

Cambridge Suburbs and Approaches:

Long Road



Cambridge Suburbs and Approaches: Long Road

Prepared by

Beacon Planning Ltd

For

Cambridge City Council

March 2012

Contents

1 Character Summary	1
2 Introduction	4
2.1 Background	4
2.2 Methodology	4
2.3 Limitations	4
3 Historical Development	5
3.1 Brief overview of the development of Cambridge	5
3.2 The development of Long Road	6
3.3 Clay Farm extension	8
4 Character Assessment	9
4.1 The Assessment Area	9
4.2 Overall Character and Appearance	9
4.3 Character Area 1	13
4.4 Character Area 2	16
4.5 Character Area 3	19
4.6 Character Area 4	20
5 Significance Assessment	22
5.1 Listed Buildings	23
5.2 Buildings of Local Interest	23
6 References	26
7 Map	27

1 Character Summary

Long Road was already in existence by the time of enclosure in 1801 and is marked as 'Trumpington New Road' on Baker's Map of the City of 1830. At that time it dissected farmland, and by the time of the first Ordnance Survey map of 1886 the road was known as Mill Road presumably because of the existence of Trumpington Mill at its west end. The earliest properties are therefore Clay Farmhouse, the Mill House and Mill Cottages which are all at the west end of the road.

The railway effectively dissected the road in 1845, with a second line formed to the west in 1862 when a bridge was constructed to take the road over the line. The substantial tree belt along the south side of the road is in evidence on Baker's 1830 map. Residential development did not begin in earnest until the early years of the 20th century and was confined to piecemeal plot development at the two ends of the road. This continued in the inter and



immediate post-war periods, particularly at the east end after Sedley Taylor Road was developed to link Luard Road into Long Road by the 1940s. The development of Rutherford Road from the 1950s gave a similar impetus to developments at the north west end of the road from

the 1950s – 70s, whilst the development of Gilmerton Court in the 1960s saw the demolition of a large Victorian villa and its replacement with a substantial court of apartments. Long Road Sixth Form College was built during the Second World War (as the Cambridgeshire High School for Girls), whilst the Addenbrookes Site developed from 1960.



The overriding impression of Long Road is as a long, straight boulevard dominated by mature trees. The road dips close to the Robinson Way junction before rising as the road crosses the railway lines and then drops again towards Trumpington Road. Buildings do not dominate though the road junctions at the southeast end give some views of the substantial buildings on the Addenbrookes site. Where there are no substantial trees on grass verges (at the north-east end of the road) and also where younger replacement trees have been planted close to the Rutherford Road junction, houses generally are more visible. However, substantial shrub planting (especially at the east end) means that the street retains its verdant feel, despite the erection of fences (at the west end).

The built form of Long Road divides into three key areas. The western end of the road has a suburban residential character with the former mill house and cottages, together with the one outstanding early 20th century property on the road, Friarswood. Much of the rest of the built form comprises detached residential properties built from the 1950s – 70s. The telephone exchange is a negative building within this part of the road.



The eastern end of the road is also residential and suburban in character with houses erected from the early years of the 20th century to the 1950s. Some redevelopment has taken place especially at the southeast end and modern houses and apartment buildings

have replaced substantial detached houses. The substantial buildings and grounds of Long Road Sixth Form College, to the southeast of the railway line

forms its own separate character area; though the tree screen means that the buildings are certainly not intrusive in the streetscene.

A major characteristic of Long Road is however the significant area of open



space particularly to the south west of the railway line with a smaller, but still substantial area in the middle of the north side of the road. Whilst the latter is mostly formal sports pitches, that to the south was agricultural land. Together these areas of open and formerly open land

form their own character area. However the development of the land around Clay Farm, as part of the planned expansion of the city, will significantly change this Character Area.

2 Introduction

2.1 Background

Beacon Planning Ltd was commissioned in July 2010 by Cambridge City Council (the Council) to prepare Conservation Area Appraisals of the New Town and Glisson Road areas, Riverside, Victoria Road and the Castle Area and to prepare rapid assessments of Hills Road, Newmarket Road, Trumpington Road and Long Road. The works are the latest in a series of Conservation Area Appraisals and rapid assessments of areas of the City which are not currently afforded any statutory protection. The latter are intended to aid understanding of the 'local distinctiveness' of the suburban areas and reflect Council members' and residents' concerns in the light of major growth proposals and pressure for redevelopment generally.

