

4. Key Management Issues

4.1 How to use this part of the document

The following tables list key management issues identified within the historic core of Cambridge city. The issues are general (and neither positive or negative), but this analysis looks at them only in the context of conserving the built environment. The potential impacts resulting from each issue are tabulated and implementation methods and policies to address them are suggested. These impacts are again solely those that relate to conservation matters and are only intended to highlight potential effects of the identified issues.

The 'Implementation & Policies' column identifies:

- 'Developments' that are planned or redevelopment opportunities.
- 'Policies' that are in the Cambridge Local Plan: (2006) or those that are specifically related to this Conservation Area.
- 'Guidance & Commentary' that provide details of programmed or current strategies/documents/practice.
- 'Proposals' that relate to conservation matters which are long-term intentions but for which there is no identified budget or timetable for implementation.

The numbers in the columns refer to the implementation methods and policies detailed in Part 5 of this document.

4.2 Retail

ISSUE	POTENTIAL IMPACT ON HISTORIC CORE	IMPLEMENTATION & POLICIES			
		Development	Policies	Guidance & Commentary	Proposals
1. The city centre is split between the core area and the Grafton Centre	a) Congestion on key streets	5.1.1-2			
	b) Wear and tear / formalising of Christ's Pieces / New Square		5.5.1	5.5.2	
	c) Conspicuous crossing point at Emmanuel Road			5.2.6	5.2.24
2. Will the Grand Arcade lead to the obsolescence of existing large single-use shops?	a) Risk of vacant units or unsightly short-term lets	5.1.1	5.4.1&3	5.2.10 5.4.6 5.6.2	
3. Closure of central area bank branches	a) Risk of empty listed buildings		5.4.3	5.6.2	
	b) Risk of damage to shopfronts through pressure for stand-alone cash-points		5.4.3	5.4.6	
4. Will the Grand Arcade move the commercial heart of the core area to the south?	a) Peripheral streets could become uneconomic	5.1.3&7	5.4.3	5.2.2 5.6.3	5.2.12-13
	b) Pressure for unsightly signage to tempt shoppers to peripheral streets			5.2.10 5.4.6 5.6.3	
5. Controlling the desire for corporate shopfront designs	a) Shopfronts have no respect for character of building		5.4.2	5.4.6	
	b) Cambridge streets lose their distinctive character		5.4.2	5.4.6	
6. Waste storage	a) Unsightly trade waste and waste storage left on streets	5.1.2	5.4.1&3	5.2.10	5.2.20
7. Disabled access to shops	a) Risk of inappropriate alterations		5.4.2	5.4.6 & 8 5.6.2	
	b) Risk of vacant Listed Buildings		5.4.3	5.6.2	

4.3 Commercial

ISSUE	POTENTIAL IMPACT ON HISTORIC CORE	IMPLEMENTATION & POLICIES			
		Development	Policies	Guidance & Commentary	Proposals
1. Attitude to office uses in the core area	a) Potential increased traffic flows			5.2.6 5.3.1&6	
	b) Suitable use for vacant buildings / upper storeys?		5.4.3		
2. Discouraging office ghettos	a) Can lead to streets of dead frontages at ground floor level		5.4.3	5.4.6	
	b) Advantages in clustering some uses (e.g. estate agents)		5.4.3	5.6.3	

4.4 The University and Colleges

ISSUE	POTENTIAL IMPACT ON HISTORIC CORE	IMPLEMENTATION & POLICIES			
		Development	Policies	Guidance & Commentary	Proposals
1. The need for increased college accommodation	a) Townscape impacts of new/extended buildings		5.4.1-2		
	b) Colleges purchasing residential buildings - loss of residential character		5.4.3		
2. Attracting the conference trade	a) Effect of 'upgrading' works on historic buildings		5.4.1-2		
	b) Pressure for additional car parking		5.5.1	5.2.6 5.3.1&6	
3. Increased pedestrian/cycle flows between the core and West Cambridge	a) Physical damage to The Backs		5.5.1	5.5.2 5.6.4	
	b) Formalising the character of The Backs	5.1.7-8	5.5.1	5.5.2	
4. University disposal of unwanted buildings	a) Potential effect on historic building and townscape character when finding new uses		5.4.3	5.4.9-11 5.6.2	

4.5 Access and Traffic

ISSUE	POTENTIAL IMPACT ON HISTORIC CORE	IMPLEMENTATION & POLICIES			
		Development	Policies	Guidance & Commentary	Proposals
1. Central area parking	a) Congested access to and from Lion Yard / Park Street car parks	5.1.1&6			5.2.22&26
	b) Congestion from drivers trying to find on-street spaces			5.2.6 5.3.1&6	
	c) Pollution	5.1.6		5.3.1&6	
2. Buses and taxis	a) Buses slowed down by private cars			5.2.6 5.3.4&6	
	b) Congestion caused by buses 'laying-over'			5.3.2	5.2.25
	c) Townscape impact of bus stops, etc.			5.2.5	5.2.25
	d) Impact of Cambridgeshire Guided Busway	5.1.6			
	e) Pollution	5.1.6		5.3.1&6	
3. Core Traffic Scheme / Central Area Traffic Restrictions	a) Townscape impact of Core Traffic closure points / signage			5.2.3-4 & 6	5.2.21 5.2.24
4. Servicing vehicles	a) Vehicle damage to buildings and floorscape			5.2.26 5.2.24	
5. Cycles	a) Pedestrian / cycle conflict	5.1.1 & 2		5.2.7 5.3.3	
	b) Damage / clutter caused by cycles inappropriately parked / abandoned			5.6.1	
6. The Pedestrian experience	a) Lack of legibility for pedestrians	5.1.1		5.2.5 5.6.3-4	
	b) Narrow pavements caused by street clutter, etc.			5.2.4-5 & 10	5.2.11-29
	c) Movement between The Backs & King's Parade restricted by charging			5.6.3-4	

