

Cambridge Suburbs and Approaches

Huntingdon Road



Cambridge Suburbs and Approaches: Huntingdon Road

Prepared by

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For

Cambridge City Council

March 2009

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1 CHARACTER SUMMARY

Huntingdon Road is an ancient Roman road, part of a network that stretched from Colchester in Essex to Chester in the North West. It was developed from the 19th century onward, linking the City of Cambridge to the village of Girton. The approach from Girton is tree-lined with open farmland and fields never far behind the suburban houses that line the approach, and surviving old farm tracks serve as a visual and historical link to these. A different note is struck near the City boundary by NIAB and the buildings of Howes Place. These have a distinct identity and character, one of formality and symmetry, strongly reinforced by the planting. Otherwise, the prevailing character of the road in the approach from the North West is 20th century suburban, with large, detached houses, mainly picturesque and informal designs occupying wide deep plots in mature garden settings. The wide straight avenue, lined with grass verges and mature trees, reinforce the air of spaciousness. However, the character of the outer approach has been eroded to some extent in recent years by the amalgamation of older plots to accommodate new developments of flats and apartments, often running contrary to the grain of the area.

As the City Centre is approached, development becomes denser, especially on the northern side, which consists largely of 19th century artisan's cottages and larger terraced houses, at first often set well back from the road in deep front gardens but getting closer to the street frontage nearer the City. On the south side, architecturally distinguished post-war University buildings set within the spacious landscaped grounds of former 19th century residences and University playing fields give an open, landscaped character, leading through to a zone of post-war blandness and onto the historic core around Castle Hill.

2 INTRODUCTION

2.1 Background

The Architectural History Practice Limited (AHP) was commissioned in January 2009 by Cambridge City Council (the Council) to undertake rapid assessments of Huntingdon Road, Madingley Road and Barton Road. These assessments are the first in, and will set the pattern for, a series of rapid and concise studies to provide assessments and understanding of 'local distinctiveness'. The programme reflects Council members' and residents' concerns in relation to major growth proposals and the individual and cumulative impact of the replacement of individual houses with flats.

2.2 Methodology

The assessment involved fieldwork, some desk research and analysis. Research was carried out at the County Record Office and in the building control records of the City Council. It consisted of a review of historic maps, and a more general review of works on the history of Cambridge, its architecture and development. Huntingdon Road was physically assessed on foot in January 2009. The assessment is based on what could be seen from the public highway.

2.3 Limitations

The architectural and historic character of Huntingdon Road have been assessed as part of a characterisation exercise, including the heritage significance of the area. The assessment is not in sufficient depth to support potential Conservation Area designation, although it may provide a useful basis for consideration for designation.

There are a number of additional lines of research which might produce extra historical information on the history and development of Huntingdon Road such as rate books, insurance and building control records. While further research may provide greater detail and depth to an understanding of how the area developed, it is not anticipated that this will significantly alter the overall findings of this assessment.

3 HISTORICAL DEVELOPMENT

3.1 Brief overview of the development of Cambridge

The City of Cambridge lies at the intersection of four Roman roads, and the Roman settlement developed on the west side of the river Cam in the present Castle Hill area. In Saxon times there was further settlement south of the river. After the Norman Conquest a castle was built north of the river and several churches and monastic foundations were in existence by the mid-13th century. The major growth of the town dates from the establishment of the University from the 13th century, and at the time of the Reformation there were 15 colleges.

Cambridge did not develop beyond its medieval bounds until the early 1800s, following the Acts of Enclosure. New housing began to appear on the roads leading out of town, including Huntingdon Road. With the arrival of the railway in the 1840s the town expanded as a market town and agricultural centre. Large new areas of housing were built throughout the second half of the 19th century, building off and connecting the historic routes radiating out from the centre. In the first half of the 20th century the town's population grew from 40,000 to 90,000; outlying villages were connected and absorbed as ribbon development spread out from the centre.

Early resistance to this growth and the loss of village character in outlying areas was manifested in the establishment of the Cambridge Preservation Trust in 1928, and the protection given to the Gog Magog Hills, Grantchester, Coton and Madingley. After the Second World War Sir William (later Lord) Holford and H. Myles Wright's *Cambridge Survey and Plan* of 1950 formed the basis of the 1952 County Development Plan, defining the Green Belt and proposing new housing growth on the northern and south-eastern fringes of the town (which became a City in 1951). Population was to be capped at 100,000.

Holford's policy of containment proved unsustainable, and the post-war period has seen continuing pressure for and accommodation of development in and around the City. The Cambridge Local Plan of 2006 identifies Huntingdon Road as an Area of Major Change, which will see significant development in the coming years, providing new housing, associated community facilities, as well as land for employment, medical and higher education expansion. Major development on the open land behind Huntingdon Road would have a particular impact on the setting and character

of the north western end of the road, close to the City boundary. The Council wishes to ensure that Areas of Major Change are developed in the most appropriate way, taking account of the sustainability, mixed use and design objectives set out elsewhere in the Local Plan. In addition to major developments, the character of Huntingdon Road is threatened by piecemeal development or infilling of individual plots. The current assessment will inform the preparation of more detailed policies and guidance.