2.2 Methodology

This assessment of Long Road has involved on-site surveys together with desk-based research and analysis. The latter has involved archival research, studies of old maps, and a trawl of relevant books and documents relating to the architecture and development of the city. The on-site survey of Long Road took place in August 2010 and was limited to what could be seen from the public highway rather than from private land.

2.3 Limitations

Beacon Planning Ltd was commissioned to assess the architectural and historic interest of Long Road to define its character and its significance as a 'heritage asset'. Further assessment may be necessary to support any potential Conservation Area designation, although this report would provide a useful basis for such a consideration.

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 however dates from the establishment of the University from the 13th century, and by 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 Hills Road, Barton Road and Trumpington 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 such as Chesterton, Cherry Hinton and Trumpington 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 Society 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 coming years will see significant development in the City, with new housing, associated community facilities, as well as development of land for employment, medical and higher education expansion.

The character of Long Road will be affected by the new housing development under construction at Clay Farm which lies to the south of the road. A new signalised junction is proposed to access the Clay Farm development roughly opposite Nos. 85 and 87 Long Road. The continued expansion of Addenbrookes Hospital may also affect the character of the road.

3.2 The development of Long Road

Long Road appears on Baker's Map of 1830 as 'Trumpington New Road', connecting the historic London Road to the west and Hills Road leading south east out of Cambridge towards Linton and Haverhill. The road is shown on the Trumpington Enclosure map of 1804 which depicts the surrounding agricultural land as it was divided in 1802; Clay Farm is the only evident development along the road. On Baker's Map, the land is still shown in agricultural use, with Clay Farm and the Trumpington corn milling complex which included a windmill (now lost) on its western half, and Great Tithe Farm shown on its north eastern side. A significant tree plantation is shown running almost the entire length of the southern edge of Long Road, a feature of the road that has been maintained through to the present day.

The arrival of the railway in the 1840s connected Cambridge to London and Norwich, crossing Long Road approximately equidistant from Hills Road and what is now Trumpington Road. The first railway line was the former Great Eastern Railway from London to Cambridge, opened in 1845. Later in 1862, the L&NWR Cambridge to Bedford line arrived, following a course to the west of the existing Great Eastern Railway line. Whilst a bridge took the road over the L&NWR line, the 1886 Ordnance Survey Plan shows that there was still a level crossing where the road met the GER line which persisted until the later 20th century. The L&NWR line closed in 1965, and the railway track was later removed. It has now been reformed as the route for the 'Guided Bus'.

By the time of the 1886 Ordnance Survey, 'Trumpington New Road' had taken the name 'Mill Road', presumably borrowing its name from Trumpington Mill (near Old Mill House). 'Mill Road' continued throughout this period to remain undeveloped, with the only addition of note being Leighton House on the extreme northwest side built c.1867 by the wealthy Cambridge shopkeeper Robert Sayle. The land was still predominantly in agricultural use, a character that prevails through to the beginning of the 20th century. The only notable development by the time of the 1903 – 1904 OS plan is the erection of a large private house marked as 'Gilmerton', the site of which is now occupied by 'Gilmerton Court'.

It is not until 1927 – 1928 that the name 'Long Road' appears on the OS maps. The beginning of the 20th century marked the transition from an essentially agricultural and undeveloped character to one that was increasingly suburbanised as Cambridge expanded southward. By 1928, Trumpington Mill had ceased to operate as a corn mill and land immediately to the east was worked as allotment gardens. On the eastern edge of Long Road, residential development had extended southwards along Hills Road and had begun to spread along the northern and southern edges of Long Road, including 'The Spinney' on its southern edge. The character of Long Road was still essentially open although the land use on its northern side appears to have changed from agriculture to recreation with the University Polo Ground and Perse School Playing Fields appearing to the north.

In the 1940s, Sedley Taylor Road was linked to Long Road as development extended southwards from its junction with Luard Road following the lines of the field boundary. Development had yet to reach as far south as the Long Road junction by the time of the 1938 – 1952 OS map. The key development of this period was the construction of Cambridgeshire Girls' High School by S.E. Unwin in a Dutch-modern design (1937 – 41), now Long Road Sixth Form College.

