

Cambridge Suburbs and Approaches: Trumpington Road



**Cambridge Suburbs and Approaches: Hills Road (including
Babraham Road)**

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For
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1 Character Summary

Trumpington Road has historically always been one of the primary routes into and out of Cambridge from the south and this is manifested in its character. Crucially, it was the preferred route to London and the Thames valley. It continues to play an important role in Cambridge's transport infrastructure, providing a gateway to the city centre when travelling north and allowing easy access onto the M11 and London beyond when exiting the city. The importance of the road has long been established, dating back as far as the late Saxon period.



Approaching from the south, the road (Hauxton Road at this point) crosses open fields before the Park & Ride and a 1970s development signal the entrance to the village. At this point the road undergoes a distinct change with the introduction of trees, green verges and green boundary treatments which become the prevailing character from this point onwards. The dominance of the mature landscape gives the road a sense of status as well as permanence, and is a common theme that unites all four character areas.

Trumpington claims to be the only 'village' in Cambridge city. This close proximity to the city centre is reflected in its mixed character with both historic residential properties as well as large commercial developments of the second half of the 20th century. There is a range of architectural styles, form and grain of development along the High Street. Some properties

sit tight to the back of the pavement and address the road while others are recessed and screened behind mature trees and property boundaries. The main Bidwells office at the corner with Maris Lane forms a landmark that, although bulky and alien to the historic character, has been softened by maturing trees to the front. Bidwells, the Shell Garage and the parade of shops opposite form a rather discordant ensemble



that acts as a reminder of the arterial nature of the High Street and 20th century changes to the character of the village. Most buildings along the High Street are brick rather than rendered, with the use of gault and red brick. The earlier properties generally have thatch or clay tile roofs, whereas slate and tile are common on 19th century and 20th century developments.

Development along the stretch between Long Road and Brooklands Avenue is largely screened behind tree belts and green boundary treatments. The western side has remained agricultural fields, and Trumpington village has therefore largely managed to



retain its identity as a discrete settlement separated from the city centre by a green wedge.

North of Brooklands Avenue the character changes once again as the distinctive gault brick typical of Cambridge and used particularly throughout the New Town development introduces a more uniform palette of materials and building form. The well-treed character

continues but in a more orderly and managed form as shown in the open spaces of New Bit and the Botanic Gardens, and in the gardens to the front of Brookside. The Leys School on the western side offers a pleasing contrast to the orderly terrace of Brookside, with its red brick gothic buildings and mature trees creating private enclosed spaces set behind a high boundary fence. The road ends at the busy roundabout with Fen Causeway, with the junction with Lensfield Road close by, signifying the arrival at the fringes of the city centre.

2 Introduction

2.1 Background

Beacon Planning Ltd was commissioned in July 2010 by Cambridge City Council to prepare a rapid assessment of Trumpington Road, from the Cambridge City boundary (where it is Hauxton Road) to the junction with Fen Causeway. The aim is to provide an assessment and understanding of this route's 'local distinctiveness'.

The City Council has a programme of 'Suburbs and Approaches Assessments' and this Trumpington Road rapid appraisal is one of four in the second tranche of the programme. These projects form part of the Council's pro-active Conservation programme which also includes Conservation Area Appraisals. The Trumpington Road assessment follows the review of the Conservation Area Appraisal for Trumpington in June 2010.

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. Trumpington Road was physically assessed on foot in October 2010. The assessment is based on what could be seen from the public highway.

2.3 Limitations

Beacon Planning Ltd. were commissioned to assess the architectural and historic character of Trumpington Road as part of a characterisation assessment, including the heritage significance of the area. The assessment is not in sufficient depth to support potential Conservation Area designation, although this assessment follows the recent appraisal of Trumpington Conservation Area and parts of the study area are proposed for inclusion within the Conservation Area. This assessment may also provide a useful basis for consideration for further designations.

There are a number of additional lines of research which might produce additional historical information on the history and development of Trumpington Road such as rate books, insurance and building control records. Further research would provide greater detail and depth to an understanding of the development of the area.

3 Historical Development

3.1 Brief overview of the development of Cambridge

The City of Cambridge lies at the intersection of four Roman roads. 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.

With the exception of some minor suburban development, Cambridge did not significantly 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 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 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, Cotton 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 and around the city, with new housing, associated community facilities, and development of land for employment, medical and higher education expansion.

The southernmost section of the study area and adjacent land has been identified to deliver a significant proportion of new residential development required in Cambridge. Consequently, the southern end of Hauxton Road will be directly affected by the delivery of large scale new developments on predominantly greenfield sites to both the east and west of the road. The agricultural and open character of this southern section will be significantly altered – a change that has already begun with the delivery of new highways infrastructure to service the expansion of the biomedical campus at Addenbrooke's Hospital.

Further north, the proximity to the city centre as well as the presence of educational

institutions will continue to drive larger scale development, whilst pressure for further units in the highly desirable and prestigious residential areas along the road is unlikely to reduce. The City Council wishes to ensure that proposals are developed in the most appropriate way, taking account of the sustainability, mixed use and design objectives set out elsewhere in the Local Plan. This assessment will provide the strategic and historic environment analysis required to inform the preparation of more detailed policies and guidance.

3.2 The development of Trumpington Road

Trumpington Road lies south of the historic core of the city, travelling south through predominantly 19th century and 20th century development before reaching the medieval settlement of Trumpington village and then finally stretching out through open countryside to join the transport corridor of the M11. It is in Trumpington that the earliest buildings in the study area are located. To the north, the road extends as Trumpington Street into the historic core of the city. It is joined at two major points by the key east-west routes of Brooklands Avenue and Long Road, and the junction with Shelford Road creates another important interchange. Minor roads and residential streets such as Bateman Street and Latham Road also join the road at various intervals. Trumpington Road ends at Fen Causeway where it joins the city ring road.

Trumpington Road has historically been the main road leading due south from the city centre, with references made to the route to London via the Trumpington road in 13th century documents. Ogilby's map of 1675 demonstrates Cambridge's importance as a transport hub of local roads, providing easy access north to Norwich as well as west to Oxford and Bedford, and south to London. Trumpington Road performed an important part as one of these key axial routes. Trumpington Road continued to be the favoured route to London travelling via Royston until the early 19th century despite a rival turnpike being established along the Shelford Road at that time. The Toll House built in 1811 still survives opposite Shelford Road (listed as Grade II).

The location of early churches suggests that Trumpington Road was established early on as an important link road to London and the Thames valley. It joined Trumpington Street, or Trumpintonestrata, which continued into the city, crossing the King's Ditch at the junction with Mill Lane. The road runs south into the former Eastern Fields and what was the rural hinterland of Cambridge. The London Road, as it was also known, was maintained since 1584 by the bequest of Henry Harvey, Master of Trinity Hall. It continued to serve travellers and merchants throughout the centuries, becoming a turnpike road in 1793 until 1872. In the 18th century, a series of 16 milestones were erected along the road by William Warren under the will of Dr William Mowse, Master of Trinity Hall 1552-3. The first was sited opposite the Brooklands Avenue junction with Trumpington Road which is the Stone Bridge over Vicars Brook. It is Grade II listed and can still be seen in place.