3.2 The development of Huntingdon Road

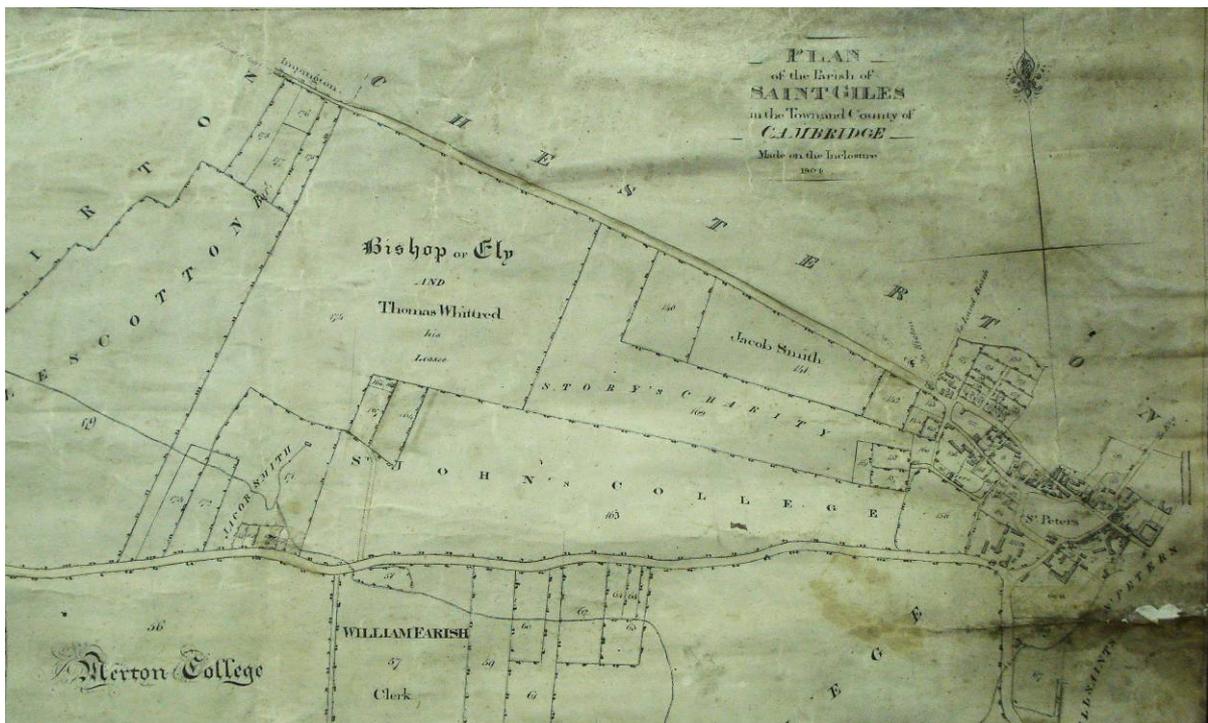


FIGURE 1: ENCLOSURE MAP, 1805

Huntingdon Road dates back to Roman times, and was part of the road network that led from Colchester in Essex to Chester in the north west. The road was named the *Via Devana* (Deva being the Roman name for Chester) in about 1750 by Charles Mason, a Cambridge Professor of Geology. Until the time of the Enclosure Act of 1802, the area was largely arable farmland. The Enclosure Award of 1805 (see figure 1) allotted a plot of about 17 hectares to the Trustees of Storey's Charity, while land further to the west is shown as owned by the Bishop of Ely, leased to Thomas Whittred. Storey's Charity had been established in 1692 to provide almshouses for the widows of the parishes of St Giles and Holy Trinity. The northern arm of their land faced onto Huntingdon Road and ran for about a quarter of a mile to Mount Pleasant, opposite the buildings of Storey's Farm in Castle End. This land, now

occupied in the main by University buildings and sports fields, was for many years fields and arable land.



FIGURE 2: 1888 1ST EDITION ORDNANCE SURVEY MAP (DETAIL)

In 1814 The Grove was the first house to be built on the Smith estate. Emma Darwin (nee Wedgwood, 1808-1896) occupied The Grove for several years in the 1880's and 1890's, and two of her sons, Horace and Francis, had houses built on either side. Emma was a novelist and the wife (and cousin) of the naturalist Charles Darwin (1809-1882). After the death of her husband she moved to Cambridge to be close to her sons, George (later Sir George, 1845-1912), a mathematician and geophysicist, and Horace (later Sir Horace, 1851-1928) a civil engineer and manufacturer of scientific instruments. Emma bought and extended The Grove, which sat between George's Wychfield and Horace's The Orchard, built for the brothers in the 1880s (and shown on the 1st edition Ordnance Survey map for 1888, figure 2).

In addition to the Darwin properties, the 1888 Ordnance Survey map shows the development on the north side of Huntingdon Road, which proceeded from the mid-19th century onwards. This includes St Albans, a detached house set within a large L-shaped plot (now redeveloped with modern housing giving off Westfield Road). It also shows, further west, the mid-19th century terrace at nos. 118-124, then called Devana Terrace. Closer to the town (opposite The Orchard) is Westfield House, built in 1863 as a large detached house but since 1962 a theological college. These

properties are set well back from the road, hinting at the suburban character of later development. However, the more prevailing character on the north side, intensifying nearer the town centre, is of a more dense urban fabric, with terraced houses whose frontages give directly onto the street or are set within small front gardens. Further north west, the character is still largely rural; the only developments shown on the 1888 map are St Giles and St Peter's cemetery and the Travellers Rest Inn. The cemetery was established in 1857 and the first burial took place in 1869; the chapel came later in about 1875. It is a non-denominational burial ground and the final resting place of many Cambridge notables, including the philosophers Ludwig Wittgenstein (1889-1951) and George Moore (1873-1958).