The 1960s witnessed further ribbon development with the appearance of large residential properties and the beginning of the construction of the new Addenbrooke's Hospital on the former Red Cross Farm site. This has

continued to expand over the proceeding decades, necessitating two access roads to the site from Long Road. In the 1970s, Rutherford Road, a cul-de-sac of detached residential properties, was laid out on the University Polo Club fields owned by Trinity College, Cambridge.

Long Road continues to be an area of development, with new infill of three considerable residential buildings on the south side of the Hills Road junction, completed 2010, and a recent development of apartments and houses on a plot further to the west also on the south side. More development is anticipated as sites come forward for redevelopment and with the Clay Farm urban extension.

3.3 Clay Farm extension

A large area of agricultural land to the south of Long Road has a live planning permission to accommodate a new community as part of the 'Southern Fringe' extension of Cambridge. The site is bounded by the railway line to the east, Trumpington village to the west and Long Road to the north. This mixed use development at Clay Farm will provide 2,300 houses and retail space as well as healthcare and educational facilities. In addition, 120 acres of open space will be retained as parkland for recreation and wildlife.

An entrance road has been created at the southwestern end of Long Road to form a new junction to access the new development. This has impacted upon Character Area 2 and the views out to open space where the new developments will be sited.

The strong tree belts which line both sides of Long Road are a defining element of its character and they should be accommodated in the design of the new Clay Farm urban extension. Tree belts of this sort provide a highly sustainable biodiversity resource and are better for tree growth, far more defensible in planning terms and make a significant structural contribution to the townscape.

4 Character Assessment

4.1 The Assessment Area

The area covered by the assessment is shown on the Character Assessment Map. It covers Long Road from the junction with Trumpington Road in the west to the junction with Hills Road in the east. It considers all of the properties with frontages on to the north and south sides of Long Road, important open spaces and landscaping, as well as views out beyond properties where they exist.

The study area has been divided in to four broad Character Areas, which are shown on the Character Assessment Map in Chapter 7:

Character Area 1 encompasses the western end of Long Road and includes the junction with Trumpington Road and mid 20th century ribbon development stretching east on its northern and southern sides;

Character Area 2 incorporates both the agricultural and recreational open spaces both north and south of Long Road and both east and west of the railway line;

Character Area 3 encompasses the institutional uses on the southern edge of Long Road; and

Character Area 4 encompasses the early mid 20th century suburban ribbon development.

No part of the assessment area is located within an existing Conservation Area, the closest designated area being Trumpington to the south west. While certainly of some merit, it is not considered that Long Road would meet the Conservation Area criteria for designation.

4.2 Overall Character and Appearance

Running east west in a straight line, Long Road has a very linear character that is reinforced by mature trees and strong boundary treatments flanking both sides of the road. The prevalence of mature trees and occasional views out to open space beyond lend it a green and verdant character. From

Trumpington Road, the topography is generally flat, falling slightly at Hobson's Brook, before rising up to a bridge over the railway lines (one of which has recently become the route of the guided busway). The bridges afford extended viewpoints north to the railway station and south to the new Addenbrooke's relief road which is currently under construction. The road then falls to a shallow dip before rising gently again, flattening as it approaches the junction with Hills Road. The general appreciation of Long Road is one of a long, straight part of the ring road, connecting the busy arterial routes of Hills Road and Trumpington Road (for which individual Approaches Studies have been undertaken).



Leading off from Long Road are two residential roads. The earlier of the two, Sedley Taylor Road links through to Luard Road and ultimately Hills Road. It is a broad street; suburban in character with large early and mid 20th century detached properties. The

second, Rutherford Road, is a 1970s tree-lined T-shaped cul-de-sac with generous verges. The leg from Long Road has a slightly tighter grain of development than the northern section.

The entrance to Rutherford Road in particular is wide, and views into both streets lend Long Road an increased suburban and residential character at these points.

Other route ways connect onto Long Road, including a cycleway giving access to the Addenbrookes site, entrances leading onto



agricultural land to the south, and a narrow gated path leading to the Perse Preparatory School. The gated farm entrances increase awareness of the open agricultural land to the south, but otherwise pathways leading from Long Road have only a slight impact and the impression is one of limited permeability to land beyond.

