leading to Paradise nature reserve and Owlstone Croft. The house, together with its two cottages, was built in about 1880 as a country house for Major R Calvert, Chief Constable for the county. It was a girls' school in the

1920s and 30s, a nurses hostel from 1946 when it was extended, and is now a student hostel for Queens' College. The Lodge Cottage, which is built of Cambridge bricks with a slate roof, has curiously curved eaves and the remains of its construction date on its dormer. The Lodge Cottage and some other buildings are vacant and have become neglected.



5.18 The west side of Owlstone Road is one continuous terrace built in two parts. Originally behind railings on low brick walls enclosing the shallow front gardens, nos. 54 to 32 start with the sideways-on no. 54 facing Paradise. The first twelve terraced properties are red brick with two-storey bays and slate roofs including the ground floor part of the bays which extend out slightly further. Nos. 30 to 20 are a terrace of six smaller houses also with two-storey bays and slate roofs. Two have painted facades. No. 20, which has a side fence along its northern boundary facing nos. 1 to 15, bears a stone street nameplate on its gable wall reading 'Owl-stone Road 1904.'

5.19 There are three telephone poles festooned with wires serving all the properties. The 1960s aluminium street lamps are not particularly attractive.

5.2 Eltisley Avenue



5.21 Eltisley Avenue runs from Grantchester Street to Grantchester Meadows. It was built in two sections, the south side between 1902-1912 and the north side 10-15 years later. It is a straight road, mostly lacking in trees. An obvious exception is the magnificent, mature Tree of Heaven (*Ailanthus altissima*) in the garden of number 33. This is protected by a Tree Preservation Order. The appearance in winter is dominated by two adjacent Scots pines (*Pinus sylvestris*). The entrance to the road from Grantchester Street is dominated by the early Edwardian shops on the left. Opposite the shops a private road leads to off-street garages.

5.22 The distinct character of the street comes from the contrast in style between the houses on either side although all houses are built in red brick, with grey slate roofs. The shops on the south (one of which is being converted into flats) have been re-roofed in artificial slate but other roofs retain their original coverings.



5.23 On the south, the bay windows are rounded whereas those on the north are squared off, with joined gable ends between pairs of houses giving a more angular feel. All window surrounds are of stone, but these are now mostly painted in shades of white, cream and grey. The brickwork has been painted only on three houses on the left and six on the right. Loft conversions have been installed in about half the houses in the street, with rooflights on the front elevation. Given the height of the houses, these windows are unobtrusive. The majority of chimney pots have been retained. Replacement uPVC windows have been installed in a couple of houses on each side of the street. Both sides of the street have feature barge boards, with those on the left being more ornate than the dentil pattern on the right. Additionally, the south side features moulded keystones over the front doors, each house having a unique pattern. The houses are generally in good repair.

5.24 Gardens on both sides of the road are small and fronted with low wooden fences or walls. The gardens on the left are generally more mature and provide more cover to the houses. None of the gardens have been flattened for car parking, due to their small size. Many of the original front garden paths still remain. There are no road markings, except outside the shops. No

speed calming measures exist other than the raised ramp at the entrance to the road.

5.25 Eltisley Garage - a much used facility - at the end of the street on the south was probably built in the 1950s but was completely rebuilt to the same style in the early 1990s.

5.26 The views at both ends of the road are dominated by trees, giving a surprisingly defined boundary to the road. An unusual feature of the street is the extent to which it is used by walkers, particularly on weekends, as it provides a link between Cambridge and the footpath over Grantchester Meadows. The numbering of the street is also unusual, numbering from 1-32 on the left, then back down to 65 on the other side, reflecting the development of the houses in two phases.

5.27 At the junction of Eltisley Avenue with Grantchester Street, opposite the shops, there is a nameless private tarmac roadway. This has a branch off it which provides rear pedestrian and vehicular access to the properties on the north-western side of Eltisley Avenue and to those on the eastern side of Marlowe Road. It also provides a pleasant pedestrian short cut through to Marlowe Road and leads to the local car service station and to a range of 88 lock-up garages which provide a valuable service to the community. The garage buildings are typical 1930s brickwork with corrugated roofs fronting onto concrete roadways; they are fairly well maintained.