3.3 Late-19th to mid-20th century suburban expansion

By the time of the 1903 Ordnance Survey map (figure 3) Oxford Road had been laid out and partly developed, and two large detached houses built on large plots facing Huntingdon Road (one of these has now been replaced by Australia Court, a modern block of flats, while the other, the present 136 and 136A, has been converted to two residences).

In the 1890s the Trustees of Storey's Charity commissioned Carter Jonas to draw up plans for a Building Estate covering about 35 acres, the principal roadway of which, Storey's Way, was constructed in 1911. 74 freehold plots were offered for sale, those on the north side facing onto Huntingdon Road¹. The land to the east of The Orchard was also developed, with nos. 1 (Rolleston House) and 3 (The Vicarage) flanking the newly-laid out Buckingham Road (after 1903).

1.1.1 _____

¹ The Storey's Way area is now a designated conservation area and is described in more detail in the Storey's Way Conservation Area Appraisal, Cambridge City Council, April 2008.

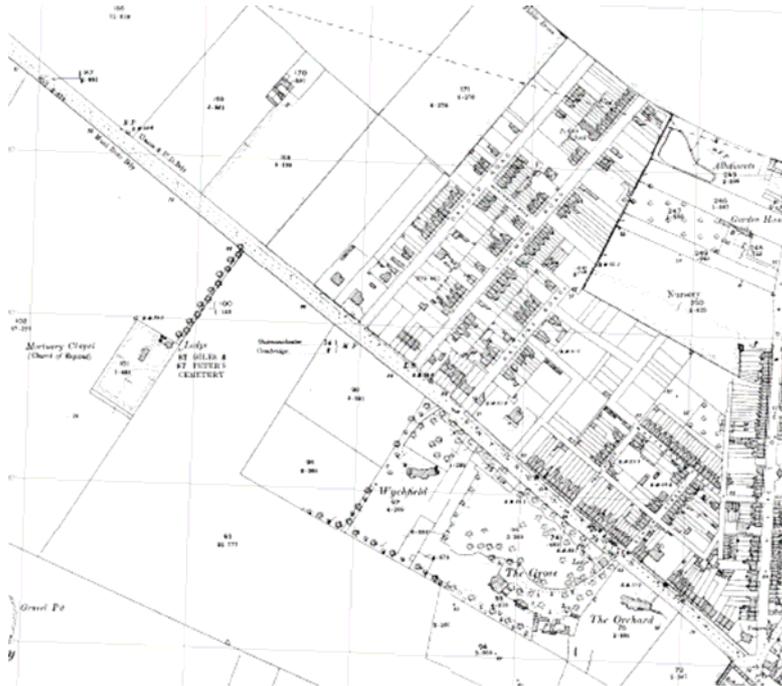


FIGURE 3: 1903 ORDNANCE SURVEY MAP (DETAIL)



FIGURE 4: 1926 ORDNANCE SURVEY MAP (DETAIL)

The development of Storey's Way from 1911 was a spur to further development along Huntingdon Road, starting with nos. 126 and 128 in 1913. Building was interrupted by the Great War and did not pick up again until the 1920s, with the building of nos. 159-161, 166-168 and 170-172 in 1924. The 1926 Ordnance Survey map (figure 4) shows the development of Storey's Way and the state of progress of development along Huntingdon Road, including on the south side the present no.147

(in a very large plot) and then a group of five on narrower plots (the present nos. 153-161). On the north side, the plot of the present no 138 has been developed and the beginnings of Sherlock Road are shown. Further west, the plots of the present nos. 142 and 144 are shown developed, then a gap, then no.152, then a larger gap, then the first five pairs of semi-detached properties in front of Christ's College and Sidney Sussex Sports Field (the present nos. 166-184). Beyond this is shown the development of The National Institute of Agricultural Botany and Howes Place, architect P. R. Morley Horder, 1921. The NIAB was founded by Lawrence Weaver, Secretary to the Ministry of Agriculture, and was dedicated to improving seed quality and therefore food production after the Great War. Weaver was also an architectural writer who did much to promote the reputation of Sir Edwin Lutyens and other figures of the Arts and Crafts movement. With Gertrude Jekyll he was the author of *Gardens for Small Country Houses*. The NIAB leased part of its Howes Close Farm to the Housing Association for Officers' Families, which built a series of neo-Georgian houses to Morley Horder's design, offering affordable accommodation on a long lease to disabled officers and officers' widows. The NIAB was opened by King George V and Queen Mary on 18 October 1921.

The majority of the houses of the interwar years had four bedrooms and from an early date included purpose-built garages. Some were architect designed, but most were developed by speculators, with firms such as Coulson & Son undertaking both design and construction. Building Control records suggest that most of the architects employed were local, who often enjoyed repeat business as the road developed. These included Sidney French (1864-1933), who designed nos. 126-128 as well as the set of four neo-Tudor houses at 166 to 172 (which included his own house). George P. Baynard designed nos. 159-161, which included garages, for H. B. Buttress. A. H. Chapman designed no. 185 (1924 for the Messrs Allpress) and no. 179 (for Sidney Heffer, 1924). H. C. Hughes produced a number of original designs, including no. 179 for Sidney Heffer and no.173 (Kapitza House), for Dr Peter Kapitza.