Much of the assessment area abuts extensive areas of open space, but due to the screening effect of the trees lining Long Road there are few places where views towards these open spaces can be appreciated. There are no public open spaces within the assessment area, however there are important footpath and recreational routes along Hobson's Conduit Corridor as well as along the Guided Busway. The open spaces can broadly be divided into two following the line of the busway. Land to the south of Long Road, behind a substantial tree belt on the southern edge to the west of the route, has been in agricultural use, while open land to the east both north and south of Long Road is maintained



as playing fields with associated facilities. This characterisation excludes the Perse Preparatory School Playing Fields, the only presence of which is the aforementioned pathway connecting the site to Long Road. Hobson's Brook,

feeding Hobson's Conduit, flows south north in a culvert under Long Road but due to a number of overgrown trees, it is largely obscured from the road. However it is an important heritage and wildlife corridor.

There is very little public realm of notable character. Highways street lighting is unobtrusive and interspersed with the mature trees and their high level canopies. Pedestrian crossings with a central island, guard rails and traffic



lights signal the entrance to Long Road Sixth Form College and Addenbrooke's Hospital, and increase the perception of a busy road. A new crash barrier on the bridge over the guided bus way has been constructed on the north and south sides which detracts from the

quality of the surroundings and reinforces the dominance of the road.

The predominant architectural character of the buildings along Long Road largely falls into the following categories:

- Early 20th century houses some with late 'Arts and Crafts' detailing. Pre-eminent amongst which is Friarswood a substantial timber-framed property with a tiled roof. More typical properties tend to be of brick and / or render, some with timber detailing, decorative stairlight windows, steep gables and occasionally turrets.
- Later 20th century houses of (usually buff) brick with more shallow pitched concrete tiled roofs. These have large picture windows, again often stairlight windows and despite the date most have at least one chimney stack. Many of the properties had relatively open frontages though a number of fences and mature shrub screens now give most properties greater protection from the noise of the road.
- Mid late 20th century institutional buildings including those of Addenbrookes Hospital, the telephone exchange and Long Road School. The latter is the earliest and most architecturally interesting with its 'modern movement' and 'village college' influences.

In addition to these broad categories, the Old Mill House is a fine early 19th century house whilst the adjacent Mill Cottages are 1.5 storey early 19th

century cottages with mansard roofs and a similar character to those on Orchard Street in central Cambridge. Gilmerton Court has some modern movement influences whilst modern developments include those in sub-Arts and Crafts style, Victorian Gothic style and more contemporary flat roofed forms.

Whilst the early 19th century Clay Farm is the only Listed Building within the study area, it is not readily visible from Long Road.

4.3 Character Area 1

The junction with Trumpington Road is a dominant feature in this Character Area as the road widens to incorporate three lanes of traffic, and traffic lights and road signage are prominent. It is at this junction that the character of Long Road feels at its most urban, with the perception of traffic travelling along



Trumpington Road and proximity of buildings to the street creating the sense of a tighter grain of development. This is reinforced by the absence of grass verges and a high defensive boundary wall abutting the pavement to Old Mill House creating a feeling of enclosure.

Architecturally this area of Long Road is the most diverse – a result of the



vestiges of 19th century historic properties and plots. The Old Mill House dominates the northern side of the junction, making a positive contribution to the Character Area with an attractive glass conservatory, shuttered windows and hipped slate roof. Its prominent name

plate on the curved boundary acknowledges the historic use of the site for milling.

In 2005, land to the rear of Old Mill House was developed into contemporary



flats designed by David Page Associates called The Orangery. This is a four storey flat roofed building constructed in a light coloured brick softened by a small area of planting. Set back from the road, it does not strongly follow the

character of the area in terms of its scale and height, choice of materials or the way in which it fails to address the street. Nonetheless it is not too intrusive and sits relatively comfortably in its location.

Gilmerton Court on the opposite side of the road is a 1960s redevelopment that takes its name from an earlier structure on the site that first appears on the 1903 – 1904 OS map. This is a three storey flat roofed building with two continuous lines of fenestration giving it a



strong horizontal emphasis, broken with a strong vertical element in the form of a rounded staircase on the Long Road elevation. Red brick at first and second floor, the mass has been broken up at ground floor level by the use of pilotis and a light colour brick. It was designed by Peter Boston, of Saunders, Boston and Brock – a local architect best known for illustrating the Green Knowe books authored by his mother, Lucy M. Boston who lived at The Manor

in Hemingford Grey. He was responsible for other buildings in Cambridge, including the St John's College Fisher Building.