Hobson's Conduit flows along the northern section of Trumpington Road and is an

interesting local feature. Running from its natural source at Nine Wells, Hobson's Conduit (also known as Hobson's River and Cambridge New River) was devised by the Master of Peterhouse in 1574 to channel fresh water into the city. The conduit was built by 1610, when the Lord of Trumpington Manor allowed the University and town access to it for maintenance purposes. In 1630 Thomas Hobson left a bequest so that the conduit could be maintained. It flows northwards to the east of Trumpington Road along Hobson's Brook through open land until it reaches development to the south of Brooklands Avenue. The brook flows under Brooklands Avenue and then past the Botanic Gardens and Brookside. At the junction of Lensfield Road stands the listed Conduit Head, built on Market Hill in 1614 and moved from there to its current location in 1856. The water then flows under Lensfield Road, upon which it breaks into four different branches, two of which run along open conduits on either side of Trumpington Street.

Baker's Map of 1830 shows a very open Trumpington Road with relatively little development on either of its eastern or western edges. Fen Causeway had yet to be laid out, first appearing on the 1888 OS map as Coe Fen Lane. In 1830 New Town was in its formative stages and yet to enclose Trumpington Road on its eastern edge. Belvoir Terrace of c.1825 is shown, Grade II listed, and marks the last significant development on Cambridge's southern boundary before the road reaches the village of Trumpington. The historic village of Trumpington was focussed upon the Church, with the main road to London, now a principal arterial route serving Cambridge, dotted with coaching inns – a sign of the primary importance of Trumpington Road as a trade and travel route to London and the south east. Trumpington New Road – now Long Road – had been laid out by 1830, and a cluster of development including Weigh Bridge House, Clay Farm and Trumpington Mill lay at the junction.

By 1888, the northern end of Trumpington Road had undergone quite dramatic development. Baker's Map of 1830 shows the beginnings of 19th century development, now designated within the Southacre Conservation Area, with Chaucer Road and Latham Road – a former byroad leading to River Farm – depicted as having been laid out but not yet developed. It was not until the end of the 19th century that the Pemberton family of Trumpington Hall began to sell off plots for building on long leases. Attached to these leases were covenants ensuring high quality design and spacious building plots. The first house to be constructed was Southacre for the Master of Trinity Hall, built in 1880 on the site of the old nurseries. This was followed in quick succession with houses along Chaucer Road and Latham Road at the end of the 19th century and into the 20th century, built in a variety of architectural styles including Victorian Gothic, Italianate and 'Queen Anne'.

Throughout the 19th century the area known as 'New Town' had come forward for speculative development on plots owned by a number of landowners, including the University, Addenbrooke's Hospital and Trinity Hall, as well as private individuals. The Pemberton family owned the plots fronting onto Hobson's Brook that were developed into attractive

high quality houses for the middle-classes. The southern end of New Town encompassed open land owned by Trinity Hall and the University to which the University relocated its Botanic Gardens in 1846 where it has remained.

In 1862, the London and North Western Railway opened a Bedford-Cambridge line, following closely the precedent set by the Great Eastern Railway line that connected London to Cambridge in 1845. It skirted the southern edge of Trumpington, crossing under Hauxton Road and running north-eastwards into Cambridge Station. By 1965 the line was redundant and the track was removed. It is now the route of the new guided busway.

By 1888, a development of four substantial houses had appeared facing onto the eastern side of Trumpington Road south of Brooklands Avenue, along with Leighton House further south again, built c.1867 by the wealthy Cambridge shopkeeper Robert Sayle. By the 1903-1904 OS map, no further significant built development had taken place on the western side of Trumpington Road between Fen Causeway and the village of Trumpington, aside from the aforementioned development of Chaucer Road and Latham Road. On the eastern side, development was limited but included the construction of the building that is now St Faith's School and Newton Road, the latter started sometime between 1892 and 1896. This was followed by Bentley Road, begun c.1903 which connected Newton Road to Trumpington Road. The houses here are designed in a simplified Garden Suburbs style and were built into the late 1920s.

The 1927-28 OS map shows increasing levels of development but still largely localised to specific places within the study area. Large houses on plots along Newton Road and the adjoining Bentley Road were built, and to the west, similarly large houses appeared extending southwards from Latham Road which itself saw development spreading east-west along both sides of the road. Little if any development occurred in and around the junction with Long Road. Further south again, ribbon development of more modest early 20th century terraces appeared at the fork of Trumpington Road and Shelford Road. Development along Bentley Road continued and by the 1938-1952 OS map, Barrow Road is shown running parallel to Bentley Road to the south, with houses on large plots lining either side. A small number of properties have continued to extend southwards on the western side of Trumpington Road, including a cluster of three just south of Bentley Road. Trumpington High Street appears to have remained relatively unchanged in the first half of the 20th century with little development of note.

The pace of development in Trumpington village changed rapidly however from 1945 onwards with a significant expansion on the eastern side with the creation of a large council estate. This included the erection of a curved parade of shops fronting onto open space and the High Street. Development continued through the 1950s and 1960s with the infilling of land between Hauxton Road and Shelford Road, including an interesting development of bungalows for retired clergymen. Bishop's Road, shown in its early stages of development

leading off Shelford Road towards Hauxton Road on the 1938-1952 OS map, has by 1972 extended significantly and the development of Bishop's Court that is prominent from the southern approach was underway.

In the 19th and 20th centuries, the improvement of the roads saw Trumpington village shift its commercial focus onto the High Street and this has continued to the present day. The Bidwells office building Campbell House of 1968 introduces a strong commercial character that is somewhat alien to its historic location, and more recently a large Waitrose supermarket and John Lewis distribution centre, and a Park & Ride to serve traffic entering Cambridge from the south, now form the southern boundary to the village. This pressure for development is unlikely to cease and will continue into the future with the delivery of outline plans for new communities in the land between the M11 and Trumpington village and land to the east of Hauxton Road towards the Addenbrooke's Hospital site.