5.28 On the other side of Eltisley Avenue, but accessed from Grantchester Street, is another short cut. This one is for pedestrians only and runs parallel to Eltisley Avenue (with a separate section serving the rear of Grantchester Street properties) emerging in Grantchester Meadows. It is pleasantly untended, being mud beaten to a hard surface. The vista of the

rear of the houses show all the different permutations and possibilities for extending houses and laying out gardens.



5.3 Grantchester Meadows

5.31 Grantchester Meadows, a largely residential road, runs from Grantchester Street westwards to the beginning of the track over the meadows. In Spalding's Street Directory for 1895, the road appears to have been a path leading to the university bathing shed and the 'golf links'. At that time the land at the eastern end of the present road was watermeadow. Residential development was concentrated at the western end where the road narrows. The subsequent piercing of the road by Eltisley Avenue divides the present road into two sections, east and west, each with its own characteristics.



5.32 In the eastern section, on the north, housing development dates from the turn of this century. There is a terrace of brick houses at the north-east end in the style of an adjacent terrace in Grantchester Street whose numbering system they continue (nos. 65-79). Between this terrace and the Eltisley Avenue junction the land is occupied by the gardens and the fairly prominent outbuildings of houses on the east side of Eltisley Avenue. The view culminates in the rear of a car showroom.

5.33 On the south side of the section east of Eltisley Avenue the buildings on the old watermeadows date from the 1930s. There are five pairs of houses (nos. 52-70), some with stucco cladding, and all screened from the road by mature trees and hedges. To their rear stretch gardens bounded by a narrow branch of the Granta river skirting Paradise Island on which grow ash and a proliferation of sycamore which provide a pleasing backdrop. The hogging surfacing of the adjacent footpath provides an attractive alternative to the customary tarmac. Westward of these houses are four houses of pre-war and post-war date (nos. 72-78) and the more recently built nos. 80 and 90 dating from the 1980s.

5.34 West of Eltisley Avenue and Marlowe Road, Grantchester Meadows narrows with a pavement only on the north side. A gabled Edwardian terrace (numbers 8599) continues the style of adjacent Marlowe Road. World War II bomb damage meant that the central section of the terrace was rebuilt. Westward of the terrace is a cul-de-sac leading to garages and two architect-designed houses, part of some recent infilling between Millington Road and Grantchester Meadows. To the west of the cul-de-sac stand six 19th century houses (nos. 103-113) some attached, some detached, and all standing in gardens well back from the road. To the west of the entry to South Green Road nos. 115 and 117 are large gault

brick houses like their neighbours; no. 117 has an additional bay window.



5.35 On the south side of the western section, sheltered behind mature trees and thick hedges, are two substantial detached houses (nos.92 and 102) in large gardens, followed by three detached houses (nos.104-108) built around 1959-60.



5.36 Roughly where it joins South Green Road, Grantchester Meadows enters an unadopted section sometimes used as a car park by walkers on the footpath. This is occasionally used for caravan parking and is rather untidy. To the south are meadows stretching to the river which were once flooded and used in winter for skating (and known as the 'Lamp

post fields' or 'Electric light field'). These are now managed as a nature reserve. To the east the meadow is bounded by a footpath which leads to the former university bathing shed. To the northwest are the playing fields of St Catharine's and Pembroke Colleges, the latter providing some allotment space for local residents.

5.37 The narrow single pavement on the western end of the road needs attention. This is at the point where urban Newnham Croft adopts a semi-rural character as it opens up to the fields of Grantchester Meadows - a vital characteristic of the area.

5.4 Marlowe Road

5.41 The houses in Marlowe Road were built in 1910-12 on land previously owned by Corpus Christi College of which Christopher Marlowe, the poet, was a member. The road is short and straight, sloping gently down towards Grantchester Meadows. It is a cul-de-sac with only a narrow snicket giving pedestrian access to Millington Road.