The road boundaries of Gilmerton Court include some fine mature trees such as cypress, ash, cedar, oak, pine, yew, beech and horse chestnut. These form a very strong and attractive entrance to the road and act as a prelude to the substantial tree screens in Character Area 2. The car park at the east end of the development is unfortunately more open but with a very fine specimen conifer at the entrance.

Beyond Gilmerton Court on the south side of the road is a group of five large houses dating from the inter- and post-war periods. The best of these is Friarswood (No. 104), which was erected in 1936 to the designs of H.C. Hughes but incorporating a timber-framed property purported to have been relocated from Cambridge Market Square. The light blue screen wall to the later No. 106 with its large numbers and oval 'porthole' is a minor landmark in the townscape.



On the opposite side of the road, the 19th century mansard roofed cottages were presumably originally cottages for those working at the mill / surrounding farm. Although much altered (especially at the rear) they are clearly of some architectural and historic interest. Beyond are a range of post war detached houses, the form and age of which becomes more consistent east of the telephone exchange, with houses built generally from the 1950s – 70s. These form a ribbon of detached

houses in quite substantial plots. Originally they were relatively open to the road, but fences and hedges have now been built to provide buffering from the increasingly busy road. Most houses are of buff brick with concrete tiled roofs.



A key feature of this part of the road is the row of mature trees planted within the grass verge. This gives this character area a 'boulevard' feel and offers a good deal of privacy to the houses now emphasised where shrubs have been planted at the property

boundaries. The trees closer to the Rutherford Road junction are younger specimens presumably replacing lost earlier specimens.

The telephone exchange strikes a rather discordant note in the townscape here. Whilst the buff brick is reasonably in keeping with the local character, the building is clearly substantially bulkier than its residential neighbours, a



perception not helped by its flat roofed form. The very open and visible car parking areas are equally unattractive and give an urban feel to an otherwise attractively suburban part of the street.

4.4 Character Area 2

Character Area 2 encompasses the large open spaces that dominate the mid-section of Long Road. Although largely screened by substantial tree belts, views out to agricultural and recreational open spaces, particularly

experienced from the elevated sections of the bridges, give this a more rural character.

Clay Farmhouse is the only Listed Building within the assessment area. This Grade II Listed Building dates from the early mid 19th century and is set back



from the road behind the tree belt on the south side of Long Road and a new development of terraced houses. It is a building of two storeys with a hipped slate roof and two late 19th century canted bays and a central door with an

architrave surround with paterae. Views to the farmhouse are however limited. There is only one point where the farmhouse can be clearly seen; otherwise the dominant feature from Long Road is the tree belt and underlying scrub screen to the front of the property.

The Character Area extends eastwards along the south side of Long Road, crossing the road on the line of Hobson's Brook to incorporate agricultural land and playing fields to the north as well as agricultural land to the south.

The land to the south of Long Road within this Character Area was agricultural and well hidden between the tree plantations shown on the historic maps.

The tree belt includes mature specimens with an underlying layer of scrub. The planting is immediately adjacent to the path edge with the tree canopy extending over the road, creating a sense of natural enclosure on this southern side. A wooden



pale fence in varying condition marks the boundary with the road, and helps to

create a rustic, agricultural character. Wooden gates giving access onto the land continue this tradition, and at present offer long views south over open



flat land terminated by tree belts. These will change with the future development of Clay Farm, and the alteration of the tree belt.

On the northern side of Long Road, access to a field from the road creates a viewpoint,

emphasising the agricultural character. This field is enclosed on its north and

eastern boundaries with significant tree plantations, continuing the green open character. The recent intrusion of the guided bus way however on the eastern edge is a reminder of its location within the City suburbs. This perception of the proximity to the City



Centre continues as you travel over the bridge and gain height. The guided bus way becomes increasingly noticeable, drawing the eye to Cambridge station and the skyline of the City, within which Unex House and Foster's Mill are particularly prominent.

Agricultural land gives way to well maintained playing fields on the eastern side of the railway. Significant tree belts continue to terminate view points, and when coupled with the formal playing fields and pavilions create the character of a historic suburb in contrast to the adjacent agricultural land.

4.5 Character Area 3

This section of Long Road breaks from the suburban and agricultural characters found elsewhere, with the presence of Long Road Sixth Form College and Robinson Way giving access to the Addenbrooke's Hospital site. The junction with Robinson



Way on the southern edge of Long Road is of a larger scale than those giving



onto Rutherford Road and Sedley Taylor Road, indicating its non-domestic nature.