3.4 Mid-20th century onwards

The most significant development along Huntingdon Road since the Second World War has been the University development on the site of the Darwin properties. New Hall (now Murray Edwards College) was founded in 1954 as Cambridge's third

college for female undergraduates. In 1962 the college was given the site of The Orchard, which was demolished to make way for Chamberlin, Powell & Bon's first phase of hall and library, connected by a sunken court, dating from 1962-66. Its domed dining hall faces Buckingham Road, and is now entered through a forebuilding added by Austin-Smith:Lord in 1995 (architects also for the Kaetsu Educational and Cultural Centre, built to the west at about the same time). On the opposite side of Buckingham Road, behind the Edwardian house at no.1 Huntingdon Road (now a surgery) is the R. H. Partnership's Buckingham House of 2000-01, providing additional accommodation for Murray Edwards College. Closing the view at the bottom is David Roberts' building of 1961-62 for the Dominicans (Blackfriars). In front of the long northern range of Murray Edwards College facing Huntingdon Road, the late 19th century Lodge to The Grove remains, as does the Grove itself, the latter now enveloped by the buildings of Fitzwilliam College. The University acquired The Grove and Wychfield and eight acres of land to the south of Huntingdon Road in the late 1950s. In November 1968 (Sir) Denys Lasdun was appointed to plan the site and design the new buildings. The first stage of the work made up the 'back' of the college (comprising the library, dining room, junior common room and bar) and were completed for the new intake in 1963. As further funds became available New Court (1985), the Chapel (1991, to the designs of MacCormac Jamieson and Prichard) Wilson Court (1994) and Gate House Court (2003) were constructed, as were new buildings in Storey's Way by Allies and Morrison. A new library extension designed by Edward Cullinan is due to be completed at the end of 2009.

Wychfield House survives incorporated into new accommodation built for Trinity Hall from 1968, including Bolton House, by Philip Dowson of Arup Associates. Later developments for Trinity Hall include two typical blocks by MacCormac Jamieson and Prichard, Launcelot Fleming House and Walter Christie House, and the redevelopment by Freeland Rees Roberts of the college sports pavilion, a prominent feature of the open space to the south.

Elsewhere in Huntingdon Road, the post-war period has seen the redevelopment of several large plots formerly containing detached houses with new blocks of flats and apartments. This trend started with the five blocks of Sherlock Close, just off Huntingdon Road in Sherlock Road (James & Bywaters, 1960). Other developments include:

- the replacement of St Albans with modern housing giving off Westfield Road;
- Australia Court, built in the 1970s on the plots of two large detached houses on the corner of Oxford Road;
- More recently, William Morris House, on the site of no.193.

4 CHARACTER ASSESSMENT

4.1 The Assessment Area

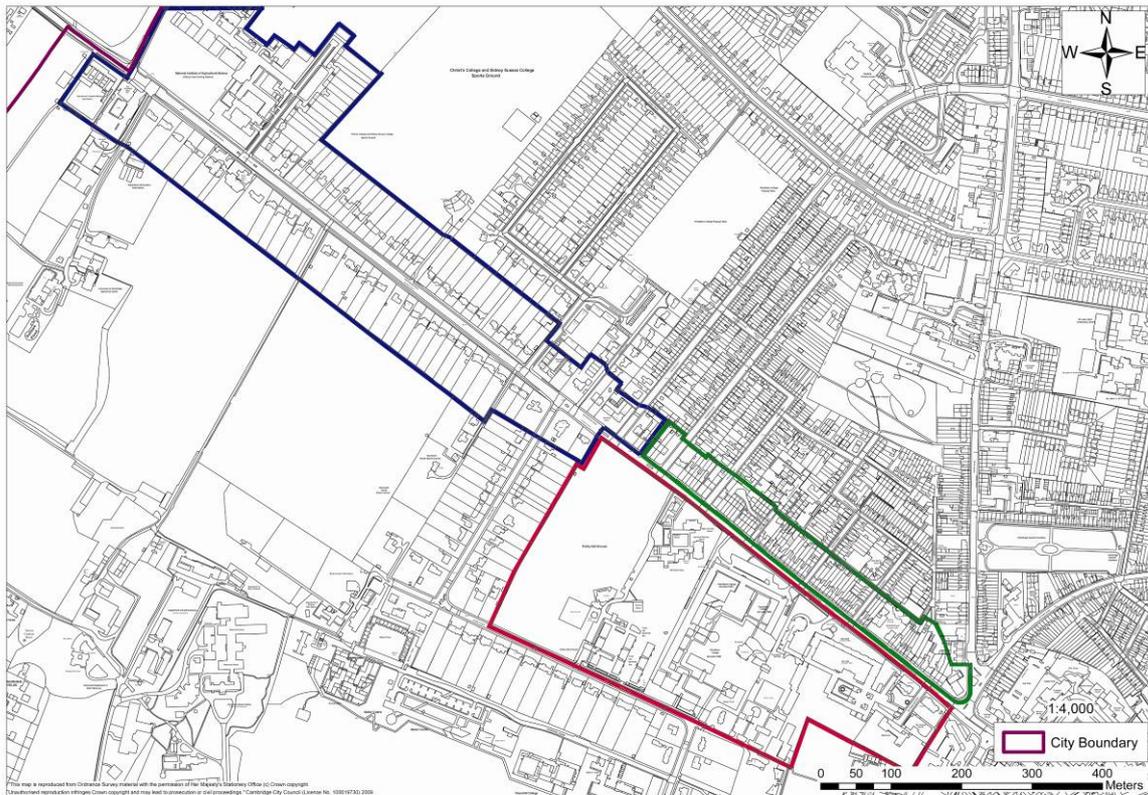


FIGURE 5: STUDY AREA SHOWING CHARACTER AREAS

The area covered by the assessment is shown in figure 5. It covers Huntingdon Road from the Cambridge City boundary (Whitehouse Lane and Trinity Farm) in the north west to the junction with Victoria Road in the south east. It includes the properties with frontages on each side of the road, and Howes Place, and the landscape relationships to major development sites at the rear of the properties. The study area has been divided into three broad Character Areas, which are shown in figure 5:



- **Character Area 1** (green) encompasses the north side of Huntingdon Road and consists of mainly 19th century residential development;
- **Character Area 2** (blue) encompasses the late 19th century and 20th century north western development along both sides of Huntingdon Road;

- **Character Area 3** (red) encompasses the south side of Huntingdon Road and consists mainly of 20th century University buildings and land, with some 19th century survivals.