5.42 Standing at the southern end near the junction with Eltisley Avenue and Grantchester Meadows, the road has a private and enclosed feeling. It is very symmetrical with the houses on either side of almost identical character. The northern end is enclosed by

the trees in the garden of nos.17 /17a Millington Road and the view is enhanced by the pleasant front patio of 21 Marlowe Road. Viewed from the north, the handsome riverside trees bordering Paradise Island dominate the skyline, while the roofscape of 90 Grantchester Meadows provides a pleasing contrast to the symmetry. The absence of street markings enhances the seclusion and quiet atmosphere of the road.

5.43 At street level the variety of garden boundaries adds interest to the otherwise uniform feeling. The front gardens are small, and there is little room for large trees, though some houses have dense hedges that provide a low fringe of green against the red brick of the houses. At the southern end of the road, the wooden fences and tall ash trees in the back gardens of Eltisley Avenue and Grantchester Meadows supply additional texture and colour. The street lights are a mixture of styles. At night the harsh orange light of the sodium bulbs drowns the gentle gas light from Millington Road. The pavements have uneven surfaces and 'wheelie-bins' left on the street or in front gardens do little to enhance the area.

5.44 The houses are all of the same design being Edwardian terraces with square bay windows and gables. From the front the roof line is uninterrupted by the loft extensions that are a dominating feature of the back. The roofs are generally of Welsh slate and the walls of red brick. Some houses have been painted, but these are few in number, and they do not intrude upon the uniformity of the road. The finials on the gables above the bay windows and the bargeboards of the principal gables give great character to the street. All the houses retain their sandstone mullions and lintels. Though some remain in their original state, most have been painted white or cream. The houses all have sash windows, and there is an almost total absence of modern replacement plastic frames. Over

the years the front doors have been replaced and are now very varied in character, though most retain the original leaded glass fanlights above.

5.45 The absence of through traffic helps create a safe setting which allows children to play in the road and gives a pleasantly tranquil atmosphere.



5.5 Millington Lane

5.51 Between 17 and 19 Millington Road, discreetly hidden by a bend in the cul-de-sac, is a new development of five red and yellow brick modern houses with intricate and dominating red tiled roofs. Landscaping is being established though and there are several original trees.

5.6 South Green Road

5.61 South Green Road is a cul-de-sac leading north from the western end of Grantchester Meadows. A small single-storey building on the east side of the road is a former consulting room associated with no. 113 Grantchester Meadows. Following is a detached modern house, 'Innisfree' and then a terrace of Edwardian cottages built on the site of a former gravel pit. The road terminates at its north end with a modern

development of student accommodation by St Catharine's College which admirably reflects the style of the Edwardian terrace. A too prominent sewerage vent pipe at the north-west end of the road would be improved by a coat of paint.



5.62 The western side of the road is separated from the adjacent St Catharine's College playing fields by a low hedge. The road is unadopted, one half being the responsibility of the College, the other half that of the residents.

6.0 POLICIES AND PROPOSALS

6.01 The preceding pages describe the essential characteristics of the Newnham Croft area. These combine to give Newnham Croft its 'sense of place'. Certain key elements are fundamental to this and could be summarised as follows:-

- has a separate 'village' like feel with its own shops, church, school and inns
- is of modest scale, primarily terraced houses set on formal streets at the back of footway or with small front gardens
- has open spaces, large trees and proximity to open countryside and farmland
- makes consistent use of traditional building materials such as gault and red brick, Ketton stone detailing and Welsh slated roofs
- has narrow streets with on-street parking and little through traffic

6.02 The following policies will help the City Council to ensure that the special characteristics of Newnham Croft identified as important by its residents are protected. Some relate to decisions made on planning applications, whilst others will involve working with other people over a number of years.

6.1 POLICIES

6.11 THE CITY COUNCIL WILL NOT CONSIDER THE DEMOLITION OF TRADITIONAL BUILDINGS, OUTBUILDINGS OR OTHER STRUCTURES IN THE CONSERVATION AREA UNLESS THEY ARE INCAPABLE OF REPAIR OR CONVERSION TO AN APPROPRIATE

ALTERNATIVE USE OR THEIR REPLACEMENT WOULD BE OF EQUAL OR GREATER VALUE TO THE CHARACTER OF THE AREA.