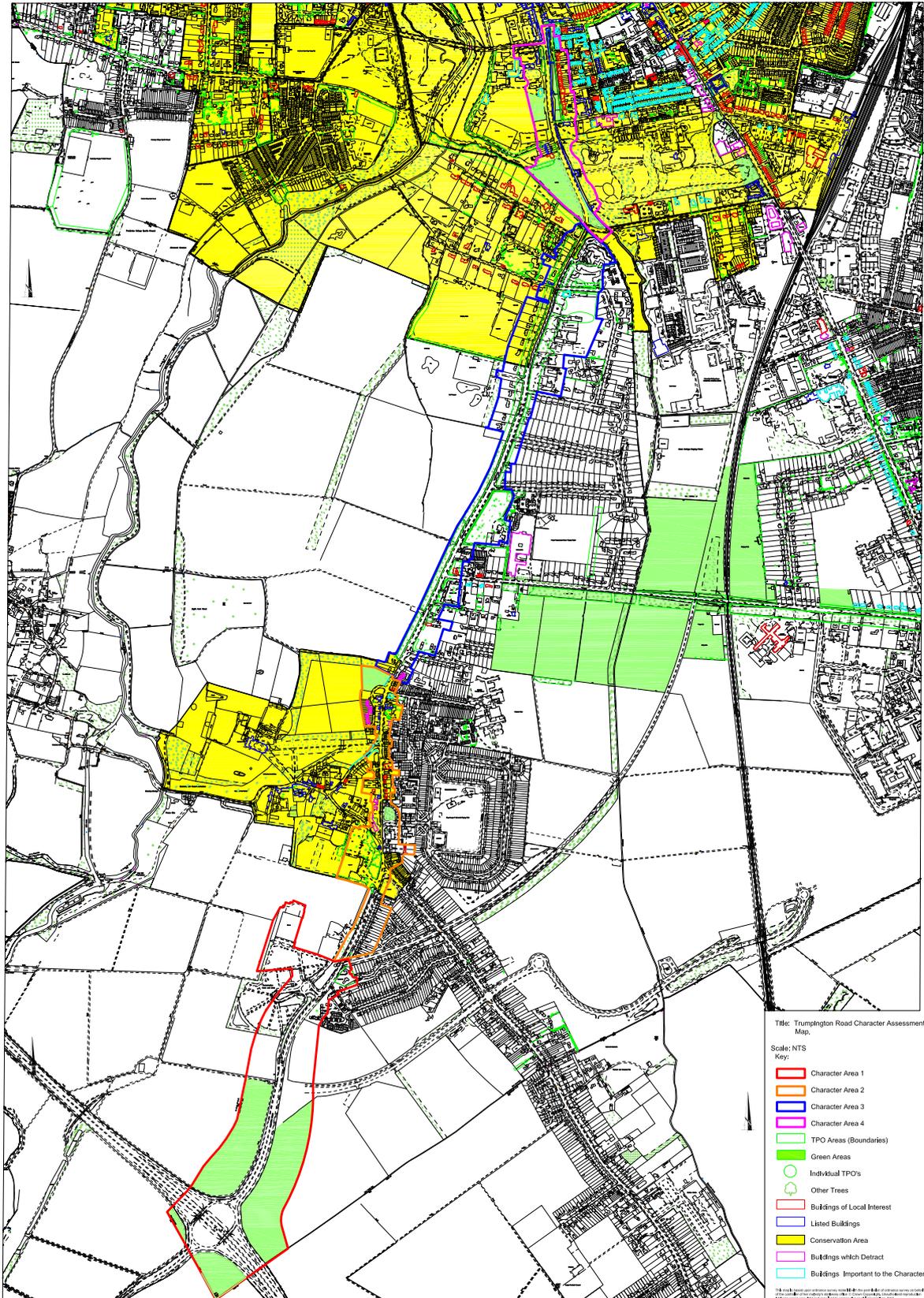
3.3 Southern expansion of Cambridge

Over 4,000 homes are planned for southern Cambridge which will be delivered over four sites: Trumpington Meadows, Glebe Farm, Clay Farm and the Bell School Site. The first two overlap with southern sections of the study area, with development on open land either side of Hauxton Road. Impacts upon character are likely to extend through to Trumpington High Street with the resulting increase in population and the pressures this invariably brings.

The Glebe Farm site occupies land east of Hauxton Road between the southern extent of Trumpington village and the new Addenbrooke's Access Road. It will deliver 286 houses, informal open space and allotment provision. This will significantly change the approach to Trumpington from the M11 roundabout, altering current views to the edge of the village and reducing the perception of an agricultural hinterland to the city.

Trumpington Meadows is a larger scale development incorporating land in both the city as well as South Cambridgeshire to the west of Hauxton Road and abutting the south-western fringe of Trumpington village. It will deliver 1,200 homes, along with a primary school, commercial units, a community park and recreational and sports facilities. This will likewise significantly change the perception of agricultural open space buffering the southern edge of Cambridge from the M11.

4 Character Assessment



4.1 The Assessment Area

The area covered by the assessment is shown in the maps at the rear of the document. It encompasses Trumpington Road from the junction with Fen Causeway to the city boundary in the south where Hauxton Road meets the M11. It includes the properties with frontages to the road and landscape areas with relationships to the road. The assessment area can be broadly divided into four character areas:

- **Character Area 1** (red) encompasses Hauxton Road from the city boundary to the beginning of the historic core of Trumpington village where the road bridges the old London-Bedford railway line. This part of the road is particularly devoid of development, with the southernmost section consisting of arable fields. The Park & Ride is a notable exception and its presence is symptomatic of its city edge location. Residential development either does not address the street or is well set back and screened, and the resulting streetscape does not have a particularly strong built form.
- **Character Area 2** (orange) encompasses the historic core of the village. In this character area, Hauxton Road meets Shelford Road where it becomes Trumpington High Street. The High Street displays a wide mix of styles with historic properties dating back to the 15th century alongside a large proportion of mid-late 20th century development with both residential and commercial uses. The main road is a dominant feature throughout this character area.
- **Character Area 3** (blue) encompasses the wide and leafy stretch of Trumpington Road with desirable early-mid 20th century housing alongside its eastern and western sides as well as some later 20th century development along its southern section. Its dominant character is that of substantial tree belts and tree specimens that flank the road on both sides for the majority of this stretch, along with timber fencing, hedging and gates.
- **Character Area 4** (pink) encompasses the northernmost section of the road. It is characterised by the 19th century development of New Town with its gault brick and slate roofs and the black railings to New Bit, Brookside and the Botanic Gardens. The notable exception is the Leys School complex with its red brick and enclosed character.

Most of Character Area 2 forms part of the Trumpington Conservation Area. This, along with Character Area 4, contains a larger concentration of Listed Buildings and Buildings of Local Interest.

The northern area of Character Area 3 is included within the Southacre Conservation Area and a negligible section overlaps with the Brooklands Avenue Conservation Area.

Character Area 4 lies wholly within the New Town and Glisson Road section of the Central Cambridge Conservation Area and together with Character Area 2 contains the bulk of the

Listed Buildings and Buildings of Local Interest.

4.2 Overall Character and Appearance

Trumpington Road can be split into relatively distinct sections but the unifying character common the length of the road is the presence of mature landscaping, and most particularly the impact of street trees and trees in private ownership. The leafy residential streets have a varied range of tree species, although there is a greater presence of beech towards the southern end of the road towards the chalk of the hills beyond Haslingfield and Harlton.

Approaching from the south, the predominant character is of open green space to the east and west of Hauxton Road, although with views towards Trumpington village and mature tree belts and hedges. The scale of the road decreases on the approach to the village as hedges and tree planting enclose either side of the road. The Park & Ride and views across to Addenbrooke's Hospital hint of the close proximity to the city centre.