While none of the buildings that form part of the hospital site front onto Long Road, their large scale and the vistas afforded into the site along

Robinson Way, as well as signage, give the hospital site a significant presence on Long Road. Dominant in the vista along Robinson Way into the site from Long Road is the Cancer Research UK Cambridge Research Institute, housed in the Li Ka Shing Centre. Completed in 2006 by Anshen & Allen, the north elevation of this building is highly visible and terminates this key vista.

Long Road Sixth Form College is well screened behind a belt of mature trees and a scrub barrier. Glimpses through to the buildings reveal the flat roofed pale brick construction of 1937 – 1941 by S.E. Unwin. It was originally built as Cambridgeshire High School for Girls, becoming Long Road Sixth Form College in 1974. Occupying a 23 acre site, the school has been significantly



renovated and expanded with the addition of three new blocks. In 2005 the college opened a new sports centre. Glimpsed views through to sports facilities and car parking give the site an institutional appearance but in general it has little presence in

the streetscene.

The large mature trees on this section of Long Road and the entrance to Robinson Way, green verges and substantial hedges continue the green and leafy appearance that characterises the assessment area.

4.6 Character Area 4

This character area is typified by detached 20th century properties. The earliest houses, dating from the first 30 years of the 20th century are to be found on the north-east end of the road with a couple of examples on the south-east side. These



houses are generally of red brick with render detailing, some have timber

work, stairlight windows, attractive doorcases or even turrets.



The houses closest to the Sedley Taylor Road junction are generally later (post war) including gault brick buildings. One has been significantly extended.

Some of the houses have original integral garages showing the higher status of the houses when built (and largely still holds true today).

The north side is typified by large houses with a mature tree and shrub screen to the road. However the houses on the south side are larger, in larger plots and with an extremely dense tree and shrub screen to the road. This makes the properties extremely difficult to see from the road.



The size of the plots coupled with the lack of statutory protection has meant that there has been significant pressure for redevelopment. The plot on the corner of Hills Road has been redeveloped as a small cul-de-sac of three dwellings all in late 'Arts and Crafts' style. West of the access road to the hospital, is a flatted development with both pastiche Victorian and more contemporary buildings.

The access roads and cycleway to Addenbrookes Hospital allow views of the substantial hospital buildings beyond, the scale of which contrasts strongly with the majority of domestic buildings along Long Road. The width of Robinson Way in particular gives a very urban feel to the otherwise suburban nature of this Character Area.

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 in Chapter 7):

Protected: Listed Buildings or trees protected by Tree Preservation Orders (TPOs). The only Listed Buildings within the assessment area is Clay Farmhouse which is Grade II Listed. Buildings protected by listing are coloured dark blue in the map in Chapter 7. Extensive tree belts along Long Road are protected by Tree Preservation Orders with a number of individual trees within the grounds of properties also protected.

Building of Local Interest (BLI): although not afforded statutory protection, these buildings are of some architectural and historic interest and make a positive contribution to the street scene, these are coloured red. The following properties on Long Road are included: No. 102 (Friarswood), Nos. 127, 127A, 129, 131 and 133 (Mill Cottages) and Long Road Sixth Form College. In addition, the Old Mill House on Trumpington Road is also a BLI and is within the study area.

Positive: these buildings are of some local interest, but not yet included as a BLI, of lesser quality than BLIs, or ones which have been superficially altered. They are coloured light blue.

Neutral: buildings these are buildings of little individual architectural merit (sometimes on account of unsympathetic alteration) but which relate to other buildings and spaces to create a townscape of value. These are left uncoloured on the map in Chapter 7.

A number of the buildings along the south eastern leg of Long Road are not readily visible from the street due to the presence of dense roadside tree of native species and shrub screens. These buildings are therefore considered to be neutral in their impact, though assessment of the buildings from private land may reveal that they are worthy of classification as BLIs.

Negative: these are buildings which have an adverse impact. These are identified in hatched pink on the map in Chapter 7.

5.1 Listed Buildings

Clay Farmhouse, Grade II

Early/Mid C19. Brick. Two storeys, three windows. Ground floor has two late C19 canted bays, central door, rectangular light over, architrave surround with paterae. Above are three sashes with glazing bars in segmental heads. Hipped slate roof.