6.12 The Planning Acts give the Council the power to control the demolition of buildings, outbuildings, walls and some other structures in Conservation Areas. Consent for the demolition of traditional buildings and others which contribute positively to the character of the area will not be given unless: i) the building is structurally unsound, ii) its repair would entail the replacement of significant amounts of original fabric, iii) the building is incapable of appropriate use and has no amenity value, iv) its removal or replacement with another structure would maintain or improve the character of the area.

6.13 THE CITY COUNCIL WILL ENCOURAGE THE PROPER REPAIR OF TRADITIONAL BUILDINGS AND STRUCTURES THROUGH ADVICE AND GRANT AID.

6.14 The street-by-street analysis has highlighted how important nineteenth and early twentieth century buildings are to the character of Newnham Croft. The repair of such buildings can require skill and care and the use of relatively expensive materials. The City Council's Conservation Officers can give advice on repair techniques and suitable craftsmen. In addition written guidance will be produced on appropriate repair methods. Grants may also be available towards the cost of proper repairs.

6.15 THE CITY COUNCIL WILL REQUIRE MATCHING MATERIALS TO BE USED FOR THE REPAIR AND EXTENSION OF

TRADITIONAL BUILDINGS AND STRUCTURES.

6.16 The palette of materials used in an area is always an important characteristic of local identity. It is important that the tradition of using a limited range of building materials is continued or the character of individual buildings and the area as a whole will be lost. This means using traditional materials, and taking care to use them properly. For example suitable brickwork will be not just the right colour, texture and size, but also must be laid in the correct bond and the mortar mix must also be the correct colour, texture and joint type. Similar care is needed over roof tiles and slates.

6.17 THE CITY COUNCIL WILL REQUIRE ORIGINAL DETAILS OF TRADITIONAL BUILDINGS TO BE RETAINED, AND WILL ENCOURAGE THE REINSTATEMENT OF THOSE WHICH HAVE BEEN LOST. CONSIDERATION WILL BE GIVEN TO THE USE OF 'ARTICLE 4 DIRECTIONS' TO PREVENT MINOR ALTERATIONS TO IMPORTANT BUT UNLISTED BUILDINGS.

6.18 The planning legislation empowers the Council to prevent unsuitable alterations to Listed Buildings and to a lesser extent other buildings in Conservation Areas. Potentially damaging works such as replacing traditional windows in unlisted buildings in Conservation Areas cannot be controlled unless an 'article 4 direction' is imposed. This means that replacement windows, doors, roof coverings, boundaries and the painting of walls could all be brought under Planning control. The imposition of such controls would be the subject of separate public consultation.