4.5 Access and Traffic

ISSUE	POTENTIAL IMPACT ON HISTORIC CORE	IMPLEMENTATION & POLICIES			
		Development	Policies	Guidance & Commentary	Proposals
7. The needs of disabled people	a) Inappropriate surfacing			5.2.5 & 8-9 5.4.8	5.2.11-29
	b) Unsuitable obstacles / 'hidden' dangers			5.2.4-5, 8&10 5.4.8	5.2.11-29
	c) Lack of clearly indicated access to city centre			5.2.6 5.3.1 & 4-6	
	d) Lack of designated Blue Badge holder parking spaces	5.1.1		5.3.6	
	e) Dimly lit streets			5.2.2 5.4.6	

4.6 Tourism

ISSUE	POTENTIAL IMPACT ON HISTORIC CORE	IMPLEMENTATION & POLICIES			
		Development	Policies	Guidance & Commentary	Proposals
1. Peak time pressure on 'honey pot' streets	a) Congestion / wear and tear on King's Parade and surrounding streets			5.2.8 5.3.5 5.6.3-5	5.2.14-15 &19-20
	b) Congestion at river crossing points	5.1.7	5.5.1	5.3.5 5.6.3-4	5.2.29
	c) Littered and dirty streets			5.2.8 5.6.4	
2. Coping with tourist coaches	a) Erosion of character of Queen's Green		5.5.1	5.3.5 5.5.2	
	b) Relative illegibility of core area			5.2.3-4	
3. Hotel provision	a) Lack of hotel provision in core area	5.1.7-8	5.4.2-3		

4.7 Housing

ISSUE	POTENTIAL IMPACT ON HISTORIC CORE	IMPLEMENTATION & POLICIES			
		Development	Policies	Guidance & Commentary	Proposals
1. Encouraging private residential in the core area	a) Identification of sites for new domestic buildings	5.1.2&5	5.4.1		
	b) Identification of buildings capable of changing use / subdivision	5.1.7-8	5.4.2-3		
2. Residential parking	a) Potentially inadequate parking levels for existing residents			5.2.6 5.3.4	
	b) Potentially inappropriate parking levels on new residential developments		5.4.1&3		
3. Maintaining the character of residential areas	a) Lack of control of minor alterations to dwellings including installation of telecoms boxes and masts		5.4.2	5.4.7&10 5.6.2	

4.8 Leisure

ISSUE	POTENTIAL IMPACT ON HISTORIC CORE	IMPLEMENTATION & POLICIES			
		Development	Policies	Guidance & Commentary	Proposals
1. The 24hr economy	a) Potential loss of residential amenity		5.4.1-3		
	b) Negative townscape impact of security measures			5.2.5 5.4.6	
	c) Potential for increased vandalism and graffiti		5.4.1	5.2.1	
2. Servicing the Corn Exchange / Arts Theatre	a) Peak congestion on Bene't Street	5.1.1		5.2.6	5.2.23
	b) Use of large servicing vehicles	5.1.1		5.3.7-8	5.2.23
3. Facilities for teenagers	a) Lack of facilities for under-18 year olds	5.1.1 &7-9		5.6.5-6	
4. Use of green spaces	a) Inappropriate use and demand for changes in use causing loss of character, value and significance of landscape	5.1.11	5.5.1	5.5.2	
	b) Public access to The Backs limited by charging				
5. The market square	a) Inflexible use patterns		5.4.3	5.6.5	5.2.20

4.9 Conservation Issues

ISSUE	POTENTIAL IMPACT ON HISTORIC CORE	IMPLEMENTATION & POLICIES			
		Development	Policies	Guidance & Commentary	Proposals
1. Protecting the area's character	a) Potential loss of 'the sense of place' of the core as a whole and its character areas	All	All	All	All
	b) Preserving and enhancing the city's skyline		5.4.1-3	5.4.9	
	c) Preserving the character of the green spaces	5.1.11	5.5.1	5.5.2	
	d) Maintaining and enhancing key vistas and views		5.4.1-3	5.4.9 5.5.2	
2. Protecting existing historic structures	a) Potential threats to key buildings and their settings	5.5.1-3 & 6-9	5.4.1-3 5.5.1	5.2.1-2,4-10 5.3.1-2, 4-5 &7-8 5.4.6-11 5.5.2 5.6.2-5	5.2.12-17, 19-23, 25- 26 &28-29
	b) Inappropriate change of use		5.4.3	5.4.9	
	c) Protecting archaeological remains		5.4.4	5.4.9	
	d) Protecting minor features		5.4.2&5	5.2.5 5.4.6-11 5.5.2 5.6.2	
3. Protecting distinct features	a) Threat's to Hobson's Conduit		5.4.5		
	b) Replacement of and damage to the Richardson Candles			5.2.2&5	
	c) Protecting historic floorscapes and street furniture	5.1.3 & 7-11	5.4.4	5.2.4-5 &8-10 5.3.7-8 5.4.8&11 5.5.2 5.6.2&5	5.4.5, 5.2.11-29