5.2 Buildings of Local Interest

No 102 Friarswood

Exceedingly handsome late Victorian/Edwardian timber-framed house, with some excellent detailing, like the pineapple weathervane finial and a very large plain clay tiled roof. The timber frame might be real rather than 'stick-on'.

Nos 127, 127A, 129, 131 and 133 Mill Cottages

Straight terrace with stepped back extensions to either end, infill to rear, with T-plan wings to each unit.

Gault brick walls to original terrace, modern bricks of similar colour to new end extensions; front elevation, one flank and some rear elevations colour washed green (now pink). Half-hipped gambrel roof to original terrace and end extensions in modern concrete, dark red, sand faced plain tiles. Two storey infill to rear flat roofed in green felt and single storey rear wings roofed in Welsh slate or plain tiles. Painted timber joinery. Black painted 'tar' plinth. Plastic rainwater goods. Chimney stacks are of gault brick with white clay pots and common brickwork with red clay pots.

Front elevation: There are five windows to the ground floor with screwed on plastic louvered non-functioning 'shutters' to either side. Three are horizontally sliding sashes, two are vertically sliding sashes. There are five originally located front doors, (i.e. in the historic terrace), and one in the stepped back eastern modern extension, No. 127A. All have two glazed upper panels and appear to have solid lower panels behind modern boarding over. There is a canted timber hood over each door and a York stone doorstep. The upper

floor in the roof has five tilting dormers containing three horizontally sliding sash windows and two modern side-hung casement windows in timber.

Flanks: Much altered and extended with modern timber casement windows with no lintel details and painted fascia boards and green felted edge showing.

Rear: Much altered and extended as above.

The cottages directly front the footway. There is a gravelled vehicular access to both sides of the terrace leading to a gravelled car park which occupies most of the space between the rear of the cottages and the poor quality blocks of flats/student rooms to the rear. There is a small area of shrubby greenery and some bicycle and bin storage but otherwise the setting is unprepossessing

Long Road Sixth Form College

Originally built as the Cambridgeshire High School for Girls, the land was purchased by the Council in 1937 and the school was fully operational by September 1940.

It was designed by S E Urwin, the County Architect and in 'The Buildings of England, Cambridgeshire', Nikolaus Pevsner, describes it as an excellent example of the progressive school architecture of the thirties. He also says that the freely grouped and generously spaced buildings had aged 'extremely well' and he believed them to be 'as attractive as ever'.

Built over two floors, in roughly a cross-shape, the design of the buildings was intended to get sunlight in the large windows and doors at all times of the day and through the different seasons. The wood block floors in the corridors and sprung floor in the Hall are still in existence. The lighting in the Hall was especially designed for that space. It was a 'colourful, sparkling building'. There was 'no denying the attractiveness of the building and its location'.

There are many elements to the building that make it of interest: the large windows above the original entrance with their projecting mullions and capitals; the curved, tiled entrances; the folding doors on the ground floor that

open the rooms out to the courtyard; and the strips of windows along each elevation. Internally there are many contemporary elements still in existence including the stone newel posts and sides to the main staircase; the tiled surfaces going up the main staircase; the metal balustrades; and the wood block floor.

As a whole, the original building has an interesting, thirties character that adds to the street scene. A more detailed description has been commissioned by the College from Albion Archaeology.

A search on the RIBA website revealed that S E Urwin also designed Kingswood School, Bristol, extensions to Standish House Sanatorium and the County Clinic at Cambridge which is now the Registrar's Office.

The Buildings of England, Cambridgeshire, Nikolaus Pevsner, Second edition, 1970 (1989 print)

Cambridge and County School for Girls – The History – 1900-2000, compiled by Dorothy Millgate, First edition March 2000

6 References

Cambridge City Council, '*Trumpington Conservation Area Appraisal*', 1998 and 2010 review.

Victoria County History: *A History of the County of Cambridge and the Isle of Ely: Volume 3*, 1959.

Victoria County History: *A History of the County of Cambridge and the Isle of Ely: Volume 83*, 1959.

Pevsner, N. *The Buildings of England: Cambridgeshire*, 2nd edition, 1970.

Cambridgeshire Records Society, *Baker's Map of the University and Town of Cambridge 1830*, revised edition, 1999.