- 6.19 THE CITY COUNCIL WILL REQUIRE PROPOSALS FOR THE ALTERATION AND EXTENSION OF BUILDINGS IN THE CONSERVATION AREA TO RESPECT THE CHARACTER AND APPEARANCE OF THE BUILDING AND THE IMPACT ON NEIGHBOURING PROPERTIES.
- 6.20 Alterations and extensions of all buildings (not just traditional ones) must be handled sensitively if the character of the building and wider area is to be maintained. Extensions which are bulky, out of scale, wrongly orientated, poorly detailed or of inappropriate materials will not be permitted.
- 6.21 NEW BUILDINGS MUST RESPECT THE CHARACTER, CONSTRAINTS AND OPPORTUNITIES OF THE SITE AND SURROUNDING AREA AND SO REINFORCE NEWNHAM CROFT'S IDENTITY.
- 6.22 If a new building is to sit happily with its neighbours, there must be a consistency between new and old, particularly of scale. This does not mean that new buildings must be carbon copies of old ones, but the new building should be guided by the height, building line, plot width, building materials and architectural detailing of surrounding buildings.
- 6.23 THE CITY COUNCIL WILL NOT GRANT CONSENT FOR SHOPFRONTS OR OTHER FORMS OF ADVERTISEMENT WHICH BY VIRTUE OF THEIR SIZE, FORM, MATERIALS, OR COLOURS WOULD BE VISUALLY INTRUSIVE IN THE CHARACTER OF THE VILLAGE.
- 6.24 Although the Newnham Croft area is largely residential, it does contain a number of commercial and shop premises which give the streets a certain vitality. It is important that any sign age to such buildings is not so ostentatious that it affects the character of the streets. Gaudy 'corporate' advertising and attempts to impose a brand identity irrespective of the building's character will therefore be resisted in line with the policies in the City Council's 'Shopfront Design Guide'.
- 6.25 THE CITY COUNCIL WILL ENCOURAGE THE RETENTION OF THE LARGELY RESIDENTIAL NATURE OF THE AREA WHILST RECOGNISING THE IMPORTANCE OF LOCAL FACILITIES AND BUSINESSES AND THE VITALITY AND CHARACTER THAT THEY CONTRIBUTE TO NEWNHAM CROFT.
- 6.26 The schools, pubs, shops and other commercial premises are very important in maintaining a sense of community in Newnham Croft. Whilst the area is primarily residential in nature, the conversion of existing commercial premises into residential units could in some cases affect the character of the area, and in such cases will be resisted.
- 6.27 THE CITY COUNCIL WILL NOT PERMIT THE FELLING OF TREES WHICH ARE IMPORTANT TO THE CHARACTER OF NEWNHAM CROFT UNLESS THEY ARE DISEASED, DANGEROUS, OR THEIR REPLACEMENT WOULD MAKE AN EQUAL OR GREATER CONTRIBUTION TO THE CHARACTER OF THE AREA.
- 6.28 Trees are very important to areas such as Newnham Croft where they act as a backcloth to views into and out of the area and are 'incidents' within the street. One effect of Conservation Area designation is that works to trees need to be approved by the City Council. The Council recognises the importance of trees but there are occasions when trees must be lost. These will be restricted to when the tree is dying or dangerous, when it is harming other, more important trees or features, or when it is to be replaced by other trees or buildings which will make a greater contribution to the village character.
- 6.29 THE CITY COUNCIL WILL IDENTIFY OPPORTUNITIES FOR ENVIRONMENTAL IMPROVEMENTS INCLUDING TREE AND SHRUB PLANTING.
- 6.30 Even in Newnham Croft there are places where more trees would be a benefit, or landscape improvements could be made. Some of these have already been identified within this report. The City Council will continue to work with residents to identify sites and allocate funding for environmental improvements, and will attempt to work with others to maintain and improve trees, landscaped areas and car parks which affect the character of the area.
- 6.31 THE CITY COUNCIL WILL ENCOURAGE THE HIGHWAY AUTHORITY TO KEEP TRAFFIC SIGNAGE TO A MINIMUM AND IMPROVE ITS DESIGN, AND TO ENSURE THAT APPROPRIATE STREET LIGHTING AND FOOTWAY SURFACING MATERIALS ARE USED IN THE AREA.

- 6.32 Clearly the safety of road users is of paramount importance but this does not have to mean that the character of the area is destroyed as a consequence. Reducing the number of traffic signs, fixing more than one sign on the same pole or onto other street furniture, or putting signs directly onto buildings can make signage more acceptable. Usually if the scale of a streetlight is appropriate, it is used consistently and it is painted a suitable colour it will not stand out. The condition of the footways is a constant source of concern to residents particularly when reinstatement works are poorly carried out. The City Council will therefore encourage statutory undertakers to properly relay traditional surfaces, and require appropriate paving materials when street works are being carried out.
- 6.33 THE CITY COUNCIL WILL DISCUSS WITH STATUTORY UNDERTAKERS REQUIREMENTS FOR STREET FURNITURE IN AN ATTEMPT TO ENSURE THAT IT IS OF AN APPROPRIATE DESIGN AND SUITABLY LOCATED. DISCUSSIONS WILL INCLUDE ATTEMPTING TO IMPROVE OR REPOSITION INAPPROPRIATE FEATURES IN THE STREET.
- 6.34 In their assessment of the area, local residents identified a number of poles, signs and cabinets which they feel are inappropriate elements in the streetscene. The City Council will open discussions with the bodies responsible for these items and look at ways of improving their appearance or locating them to less sensitive positions.

APPENDIX A

CAMBRIDGE LOCAL PLAN POLICIES

The Town and Country Planning Acts require Local Planning Authorities to produce a “development plan” which sets out a framework of policies to guide future planning decisions.