Entering Trumpington, the new Waitrose supermarket and car park become apparent and combined with the Park & Ride they indicate Trumpington Road's importance as a major approach to the city centre. The early 20th century semi-detached properties with front gardens on the eastern side offer a contrast and introduce a domestic scale that leads into the historic core of the village and the High Street.

While remnants of the medieval village survive along the High Street, development in the second half of the 20th century has significantly altered its historic character. The busy road and its associated paraphernalia of pedestrian crossings, lights and barriers, as well as the bus shelters is a dominant feature that overwhelms the historic village character.

The village has expanded in an adhoc fashion on its northern extent with predominantly 20th century residential development stretching as far as the busy junction with Long Road, dominated by the 19th century Old Mill House. Development continues along its eastern side but is either well screened or set back from the road in such a way that the overriding feature is the substantial tree belt to the front of the properties that mirrors that on the western side of the road. The road is flanked either side by mature trees that give a sense of high status and gentility. The sense of prestige is heightened by glimpses to large properties set within generous plots along Bentley and Barrow Roads, and of occasional views afforded to the Perse Preparatory School and its associated buildings and landscaped grounds.



The rough boundary on the western side of the road gives way to more formal fences and hedges as the road travels north, and the sense of development on both sides of the road increases with views to St Faith's School and signs for the Nuffield Hospital. Views through Queensway to the complex of 1970s flats marks the arrival at the junction with Brooklands Avenue at which point the character of the road changes once more.

The leafy environs at the junction with Brooklands Avenue give way to the more open landscape of New Bit and the greens beyond. While the landscape remains predominantly green and well-treed, the character is one of more managed and deliberate planting with the regimented avenue of trees along the western side and the specimen trees of the Botanic Gardens visible on the east.



Large structural planting continues further north with the mature trees providing a green screen to the three storey houses along Brookside. Belvoir Terrace on the western side marks the beginning of the 19th century development that largely comprises the New

Town development. The step up in the scale and density of development signals the arrival in the city centre fringe, with views continuing along Trumpington Street beyond the northern limit of the study area and glimpses to other large developments such as the University Department of Engineering and University Chemical Laboratory. The railings and homogenous style of architecture and materials create a sense of formality and uniformity on the eastern side, enhanced by the mature landscaping around Hobson's Brook. The gault brick of the New Town contrasts to the darker red brick development of the Leys School opposite, which retains a sense of privacy with a strong boundary fence and mature trees screening much of the complex.



4.3 Character Area 1

The city boundary lies just south of the large junction where the A10 meets the M11, indicative of Trumpington Road's position as one of the primary transport routes into Cambridge from the south. This is a busy junction with traffic arriving from the A10 and M11, as well as accommodating traffic travelling south from the city centre. Views east and west on the city boundary take in the carriageways of the M11 set within a predominantly open landscape and extending to higher ground in the distance to the south.

The recent upgrading of Hauxton Road and the construction of a new relief road to serve Addenbrooke's Hospital and planned developments to the east and west of Hauxton Road has increased the dominance of the highways over the landscape. The separate access road leading to Trumpington Park & Ride adds further to the impression of this road being a major gateway to Cambridge City.

Despite the prominence of the highways developments, the prevailing character is of open countryside looking across fields to substantial tree belts in the distance. Before the outskirts of Trumpington the roads are open to the countryside; the immature street trees have yet to make much impact. Landmarks within Trumpington can be glimpsed, with the tower of the medieval church visible to the north-west but generally views to the city and Trumpington village are well screened by trees. This contrasts to views to the north-east towards Addenbrooke's Hospital which act as a reminder of the proximity to the city centre. The third of the Trinity Hall milestones has recently been reinstated following the completion of the roadworks.



The substantial belts along the western edge of Hauxton Road make an important contribution to the structure of the skyline and townscape, defining the important Trumpington Meadows area on one side. As well as being a defining character feature of Trumpington and Hauxton Road and others in the locale (principally Long Road), the tree belts are also an important resource for biodiversity.

As development extends south along Hauxton Road with the delivery of Glebe Farm and Trumpington Meadows, it will be important to protect existing tree belts and plant new trees to reinforce the well-treed character of this southern section of Cambridge. It would be appropriate to plant beech trees as part of the landscaping strategy for this new development to continue the existing trends.



As the road enters the outskirts of Trumpington village an immediate sense of enclosure is created by the narrowing of the road to a generous two lane width with trees and hedgerows lining either side. The hedgerows and trees begin on the western side, leaving open views east to the three storey apartment blocks of Bishop's Court, first visible on the 1970-1972 OS map.

These, with their prominent white window frames and balconies signal the approach to Trumpington village. The 20th century development within this section has relatively little impact on the street scene with no development actively engaging with the road. The development either does not address the street or is set back some distance from the road. The flats visible on the approach neither enclose the street nor are they accessed from Hauxton Road, and they are screened behind a hedge – all of which work to give them a sense of detachment from the busy road. Those properties that are accessed from Hauxton Road are more modest in scale and set back from the road behind front gardens and mature green boundaries.

Significant landscaping measures have helped to mitigate the impacts of the Park & Ride and its subsequent green appearance helps to integrate it into its surrounding agricultural landscape to the south and west. However the associated access junction, entrance and exit roads and street lighting are particularly urban features within an otherwise green



and semi-rural context. In particular, the size of the road junction with its prominent traffic management measures detracts from the greening effects of the landscaping strategy and is another reminder of Trumpington's edge of town location. One of the most incongruous views is that gained from the bridge over the old railway line looking south-westwards over the Park & Ride site.

4.4 Character Area 2

Over the old railway bridge, the verdant feel is continued with a substantial tree belt extending



eastwards along the south side of the old railway line (now the route of the guided busway) and northwards along the west side of the road towards the city centre. The appearance of semi-detached two storey mid 20th century ribbon development on the eastern side that engages the street and with front gardens immediately changes the character of the road

to that more akin of a residential suburb. The houses generally take two forms, with either render and tile or brick and slate combinations of materials. The use of bay windows is a common feature to nearly all properties, as is the use of green boundary treatments to the front gardens.

Further towards the junction with Shelford Road, the characteristic yew trees of the cemetery (first shown on the 1903 OS map) and nice early 20th century housing on the north side of the junction with Shelford Road announces the arrival into the historic core of Trumpington



village. A complex of six bungalows by Lyster and Grillet for retired clergy with their white exteriors and distinctive pierced concrete screen walls create an interesting contrast to the dark evergreens of the cemetery. The domestic early 20th century character is compromised however by the large Waitrose supermarket and car park. A

white box-like construction, its form is alien to the rest of the built environment in its locale and contrasts to the historic roof structures of Anstey Hall that can be seen across the car park. Its intrusive impact is exacerbated further by the highways provision, which, with its four lanes, pedestrian barriers, traffic islands, traffic lights, signs and street lights, contributes to the busy and cluttered impression of this junction with Shelford Road. Fortunately, views towards Waitrose from the north and east are largely screened by a substantial tree belt

that was historically the boundary of the Anstey Hall Estate.