The north western part of Character Area 3 (including properties facing onto Huntingdon Road at the entrance to Storey’s Way) lies within the Storey’s Way Conservation Area. No other part of the assessment area is currently subject to Conservation Area designation. It is recommended that consideration be given to the designation of a Conservation Area around NIAB and Howes Place.

4.2 Overall Character and Appearance



Huntingdon Road is a wide road with a linear character, reflecting its Roman origins. 20th century ribbon development along the road frontage, with much of the rural character and green space surviving in the backland, has accentuated this linear character. The topography, though elevated, is flat, offering no vantage points. Character Area 1 has a fairly dense urban character, while in Character Area 2 the spatial character opens up; buildings occupy large plots and are increasingly set apart from each other and set

back from the road. The spaces between the buildings afford glimpses of maturely planted out back gardens. Here the footpaths widen, and are provided with wide grass verges and planted with mature trees. These are highly important in framing the approach from Girton, lending the road a generous, leafy suburban character at this point. Character Area 3 also has an open landscaped character, the modern University buildings having been developed within the mature garden landscapes of large 19th century villas.

Giving off the road at various intervals are a number of tracks and paths, some of them old farm tracks denoting field boundaries, and



lending a semi-rural character to the street (such as the track from Huntingdon Road to Gravel Hill Farm, by Richard Reynolds Rowe, which is lined with mature chestnut trees). Another (All Souls Lane) leads to the Ascension Burial Ground while others (such as that between nos. 104-106 on the north side) are simply narrow access paths serving the rear of properties. The formality of these is sometimes accentuated by the planting; the most notable example being that around NIAB and Howes Place. All of these linear roads, paths and tracks help to define the topography of Huntingdon Road.



There are no public open spaces in the assessment area, yet it has an open character which increases towards the City boundary to the northwest. The main open spaces are the large playing fields belonging to various colleges. Those for Trinity Hall and Churchill College on the south side come up to the

road frontage and are included within the Storey's Way Conservation Area. Those for Christ's College and Sidney Sussex College on the north side are located behind the properties on deep plots facing the road, and are important in setting the open character which forms the backdrop to the linear development of Character Area 2. The other chief open space is the land belonging to NIAB, containing a large number of lightweight and ephemeral structures.

In the main, original doors, windows and decorative details have survived remarkably well in Character Area 1, testimony to the sympathy and care displayed by owners over the years. The level of replacement of windows in PVCu is relatively low, given the lack of controls, and there are few examples of off-the-peg front doors. Plate glass sashes and bay windows are a feature of the area and front doors tend to be of four or six panels, often with plain rectangular or semicircular fanlights. In Character Area 2 window and door replacement is more widespread. This is regrettable, since the quality of original detailing (typically small-paned casement windows and solid hardwood doors) is integral to the character of these properties. The uniformity of

some pairs has also been undermined by porch additions or infilling. However, the main threat to the character and integrity of Character Area 2 is from the infilling and amalgamation of the generous spaces and landscaped setting that surround most of the properties to accommodate larger development. In a few cases buildings have been extended at the side over original garages or, in one case (no. 174) with a particularly large side extension with a contrasting lead roof. There are also examples of garage additions in front of properties, and in one case (no.185) a substantial extension over the front garden (no.185). New development has taken the form of smaller houses infilling existing large plots (nos. 183A, 198, 200) or of blocks of flats and apartments replacing earlier houses (most recently William Morris House).



4.3 Character Area 1

The north side of Huntingdon Road was developed from the mid-19th century as a fairly dense, urban residential westward extension of the City. The earliest properties opposite Buckingham Road can be dated to 1842-3. Most of the properties remain in single residential use, while some are used as flats, bed and breakfast and University accommodation. The major non-residential site is Westfield House.

The properties along the north side of Huntingdon



Road mainly date from the second half of the 19th century, and most are built of Cambridgeshire gault brick, with slate roofs. Towards the City Centre they are generally located close to the footpath behind small front gardens, or face directly onto the footpath. Front gardens get increasingly larger as the suburban character begins to assert itself to the north west. There is no uniformity of scale or design; the scale varies from two storeys to four storeys, and many of the facades are enlivened by bay windows, gables and have painted brickwork. Many of the properties have basements and basement areas.

After the former garage site on the corner with Histon Road, nos. 2-6 form a group of



four storeys (including basements), urban in character and scale, with three storey bays and front gardens colonised as car parking spaces. 8 and 9 are a 19th century pair, no, 8 with polychrome brickwork and a modern yet well-detailed extension at

the side, no. 9 with a full-height bay and painted brickwork. Nos. 10-14 is a good three storey (two storeys over a basement) mid-19th century group, (nos. 10-12 date to 1842-3) and possible candidates for local listing. They are of painted brickwork, under bracketed eaves, the entrances approached by flights of steps. No. 14 is double fronted, with bay windows on either side of the central entrance. This is followed by a lower two storey group of former artisans' cottages, some with painted brickwork and bay windows. After a modern residential building forming part of the theological college, Westfield House itself is a handsome, Bodley-like, detached house of 1863 with red brick trim and neo-Gothic detail to the ground floor windows and doors. The building is unusual for this part of the street in being a detached house in a large garden setting; this is dominated by a fine cedar tree. There is a modern chapel in the garden, towards the rear of the site. After this there is a further

group of two storey houses with painted brickwork, slate roofs and ground floor bays, set back from the footpath in small front gardens.