The recently-adopted Cambridge Local Plan provides the bones on which the flesh of this report is hung. The most relevant policies are summarised below.

BE1 Encourages high quality design.

BE2 Requires new development to respect its site and surroundings, and to have particular regard to the historic and architectural character of the neighbourhood.

BE3 Encourages mixed use developments.

BE4 Requires development to respect and not harm the quality of the townscape or landscape of the surrounding area.

BE9 Requires extensions to existing buildings to be in harmony with, but subsidiary to the original building; to not overlook or overpower neighbouring properties; to ensure adequate daylighting to buildings and spaces; to not lead to terracing of detached or semi-detached properties; and to be faced in appropriate materials when of traditional design and especially in Conservation Areas.

BE10 Encourages a high standard of minor works to buildings through the production of advisory guidance.

BE13 Requires new and extended commercial buildings to be in scale with their surroundings and not cause harm to the setting, character or fabric of a listed building, or the character of a Conservation Area.

BE17 Resists the alteration or removal of shopfronts of visual or historic interest unless they are replaced by something of equal value.

BE18 Expects new shopfronts to comply with the principles of good design and respect their character and setting.

BE20 Accepts standard signs and corporate identities only where they complement the character of the building.

BE21 Resists illuminated box, fascia, and projecting signs where they would adversely affect the character of the building or the street scene.

BE22 Encourages hand-painted and other traditional signs, and resists the use of perspex and other non-traditional materials on listed buildings and buildings of local or townscape interest.

BE24 Resists blinds, awnings and security shutters and grilles on listed buildings or buildings in Conservation Areas, unless accommodated without damage to the character of the building and designed to relate well to existing detailing.

BE25 Advertisement hoardings will only be permitted as temporary screens to eyesores.

BE26 Seeks the retention of walls, railings, fences and gates which contribute to the character of an area, and the provision of similar quality boundaries to new developments.

BE30 Commits the Council to reviewing existing Conservation Area boundaries and designating new areas.

BE31 Resists the demolition of existing buildings and structures, and the loss of mature gardens and trees which make a positive contribution to the character of a Conservation Area.

BE32 Only permits development which preserves or enhances the character or appearance of Conservation Areas.

BE33 Seeks "Article 4" Directions to control alterations to properties which damage the character of Conservation Areas.

BE34 Outline planning permission will not normally be granted in Conservation Areas.

BE35 Developments in Conservation Areas will only be permitted if they preserve or enhance the character or appearance of the area.

BE36 Seeks the conservation, preservation, and continued appropriate use of Listed Buildings.

BE37 Consent for the demolition of listed buildings will only be granted under exceptional circumstances.

BE38 Protects the character and setting of Listed Buildings by: controlling the design of new buildings in their vicinity, and the use of adjacent land; protecting trees and other landscape features, and ensuring the provision of new landscaping where appropriate.

BE39 Permits the change of use of Listed buildings or other buildings of townscape interest only where the proposed use would not harm the structure, character, appearance or setting of the building.

Please note that these are just very brief summaries of the most relevant policies. For full details of these and other policies, please see the Cambridge Local Plan. For further detailed guidance on shopfronts, signs, and security measures, please see the draft guidance being prepared concurrently.

APPENDIX B

SUMMARY OF EFFECTS OF CONSERVATION AREA DESIGNATION

NEW BUILDINGS and the spaces around them must preserve or improve the character of the area. The siting, scale, height, form, details and building materials will all need to be carefully chosen.

OUTLINE PLANNING APPLICATIONS will not be accepted as it is not possible to judge if the new building will fit into its surroundings.

The City Council must advertise Planning Applications which affect Conservation Areas to give people a chance to comment on the proposals.

DEMOLITION

You will need consent to demolish;

- all or part of a building larger than 115 cubic metres in size
- a fence, wall or railing higher than 1m where it adjoins a road, footpath or open space; or 2m elsewhere
- more than 10% or 500 cubic metres of an industrial building. Previous demolitions count against this.

HOUSES - permission is needed from the City Council to:

- build an extension larger than 50 cubic metres or 10% of the original houses size (up to a maximum of 115 cubic metres). Previous extensions count against this.
- clad the outside of your house.
- add to or alter the roof.