The main road continues to dominate as it travels northwards towards the centre of Cambridge. The toll house is a reminder of the historic importance of this route way, an importance that continues to the present day. Maris Lane leads off to the west, its winding and narrower form indicative of its destination into the medieval core of the village. The green triangle with the village sign outside the Bidwells main office marks the heart of the settlement.

The presence of the Bidwells office on this corner with Maris Lane is a continuing reminder of the commercial and arterial nature of Trumpington Road as it travels through the village. Pleasant landscaping to the front of the building helps to soften its impact on the more domestic scale residential streetscape on the opposite side of the High Street and Maris Lane, but this greenery ends abruptly with the Shell Garage and associated large expanse of hard standing. This section of Trumpington lacks any real coherence. Where the historic properties tend to enclose the road, the late 20th century development on the east side of the road at this point is set back behind trees and hedges, and has very little interaction with the street.



The mid 20th century parade of shops with accommodation above is a particularly striking feature; its three storey curved shape introduces a different form of building not seen elsewhere along the High Street. The green space to its front helps to integrate it into the village setting but its scale and massing remains a contrast with the majority of buildings within the study area. It does however form

a relationship with the other larger buildings in the village, Campbell House of Bidwells and the Shell Garage, and together their increased scale and massing signal the commercial core. The flat roofed extension to the off licence and pharmacy is unfortunate and has little architectural merit. Pedestrian crossings, bus shelters and laybys and the bright signs of

the Shell garage continue to give great prominence to the road.

The northern half of the village begins to regain a more domestic character with a greater concentration of historic features, including the historic parkland boundary wall of flint and brick to Trumpington Hall and the Green Man Inn, the oldest building in Trumpington (aside from the church) dating to the 15th century. The historic properties in general sit tight to the



pavement in contrast to 20th century developments that are recessed from the road with gardens to the front. North of the shops, on the eastern side is a near complete run of 19th century estate cottages associated with Trumpington Hall. With the exception of the northernmost pair of cottages, they have been little altered and retain their uniform character and colour palette, with low-lying

boundary walls and small front gardens. The one-storey village hall of 1908 with its red brick, low eaves height and small paned window lights introduces an arts and crafts style and blends well with other red brick historic properties nearby. A particularly fine WWI war memorial with later WWII additions, designed and carved by Eric Gill is an important feature within the streetscape, set within an area of green landscaping with cobbled paving at its base. Behind it the attractive iron gates to Trumpington Hall can be seen along with the boundary wall to the parkland that is an important reminder of the once rural village setting. Opposite the war memorial is a terrace of mid-late 20th century houses with white timber boarding that is particularly suburban in character, and the lack of formally defined front gardens or boundary treatments is incongruous within the study area. Bidwells's second and smaller office on the junction with Church Lane has made a relatively successful attempt to take a more domestic form appropriate to its



village location by limiting its height and bulk. The use of red brick matches both historic properties as well as 20th century domestic development found along the High Street, and the retention of the historic parkland wall that curves around to Church Lane helps to knit it into the historic streetscene.

Further north again a series of low-lying 17th century and 18th century red brick thatched and clay-tile cottages sit close to the road with gardens to the side rather than the front. Their position below the level of the road indicates how the road has been built up over the centuries. The derelict petrol station on the eastern side is an unfortunate intrusion that detracts from

the high quality of the historic environment adjacent and opposite. The yew trees outside the Green Man Inn contribute to the historic character of the 15th century inn with its white plasterwork and clay-tiled roof, one of many inns in the village and a legacy of its primacy as the



favoured route south to London. The impact of modern development however is never far away with glimpses through to Winchmore Drive and the unattractive 1960s brown brick and tile hung three storey flats and associated car parking. These detract from the historic properties to the front.



The Coach and Horses public house on the western side of the road, dating to the 17th century, sits forward addressing the street and signals the entrance to Trumpington when approached from the north. It similarly forms a prominent end to the historic core of the village. It is unusual in displaying exposed timber framing. The Home Affairs building on the corner of Alpha Terrace that appears to be shown



on the 1888-1891 OS map is particularly attractive with gault brick, hipped slate roof and stone window dressings typical of large Victorian villas in Cambridge. The ornamental tree in the front garden forms an attractive scene. Alpha Cottage encloses the junction with Alpha Terrace on the opposite side with a brick boundary wall and is a Building of Local Interest.

On the western side of the road the view suddenly widens out to reveal a large expanse of pasture, bounded by historic parkland wall to the road and a substantial tree belt on its northern and western boundaries. It is a vestige of the parkland attached to Trumpington Hall and helps to establish the sense of break in development between Trumpington village and the city centre.

There are a number of significant trees and tree groups close to the road. At times their overhanging improves the streetscape by softening and screening incongruous buildings and enhancing the setting of historic properties. Importantly, their presence helps to reduce the urbanising effects of the busy road.

4.5 Character Area 3

The overriding character of this section of Trumpington Road is of a wide, generous road flanked either side by mature deciduous trees, some of which overhang the road, that



create a sense of enclosure and privacy. The road, with its dedicated bus lane, is three lanes wide at this point, which adds to the feeling of high status. This sense of space and greening effect of the mature trees helps to lessen the visual impact of the continuous stream of traffic using the road as well as the buses travelling along the bus lane.

After Alpha Terrace, development is predominantly set back from the road and is late 20th century, consisting of mostly semi-detached and detached properties. After Wingate Way it is particularly low in density and has a very limited impact on the streetscape. Characteristically of this section, they are generally well screened from the road behind

substantial trees and solid boundary treatments. notable exception to this is a flat-roofed development with a set-back third storey which has a large and open area of unattractive tarmac in poor condition to the front.

A separate Approaches study has been conducted for Long Road which connects to Hills Road, also the subject of an Approaches study. Connecting two of the principal routeways into and out of the city, the junction with Long Road is busy and controlled by traffic lights



with the usual array of accompanying signage and pedestrian barriers. From Trumpington Road, the dominant features are the two developments north and south of the junction. To the north is the landmark of the Old Mill House, a large two storey white painted brick building bounded by a defensive high

curved gault brick wall that contrasts to the softer green and fence boundaries found elsewhere in the character area. The Old Mill House is a Building of Local Interest and has a significant mature beech tree to the front of the property. To the south, Gilmerton Court, while largely screened behind mature specimen trees, is an interesting 1960s flat-roofed development of flats fronting Trumpington Road raised on pilotis and designed with a horizontal emphasis. This development, together with the Old Mill House and their associated trees create a sense of enclosure either side of the junction and signal the important entrance to Long Road.