Between Benson Street and Priory Street, 40-66 Huntingdon Road is an intact piece of late 19th century development, of varying design and scale but forming a harmonious group on account of the shared palette of materials and details. They are mostly of gault brick (some painted), several with bay windows and some with prominent roof slopes with dormers. The cast iron sign for Benson Street on the flank wall of 40 Huntingdon Road is an attractive survival.

Between Priory and Westfield Road, nos. 68-94 forms another harmonious group of similar variety, scale and character. Here the inlaid black and white ceramic lettering for Priory Street set into the flank wall of no. 68 is a nice detail.



A modern residential development at the corner of Westfield Road and Huntingdon Road extends well back into Westfield Road, where it is entered from St Christopher's Avenue. While appropriate in terms of height and building line on the Huntingdon Road frontage, this is a large and monolithic development which runs counter to the grain of the streets behind. It benefits from frontage trees, where the rest of this part of the road is lined with 19th century and later two storey terraces and mews houses giving directly onto the street. By contrast, no.100, on the corner with Oxford Road, is a two storey cottage set within a long narrow plot, with a formally planted front garden. From here, the front gardens of properties increase. No.102 and 104 on the other side of Halifax Road are a substantial late 19th century pair with a shared hipped roof, three storeys raised over a basement, and double height bays to the ground and first floors. They are followed by nos. 106-114, a picturesque group enlivened by prominent roof forms with gables, double-height bays, and good and complete detail. These buildings are candidates for local listing. The scale then drops again for no.116, an attractive yet architecturally modest cottage set within a

large plot on the corner with Richmond Road. On the other side of Richmond Road, nos. 118-124 is a mid-19th century group of three storeys with ground floor bays, formerly known as Devana Terrace, and also a candidate for local listing. This



group forms the westernmost termination of the early development of Huntingdon Road. Pleached trees planted on the corner enhance their setting.



The properties in Character Area 1 generally have modern low boundary walls, often supplemented with hedges. Some have high wooden fences, which may be understandable in terms of noise reduction and security, but do not always add to the amenity of the area.

4.4 Character Area 2

Character Area 2 was developed from the early 20th century as an attractive suburban residential area, with large detached and semi-detached houses with garages set within large plots set well back from the footpath. The only non-residential elements are at the north western end. Post-war development has maintained the residential theme, with some



subdivision of existing properties and infilling of plots, and some redevelopment of plots with larger blocks of flats and apartments.

Early 20th century expansion took the form of consciously planned ribbon development following the line of the road, while the backland retained and to a large extent retains its open and rural character. The houses are set within large and now mature gardens, many with high hedges along the boundary, where there are grass verges on the wide footpath. These start soon after Marion Court on the north and Storey's Way to the south, and have a tendency to widen as the road progresses away from the City. An avenue of trees planted along the verge on the south side is symptomatic of the more open, green and suburban character of the street at this point, and is important in framing the approach from Girton. There are no fully mature trees on the stretch between Wychfield and Girton Road.

The prevailing architectural character in Character Area 2 lies in variations of the late 19th and early 20th century domestic or vernacular revival, characterised by asymmetrical elevations, prominent gables, roofs and stacks, casement windows and solid oak doors. Standing out in contrast to all this is



Morley Horder's development of NIAB and Howes Place, dating from 1921. In architectural style and layout this is in the tradition of Edwardian *beaux arts* Classicism, its formality of layout and planting quite different from the informal, picturesque character that otherwise prevails in Character Area 2.

It is not possible here to describe every house in Character Area 2, but a few of the more notable buildings (and some issues arising from adaptation) are the following:

- No.130, a good and complete interwar house of Arts and Crafts character, Building of Local Interest, with roughcast exterior with brick trim and shallow two storey bays at the front with casement windows.

- No. 136 and 136A, a large detached house in the Norman Shaw Old English style, Building of Local Interest, now made into two semi-detached properties, with a well-detailed side extension to no.136A.
- No.138, Neale House, a large gabled brick house with a timber framed gable over the entrance, Building of Local Interest.
- No.139, originally 'Northumbria', *circa* 1915 (now the Cambridge Lodge Hotel) is a very substantial house in the Old English Tudor Revival style, with contemporary boundary walls and lych gate. *It makes a positive contribution to the street scene, despite not being worthy of designation as a Building of Local Interest.*
- On the opposite side of Storey's Way, no. 141, 'Wayside' (W.D. Collins, 1912, Building of Local Interest) shows the influence of C. F. A. Voysey in the use of roughcast and tapering forms.
- No.162, L-shaped on plan, the porch in the angle with a steep swept copper roof, and with an adjoining tall corbelled and canted oriel window. The main roofs are clad with glazed pantiles, a detail extended to the attached contemporary garage. Building of Local Interest.
- Nos. 166, 168, 170, 172. Two pairs of semi-detached houses designed by and built for the architect Sidney French and completed by 1926. Four bedroom houses with applied timber framing to the first floor and recessed front doors. All are relatively unaltered.
- No. 171, built in 1931 by H. C. Hughes for Dr Alden Wright, with an original built-in garage. This, combined with the building's simple form and clean lines, and distinctive tall corner window, gave it a modern, functional, aesthetic. The building is Building of Local Interest. Unfortunately the original windows have been replaced with UPVC and the garage incorporated into the ground floor accommodation.
- No. 173, Kapitza House, *circa* 1930, by H. C. Hughes for Dr Peter Kapitza and showing the influence of *avant garde* continental developments. This too is a Building of Local Interest, but has had its windows replaced.
- No.179, by H. C. Hughes for Sidney Heffer, an attractive gabled-entrance house of five bedrooms with a sweeping tiled roof and separate garage, little altered.