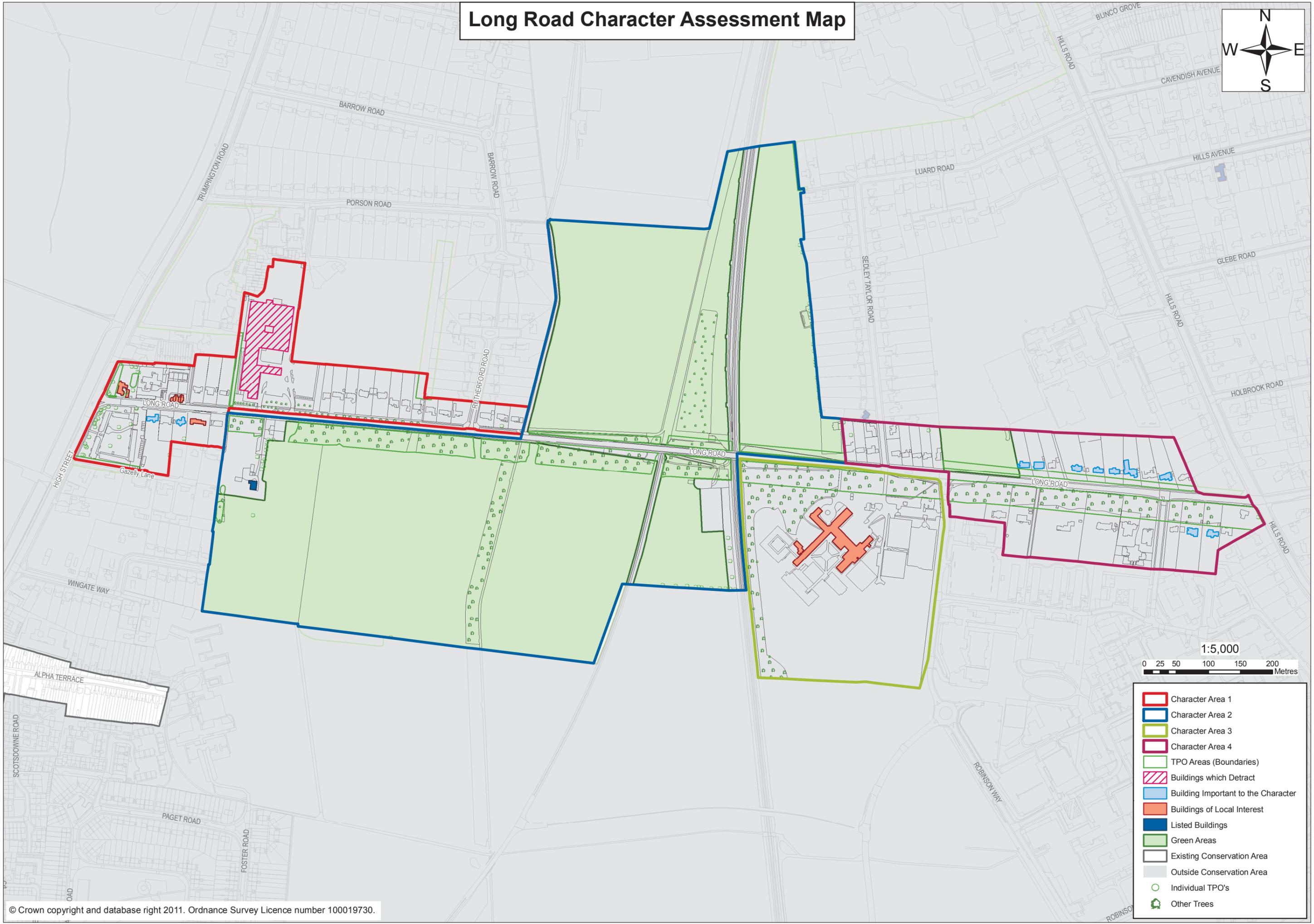
Philip Booth & Nicholas Taylor, *Cambridge New Architecture*, 1964.

www.cambridge2000.com

Trumpington Local History Group www.trumpingtonlocalhistorygroup.org

7 Map

Long Road Character Assessment Map



- Character Area 1
- Character Area 2
- Character Area 3
- Character Area 4
- TPO Areas (Boundaries)
- Buildings which Detract
- Building Important to the Character
- Buildings of Local Interest
- Listed Buildings
- Green Areas
- Existing Conservation Area
- Outside Conservation Area
- Individual TPO's
- Other Trees