The western side of the road is screened by a large mature tree belt protected by TPOs that offers occasional glimpses through farm access gates to agricultural open land beyond. Domestic scale development extends north beyond the junction with Long Road. The buildings are either gable end onto the road in the case of the terrace of North Cottages or set back behind front gardens as with



the attractive Vine and Rose cottages, the latter displaying a canted bay window. The large area of hard-standing outside the Bollywood Spice Indian Restaurant, formerly the Volunteer public house, is contrary to the character of this section of Trumpington Road. Similarly, the side and rear elevations of the row of North Cottages can be seen beyond the car park, creating a rare sense of dense built development in this otherwise very green character area.



Built development continues on the eastern side of the road, but the maturity of the trees fronting the road acts as an effective shield and the dominant feature continues to be the substantial tree belts.



The west remains open fields, glimpses of which are afforded through the tree belts to the front at gated access points. Views down Porson Road, Bentley Road and Barrow Road are of substantial private residential properties set in a maintained landscape of tree avenues that emphasise the linear nature of these side roads.

The pleasant red brick Perse Preparatory School set in a mature and well maintained green landscape can be glimpsed through the tree belt along with a substantial modern white-framed building.

Large mid 20th century residential properties begin to appear on the western side of the road but these are very effectively hidden behind high fences and mature trees, the gated access driveways being the only real perception of their presence. Closer to town, the properties are earlier, belonging to the late 19th/early 20th century Chaucer Road and Latham Road developments that form the core of the Southacre Conservation Area. Green boundary treatments and mature trees largely hide the Nuffield Hospital complex, the principal manifestations being prominent signage and the gate piers that mark the entrance and exit points. The evergreen trees to the front contrast with the predominantly deciduous

character of the road. St Faith's School continues the institutional nature of this northern section of the eastern side of the road, with the attractive c.1885 red brick with tiled roof school house echoing that of the Perse Preparatory School further south. It is particularly prominent from the road due to a rare extended break in the tree screen. The fence marks a change from the more common use of green boundary treatments in this section, particularly on the eastern side. It is a large two and a half storey building with a particularly attractive porch displaying interesting glazing and decorative brickwork at eaves level, and the sculpted ironwork gates provide an interesting feature within the streetscape.



The late 1970s three storey development on Queensway signals the beginning of town with its denser character, garage provision and colourful ironwork to the external stairways offering a contrast to the traditional building forms and materials found elsewhere within the character area and creating a more urban feel.



4.6 Character Area 4

Brooklands Avenue marks a change in the character of Trumpington Road where the northernmost section widens and opens out. Mature trees are still prevalent, but the sense of enclosure with mature trees flanking either side of the road and at times overhanging, is replaced by one of a more managed and deliberately planted landscape.

The use of 'Cambridge' railings where fences, hedges and scrub had previously demarcated property edges creates a gentrified and distinctive public realm. The greater formality and quality of materials signals a change in the hierarchy of space and announces the arrival into the city fringe. This is reinforced by the extensive provision of car parking either side of the road. The



Cambridge railings are a feature of the 19th century development that characterises the built form of this fourth character area that takes in the mid 19th century University Botanic Garden and the New Town, built from the early 19th century onwards.

The transition from an enclosed to open landscape is abrupt, with New Bit common appearing immediately beyond the busy junction with Brooklands Avenue and contrasting with the well-treed junction with Chaucer Road. New Bit links to Coe Fen and Sheep's Green, creating a green wedge that extends into the historic core of the city. The line of horse chestnut trees create a more regimented and managed feel to the tree planting that contrasts to the wilder nature of the tree belts in Character Area 3. On the eastern side, the one-storey lodge nestled within extensive planting, originally the lodge to Brooklands House, defines the southernmost boundary of the Botanic Garden. The gradual elevation of Hobson's Brook and the resulting banked verge and footpath help to give the Botanic Garden great dominance over the road and beyond to the rough pasture of New Bit opposite. The mid 18th century gates moved from the original botanic garden in Free School Lane create an imposing, albeit unused, entrance and form a focal point along this stretch of road.



Views travelling northwards are of the major 19th century expansion of Cambridge as it grew southwards on land made available by enclosure. On the western side of the road, New Bit is enclosed at its northern end with the gault brick side elevation and garden wall of Belvoir Terrace, one of the earliest developments in the immediate area of c.1825. The two storey semi-detached and detached properties of the 20th century development along the southern section of Trumpington Road have been replaced by up to three storey terraced houses often with basements and dormers built for the middle classes. The relatively uniform palette of materials, (mainly gault brick with slate roofs), and repetitive forms create a homogenous and

well ordered streetscape. The most desirable houses are located adjacent to Hobson's Brook behind a green landscape with large mature trees. The cast iron bridges and railings provide continuity from the Botanic Garden side of Bateman Street right up to the junction with Lensfield Road.

The Leys School dominates the western side of Trumpington Road at the northern end with a high fence screening open playing fields bounded in the distance by academic and residential accommodation. The oldest school buildings are clustered in the northern end of the site.



Established in 1875 in the Wesleyan tradition for the sons of non-conformist university fellows, the first buildings were constructed from the 1870s on meadow land. The oldest building on the site is a villa in gault brick dating to 1815. The complex of red brick buildings with stone quoins, mullions and transoms are a contrast to the gault brick that characterises the New Town development to the east. The somewhat austere block facing Fen Causeway is particularly prominent; its red brick and gabled form is one of the most visible of all the buildings within the Leys School complex from the road. Other buildings on the site are somewhat obscured by mature trees that continue the green theme, reconciling somewhat the red brick gothic character of the western side of the road with the earlier gault brick development on the eastern side.

At the junction with Fen Causeway, views are afforded in many different directions, often towards buildings of a larger and denser scale that heighten the perception of having reached the city centre fringe. To the north, the large three storey terrace of the Royal Cambridge Hotel dominates the junction, with the bulky Department of Engineering stepping up the



scale of building behind. The close proximity of the junction with Lensfield Road creates a quick succession of two busy interchanges. The associated signage, traffic islands and pedestrian barriers contribute to the increasingly urban character of this northern section. Views northwards beyond the study area continue along to a terrace of buildings fronting directly on to

the pavement. The relative absence of street trees or front gardens marks a distinct change in character from primarily residential to institutional and commercial. On the eastern side immediately south of the junction with Lensfield Road, Hobson's Brook is channelled under the road from whereon it flows in runnels along the road side until going underground and entering the river. The conduit head provides a decorative landmark at this otherwise busy traffic junction that marks the end of the study 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 at Appendix 1):

- **Protected:** buildings and trees that are protected by listing or Tree Preservation Orders (TPOs). Listed Buildings in the assessment area are listed below. Buildings protected by listing are outlined in dark blue on the map at appendix 1, and 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 listed below. They are outlined in red on the map at Appendix 1.
- **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 outlined in light blue on the map in Appendix 1.
- **Neutral:** buildings which although of little individual merit (sometimes on account of unsympathetic alteration) nevertheless combine with other buildings and spaces to create a townscape of value, or at least do not detract. These are left uncoloured on the map at Appendix 1.
- **Negative:** buildings which have an adverse impact. These are identified in pink on the map at Appendix 1.

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.