- No.183, a design of North European character, with a prominent pantiled mansard roof, contemporary attached garage at the front, and entrance placed on the diagonal between house and garage. The building is little altered, and is on the local list.
- Nos. 192-194, a symmetrical pair of four-bedroom houses of 1934 by Coulson & Sons of Cambridge. Each house has a single-storey garage with a tiled pitched roof, set back to the rear of the house but still visible from the road. Both properties appear to be little altered.
- No. 215, a neo-Tudor design by George E. Clare & Son of Harrow for Mrs Harold Frost in 1938. Clare senior (1868-1953) specialised in domestic architecture and was the author of *Ideal Homes in Rural Areas: Illustrated Description of the cellular brick construction* (1952). The house originally had four bedrooms, set above a hall, reception, dining room and kitchens, with a single story double width garage to the west side. The house has applied timber framing around a central brick porch, with a playful attic window that peeks out of the tiled roof. The house was extended westwards in the late 20th century, building over the garage with a full-height extension to increase the building size by at least a third.
- NIAB and Howes Place (P.R. Morley Horder, 1921). Neo-Georgian detail on a *beaux arts* plan. The main block is a substantial two storey building with a gambrel roof, built around an open courtyard. The houses in Howes Place are of two storeys with hipped roofs, sash windows and timber doorcases; later houses in simplified yet respectful form towards the street. The appearance of the NIAB building has been marred by inappropriate window replacement and by a large rear extension of 1955 (by J. B. F. Cowper and Poole), although Pevsner comments favourably on the red brick stores and boiler house of 1963. The houses in Howes Place are relatively unaltered, but there has been some window replacement. Solar panels, satellite dishes and rooflights present further management issues. The landscaping is an important and integral part of the NIAB/Howes Place scheme, with lawns, verges, beech hedges and formal avenues of pleached lime trees. The NIAB site is also an important, open green space at the entrance to the assessment area from the Girton approach, well planted with trees around the perimeter.

- Travellers Rest Inn. This is the oldest building in Character Area 2, a roadside inn on an ancient site. The present building is of mid 19th century character; built of Cambridgeshire gault brick, of three bays, with sash windows on the upper floor and a hipped tile roof. It has been unsympathetically altered and extended.



4.5 Character Area 3

Character Area 3 consists largely of post-war University buildings. Earlier residential buildings within the area are now generally converted to University use, although no.1 is now a surgery.



Today, the south east side of Huntingdon Road is dominated by the sweeping modern facades of Murray Edwards (formerly New Hall) and Fitzwilliam Colleges, set back from the busy road by an open landscaped setting with lawns and mature trees that soften the somewhat

hard-edged architectural character. These are built on the site of the three large Darwin houses, each set within spacious grounds. Of these, The Grove and Wychfield survive, while The Orchard has been demolished. Neither is visible or prominent in the street scene, although the late 19th century red brick neo-Tudor lodges to The Grove and Wychfield are visible. The former is part of the open landscaped setting of Murray Edwards College and the latter with its stables (dating from 1904) is placed amidst mature trees behind a boundary fence.

Of the earlier properties facing Huntingdon Road nos 1 and 3 flank Buckingham Road, which was laid out in the early 20th century. No. 1, originally called Rolleston, is a handsome red brick neo-Georgian house of about 1910, of six bays with the centre two bays recessed. It has a central doorcase with segmental arched hood, timber sash windows, timber cornice and hipped tile roofs with a hipped central dormer and prominent brick stacks. The house has been converted into a doctor's surgery, with asymmetrical modern additions to right and left. No. 3 dates from 1908 and is identified on the 1926 OS as The Vicarage. It is a substantial Edwardian house, rendered with brick detail, timber framing in the gables and a prominent tiled roof. Notable buildings in Buckingham Road include those built for the Blackfriars, slightly overwhelmed on the one side and spurned on the other, by more recent additions for Murray Edwards College.

The form of the original development of New Hall (Murray Edwards College) was informed by the existing mature landscaping, particularly the trees lining Huntingdon Road which create an angled 'park' in front of the College. Many that survive today feature on an original site plan held by the college. The college follows a traditional courtyard plan, the main block of accommodation stretching west-east across Huntingdon Road. The south buildings are composed of the large domed dining room, common rooms and library, built of concrete and white brick and set around a rectangular reflecting pool. The chapel and formal entrance were intended for the western side of the site but were not built until the late 20th century.

Like those for Murray Edwards College, Sir Denys Lasdun's buildings for Fitzwilliam College are fitted into a mature landscape, set well back from the road at an angle. The landscaping helps to soften and offset the austerity of the architectural design. To



the west of Murray Edwards and Fitzwilliam, the buildings for Trinity Hall are camouflaged by dense planting and timber boarded fencing on the Huntingdon Road frontage. Beyond this the character opens up, with the Trinity Hall sports field a significant open space set behind railings and a row of trees planted along the perimeter.