- put up a building larger than 10 cubic metres in size in the grounds of the house
- put a satellite dish on the chimney or roof slope facing a road, path or open space; or on a building which is higher than 15m.

TREES - you will need to apply to the City Council if you want to fell or do any works to most trees. You must give the Council at least six weeks notice of your intention to do the work.

INDUSTRIAL BUILDINGS - you will need permission to extend an industrial building by more than 10% of its original size.

STATUTORY UNDERTAKERS - controls over works by the gas and electricity boards etc. are stronger in Conservation Areas.

ILLUMINATED SIGNS - need consent in Conservation Areas.

GRANTS are sometimes available to help with repairs to traditional buildings in Conservation Areas. See the leaflet called 'Historic Building Grants'.

PLEASE REMEMBER that this is just a brief summary. For more advice, please contact the Planning Department.

APPENDIX C: BUILDINGS OF LOCAL INTEREST

The Grove, Driftway

Early 19th century. Grey gault brick. Two storeys; five windows, sashes with glazing bars. Traceried upper sashes of the Gothic type. The house is divided into three bays with the windows 1:2:2 by three different roof levels and three hipped slate roofs.

Maitland House, Barton Road

1930s. Apartment block of two storeys with stuccoed walls and hipped pantiled roofs. Central block and end wings linked by recessed blocks with entrance doors in corners and curved balconies. Crittall windows in symmetrical patterns with large picture windows flanked by smaller slit windows.

St Mark's Church, Barton Road

Built 1900. Red brick church with brown tiled roof. Nave with apsidal end and staged buttresses, and north and south aisles. Gable facing Barton Road set in north aisle. Simple lancet windows some in pairs and some with simple plate tracery. Plain west end with gable finished with vertical slate hanging contains entrance doors. Fleche at east end is a prominent skyline feature.

















Causewayside, Fen Causeway

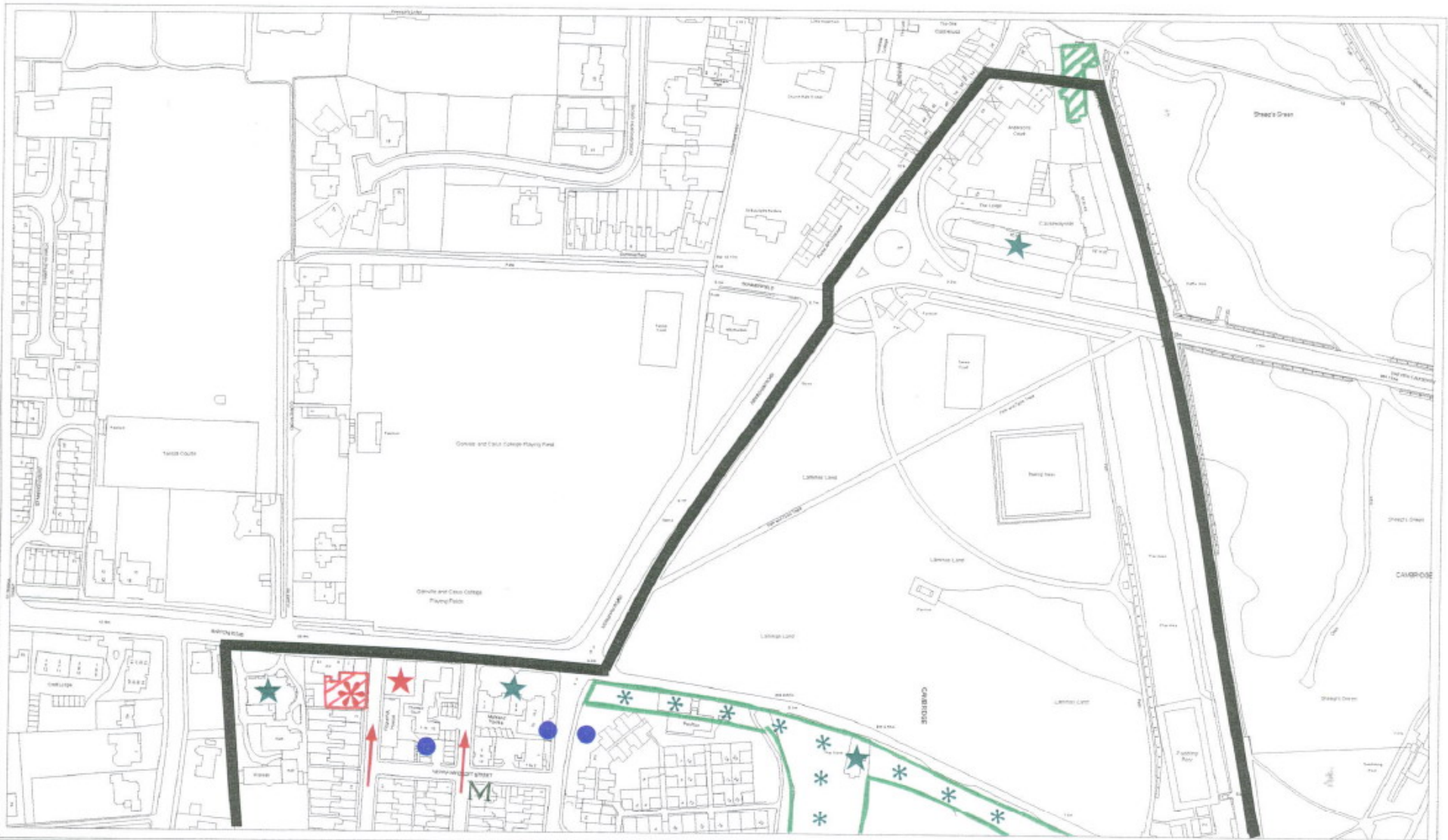
1930s development of 42 flats. The principal range of 24 bays faces Fen Causeway. 3 storeys of brown brick and rendered bays. Flat roof with steep pantiled slopes above parapet. Vehicle arch flanked by radius ends through bay 19 gives access to the rear 'mews' block. Irregular pattern of two storey bays. Entrance doors with semi-circular canopies and Crittall windows.