5.1 Listed Buildings

Trumpington High Street

Milestone about 150 yards South of Cromwell House, High Street, Trumpington, Grade II

The 2nd of the series of 16 stones set up on the old London road under the will of Dr Mowse of Trinity Hall. This one has only the trace of a shield of the arms of Trinity Hall. It was dated 1729. See also Trumpington Road, and the church of St Mary-the-Great. (RCHM 83).

Nos. 18 & 20 (The Coach and Horses Public House), High Street, Trumpington, Grade II GV

C17; 2 storeys with attics; timber-framed and plastered, hipped tile roof; ground floor of front refaced with modern bricks; remodelled C18; dentilled wooden eaves cornice with some

C17 carved brackets below; 2 gabled projecting blocks at back and old chimney stack; old chimney on North end, with grouped diagonal shafts shortened and replaced by later top. Early C19 brick West wing, sashes with glazing bars, hipped slate roof. The interior has several rooms with C17 Panelling, a good staircase, and some C18 fittings. (RCHM 337). Nos 18 to 30 (even) form a group with No 55.

No. 22, High Street, Trumpington, Grade II GV

C18. Red brick. 1 storey and attics with 3 gabled dormers in a thatched roof. Band at 1st floor level. End chimney stacks. [Nos 18 to 30 (even) form a group with No 55.

Nos. 24 & 26, High Street, Trumpington, Grade II GV

Circa 1700. Red brick. 1 storey and attic. Probably divided in late C18. Band at 1st floor level. 2 and 3 light leaded casements, 3 gabled dormers, thatched roof, (RCHM 335). Nos 18 to 30 (even) form a group with No 55.

Nos. 28 & 30, High Street, Trumpington, Grade II GV

C17, extended and re-roofed in C18. Red brick, 2 storeys and cellars. Continuous band between storeys raised over the heads of the windows and doors. 3 windows, sliding sashes below, leaded casements above. Tiled roof. Original staircases, doors and other fittings. (RCHM 334)

[Nos 18 to 30 (even) form a group with No 55.

No. 52, High Street, Trumpington, Grade II

C18, 1 storey with attics; timber-framed and plastered; central chimney- stack. Leaded glazing in windows, end wall gabled.

The Green Man Inn, No. 55, High Street, Trumpington, Grade II GV

C15 with later additions and alterations. Central block, 1 storey with attics; gabled crosswings, 2 storeys; timber-framed and plastered, part refaced with brick; tile roof; south wing extends at back; 2 later bays on front. Modernised. Much of the original internal timbering survives, but has been concealed. (RCHM 336). Nos. 55 forms a group with Nos. 18 to 30 (even).

Nos. 60 & 62, High Street, Trumpington, Grade II

Early C19 with mid C19 additions. Probably a toll-house. Grey gault brick. 2 storeys, sash windows with glazing bars. The entrance to No 62 is canted forward onto the pavement. No 60 has a canted bay through both floors on the north wall, probably mid C19. Hipped slate roof.

Trumpington War Memorial, High Street, Trumpington, Grade II*

First World War memorial. 1921 by Eric Gill for Dr Wingate. Stone. Square pedestal of 3 steps supports square plinth, each face of which has 3 roll-moulded round-headed arches. The south side has inscribed names of the fallen in the outer arches, 1939-1945 in the centre. East side with 1914 in the left arch, 1918 in the right and centre inscription: 'MEN/OF TRUM-/PINGTON/WHO GAVE/THEIR LIVES/IN THE/GREAT/WAR'. North side without inscriptions. West side with blank outer arches and centre inscription: 'FOR/LIBERTY / AND/JUSTICE'. Tapering square-section shaft terminating with a Latin cross and with 2 roll-moulded panels to lower half of each facet. Lower panels are round-headed, upper panels in shape of elongated oval. The lower panels each have high-relief carving. South side has figure of foot-slogging soldier in army greatcoat, tin hat and shouldered rifle traversing blasted landscape with broken trees towards the setting sun. East side with St George slaying the dragon. North side with St Michael also slaying a dragon with the Spear of Justice under the Hand of God, while an angel observes. West side with the Virgin and Child enthroned, with a flaming torch. Upper panels each have a small patee cross at top and bottom and the names of 9 fallen.

Trumpington Road

Milestone beside the road opposite Brookland Avenue, Trumpington Road, Grade II

The first of a series of 16 stones set up on the old road to London by William Warren in 1728 under the will of Dr William Mowse Master of Trinity Hall 1552-3. It is a rectangular stone with inset rounded head and has the arms of Trinity Hall impaling Mowse and a pointing hand. The inscription reads "1 Mile to Great Saint Maries Church Cambridge" "A D" 1728. See also the datum mark on Great St Mary's Church. (RCHM 83).

Bridge over Hobson's Brook at Brooklands Lodge, Trumpington Road, Grade II

Date obscured but circa 1850. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes. (RCHM 79).

Brooklands Lodge, Trumpington Road, Grade II

Early C19. Grey gault brick. In the Gothic style. 1 storey and semi-basement, 2 windows with pointed heads and external shutters. Pointed arched panelled door with fanlight over. Hipped slate roof. (RCHM 20).

Gateway and Screen to the Botanic Garden facing Trumpington Road, Trumpington Road, Grade II

Circa 1765. Wrought iron gates with semi-circular overthrow between rusticated stone piers. They come from the original Botanic Garden in Free School Lane. Circa 1850. Semi-circular cast iron screen on red brick base. (RCHM 79).

Bridge over Hobson's Brook at entrance to the Botanic Garden, Trumpington Road,

Grade II

Dated 1850. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name Hurrell (Swan Hurrell of Market Hill). The West end of the bridge has iron gates with flanking railings, all with spear-head uprights. (RCHM 79).

Nos. 1 to 5 (consec) (Belvoir Terrace), Trumpington Road, Grade II

Circa 1825. 3 storeys; gault brick; slate roof; each house 2 windows to each floor; flat brick arches; glazing bars; jalousies on ground floor; round-headed doorways, moulded plaster surrounds with key-blocks; lower windows to No 1, the northernmost house replaced by modern 2 storeyed bay window. No 5 extends over a carriage-arch and has an additional window over. The houses have panelled doors with fanlight over. (RCHM 284).

The King George V Gateway and the Building housing the Library at the Leys School, Trumpington Road, Grade II

The King George V Gateway and Library 1913-14 by Sir Aston Webb. Entrance has 5 bay arcade with on inner side steps ascending on either side. 3 gables. Central cupola. Red brick with stone dressings.

Chapel at the Leys School, Grade II

1905-6, By Robert Curwen. Decorated style with buttresses. Turret with cupola. Glass by H J Salisbury. Woodwork mostly by amateurs. Red brick with stone dressings.

Gateway onto Trumpington Road at the Less (sic.) School, Grade II

In front of the King George V Gateway and contemporary with it. Circa 1913, probably by Sir Aston Webb. Rusticated red brick pier with stone ball finials. Wrought-Iron double gates with overthrow carrying a coat-of-arms.