5 SIGNIFICANCE ASSESSMENT

The relative significance of buildings and landscape features in the study area has been assessed according to the following five categories (to be read in conjunction with the coloured map at appendix 1):

- **Protected:** buildings and trees that are protected by way of listing or Tree Preservation Orders (TPOs). There are two listed buildings, Murray Edwards College (formerly New Hall) and Fitzwilliam College, both grade II* and coloured orange on the map at appendix 1. Trees covered by TPOs and TPO areas are also indicated.
- **Building of Local Interest:** although not afforded statutory protection, these make a positive contribution to the street scene, and are coloured yellow.
- **Positive:** buildings of clear local interest, but not yet included as a Building of Local Interest, or of lesser quality than Buildings of Local Interest, or altered superficially. They are coloured blue.
- **Neutral:** buildings which although of little individual merit, combine with other buildings and spaces to create a townscape of value, or at least do not detract. These are coloured purple.
- **Negative:** buildings, features or spaces which have an adverse impact, coloured dark red.

In addition to these categories, significant but not formally protected green spaces, including roadside verges and major open spaces, are also indicated on the map at Appendix 1.

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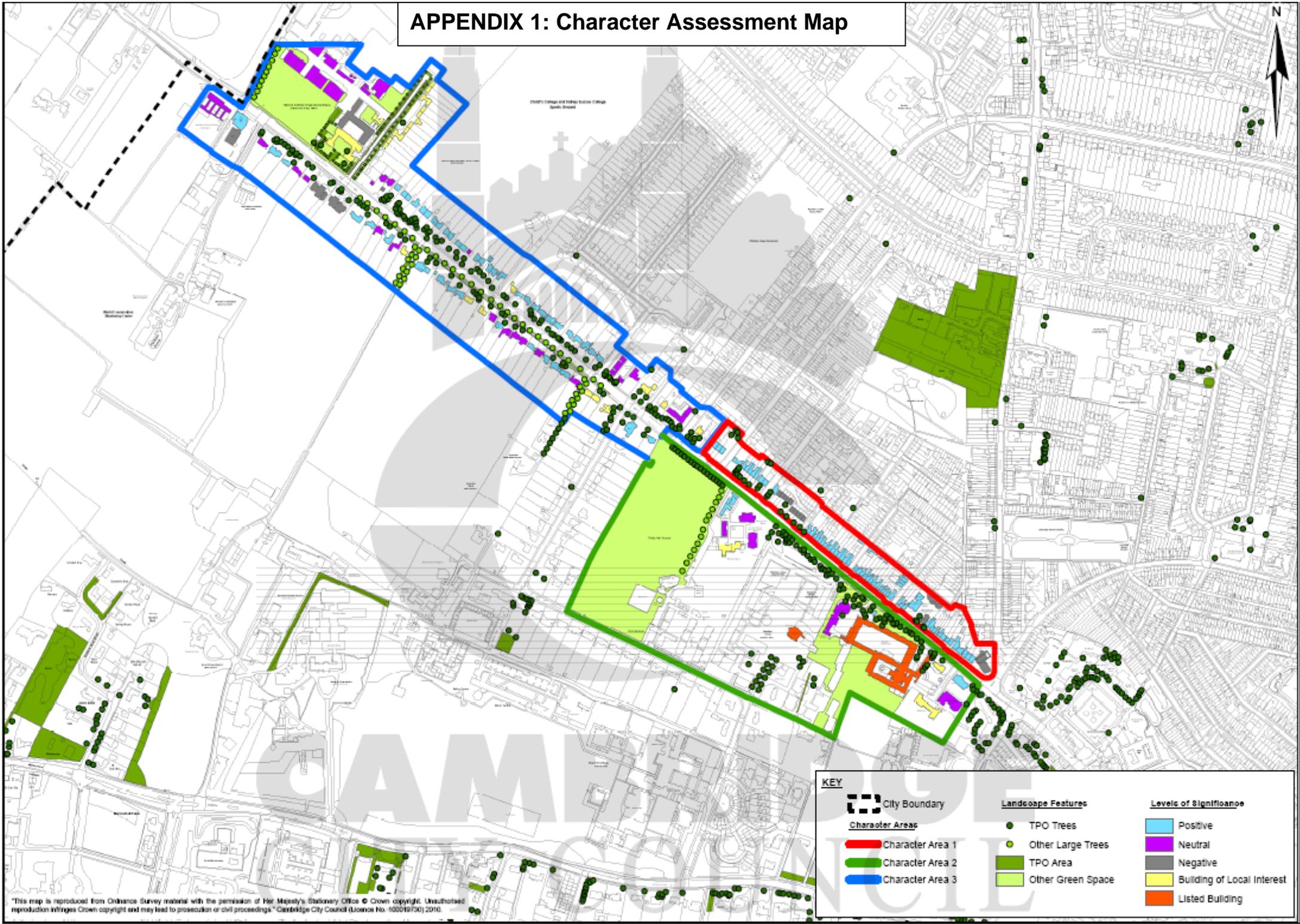
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APPENDIX 1: Character Assessment Map



| KEY | | Levels of Significance | |
|---------------------------|-------------------|------------------------|----------------------------|
| | City Boundary | | Positive |
| Character Areas | | | Neutral |
| | Character Area 1 | | Negative |
| | Character Area 2 | | Building of Local Interest |
| | Character Area 3 | | Listed Building |
| Landscape Features | | | |
| | TPO Trees | | |
| | Other Large Trees | | |
| | TPO Area | | |
| | Other Green Space | | |

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