Paradise House, Grantchester Street

The Lodge, Owlstone Croft

NEWNHAM CROFT CONSERVATION AREA KEY TO STREET BY STREET ANALYSIS MAPS

EXISTING CONSERVATION AREA BOUNDARY.....	
NEWNHAM CROFT CONSERVATION AREA BOUNDARY.....	
LISTED BUILDINGS.....	
SIGNIFICANT BUILDINGS – POSITIVE.....	
– NEGATIVE.....	
TREE PRESERVATION ORDERS – GROUPS.....	
– SINGLE TREES.....	
OTHER SIGNIFICANT TREES.....	
POSSIBLE SITES FOR TREE PLANTING.....	
EYE CATCHERS – POSITIVE.....	
– NEGATIVE.....	
POOR STREET FURNITURE.....	
POSITIVE MINOR FEATURES.....	
FLOORSCAPE – POSITIVE.....	
– NEGATIVE.....	
GOOD VISTAS.....	



Newnham Croft

"Reproduced from the 1967 Ordnance Survey large scale mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings." (Copyright Licence No. LA 077372)

Date:	19th August 1998
Drawn by:	Lisa Cullis
Section / Department:	EDC, Planning
Scale:	1:2500





Newnham Croft

Reproduced from the 1997 Ordnance Survey large scale mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (Copyright Licence No. LA 077372)

Date: 20th August 1998

Drawn by: Lisa Cullis

Section / Department: EDC, Planning

Scale: 1:2500





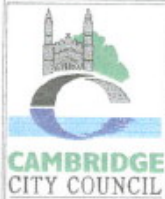
Newnham Croft

Date: 20th August 1998

Drawn by: Lisa Cullis

Section / Department: EDC, Planning

Scale: 1:2500



Reproduced from the 1997 Ordnance Survey large scale mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (Copyright Licence No. LA 077372)



APRIL 1999
CAMBRIDGE CITY COUNCIL
PLANNING DEPARTMENT
THE GUILDHALL
CB2 3QJ
Telephone: (01223) 457200