Headmaster's House at the Leys School, Grade II

Circa 1820. Grey gault brick on stone plinth 2 storeys. 3 bay front with the side bays projecting and pedimented. All sash windows with glazing bars. Single storey stone screen across centre bay forming a porch, 2 Doric columns. Original 2 storeyed bay on south front. Continuous wide projecting eaves cornice on shaped brackets. Slate roof. The interior features including a fine staircase, good doorways and fireplaces, and enriched plaster cornices, Barrel vaulted cellars. Later bay window on the east and single storey, 2 window projection on north. (RCHM 283).

Railings along the West side of Hobson's Brook stretching from Hobson's Conduit to Brooklands Avenue, Trumpington Road, Grade II

Circa 1850. Moulded standards with elbowed stays and plain rails. Marked Headley and Edwards, Cambridge. (RCHM 79).

Bridge over Hobson's Brook opposite Pemberton Terrace, Trumpington Road, Grade II

Dated 1851. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name, Hurrell (Swan Hurrell of Market Hill). (RCHM 79).

Bridge over Hobson's Brook mid-way along Brookside, Trumpington Road, Grade II

Dated 1851. Single span cast-iron bridge with pierced spandrels. Moulded standards with plain handrails. Decorated with rosettes and the University Arms; and the ironfounder's name Hurrell (Swan Hurrell of Market Hill). (RCHM 79).

Hobson's Conduit, Trumpington Road, Grade II*

Erected on Market Hill 1614, re-erected in present position in 1856. Hexagonal stone structure with moulded plinth; niche in each side with shell-head; entablature surmounted by strapwork cresting, achievement of Royal Arms on one side, putti and carved beasts at angles and ogee-shaped top surmounted by pineapple finial. Restored 1967. Interesting as the fountainhead of a very early public water supply. See also Market Hill. (RCHM 79).

Railings round Hobson's Conduit, Trumpington Road, Grade II

Late C19. Cast-iron spear-head railings. (RCHM 79).

5.2 Buildings of Local Interest

Trumpington High Street

Cromwell House, No. 19 High Street Trumpington

Two storey cottage with thatched roof.

Alpha Cottage, No. 45 High Street, Trumpington

Early C19. Grey gault brick. Two storeys, three sliding sashes with glazing bars per floor of front elevation. Central panelled door, rustic porch. Welsh slate roof.

The Red House, No. 50 High Street, Trumpington

Early C19. Three storeys, red brick, hipped slate roof. Three sliding sashes with glazing bars per floor of front elevation. Doorcase with reeded surround and fanlight above door.

Village Hall, No. 75 High Street, Trumpington

1908. Red/orange brick with penny-struck pointing, cant nosed brick detailing (including plinth course, buttresses and gable ends). Tile stack corbelling and mock-Tudor brick arches over openings.

Nos. 79 to 81 (odd) High Street, Trumpington

Not Buildings of Local Interest as the pair of cottages have been radically altered but do

show similarities to Nos 83-85, in particular how the doors there may have been originally.

No. 83 High Street, Trumpington

C19. Gault brick pair of cottages. Similar to others in grouping, but with drip moulds over ground floor window openings, horizontally sliding sashes. Now has later windows in former end doorways (see Nos. 79-81), and modern panelled central front door.

No. 87 High Street, Trumpington

C19. Gault brick cottage, plain clay tiled roof, central ridge stack set on the diagonal, two gabled dormers. Planked front door and side hung casements under rubbed brick flat arches. Details similar to Nos. 91-93.

Nos. 91 to 93 (odd) High Street, Trumpington

Gault brick pair of cottages, Welsh slated roof, two heavy decorative brick ridge stacks, gabled cross wing at either end with circular vents near the top. Front door and three-light casement to ground floor of each projecting gable, other windows are two-light side hung casements under decorative brick shallow arched heads.

Nos. 105 to 107 (odd) High Street, Trumpington

C20. Pair of cottages, thatched roof with hipped ends down to single storey eyebrow dormer on each end, dumbbell pan, two storey centre section, three red brick chimney stacks, rendered walls. Leaded light windows in timber sub-frames, integral porches under eaves.

Trumpington Road

The Old Mill House, Trumpington Road

An early C19 two storey house of brick with hipped slate roof associated with the milling complex now lost on the corner of Long Road and Trumpington Road.

6 Belvoir Terrace (Vine Cottage), Trumpington Road

1857, by Anthony Salvin. The house was built on to an existing cottage, which remains to the rear. It was built for and first occupied by Professor William Selwyn. Whilst a striking contrast with the neighbouring terrace, it does utilise the local brick and Welsh slate but the junction between the two is odd. The coach arch through the terrace adjacent to the house perhaps suggests that the terrace was intended to be longer and symmetrical. Some fireplaces of the period remain. Salvin worked extensively in Cambridge and this house for a local academic displays his domestic rather than collegiate work. There have been some alterations, such as the insertion of garage doors into the cottage at the rear, and there are notable cracks evident in the walls of some rooms.

No. 2 Brookside

This building was occupied by St. Mary's Junior School. It is detached and has four storeys, including a basement. The walls are Gault brick, the gutters are plastic, and all the windows are timber-framed. There are three chimney stacks. The hipped roof has a slate covering.

The second and first floors each have four 2/2 vertical sash windows. The ground floor has three 2/2 vertical sash windows, and the basement has one 2/2 vertical sash and two 1/1 horizontal casement windows. The second floor windows have curved tops. There are plat bands below the second and first floor windows. The main entrance has stone steps leading up to the timber door. These are covered by a metal arched canopy, with decorative wrought iron supports. There are wrought iron railings to the front of the property. The south elevation has iron balconies on the first and second floors and bay windows on the ground floor.

Nos. 3 & 4 Brookside

This four-storey building is occupied by the Mander Portman Woodward Independent Fifth and Sixth Form College. It 3 and 4 are a semi-detached building. The walls are Gault brick with decorative red brick. The roof is slate and there are five chimneystacks. The second floor has large gables and dormer windows. Three of these have 2/2 vertical sash windows with shaped tops, and the fourth has two 2/2 vertical sash windows with flat tops. There is an additional small extension with three 2/2 vertical sash windows. The first floor has one bay with three 1/1 vertical sash windows, another bay with four 1/1 vertical sash windows, two 1/1 additional vertical sash windows, two 2/2 vertical sash windows with pointed tops and two 2/2 vertical sash windows with flat tops. The ground floor has three bays, two with three 1/1 vertical sash windows each and one with four 1/1 vertical sash windows, plus an additional three 1/1 vertical sash windows. The basement has two bays, each with one 1/1 and two 1/1 vertical sash windows. It also has three small top-hung casements and one 2/2 vertical sash. There are stone steps leading up the main entrance of each building.

No. 5 Brookside

This is a four-storey plus attics, detached building, occupied by the Perse Junior School for Girls. The walls are Gault brick and the roof is tile, with two chimney stacks. There are three dormer windows. The second floor has three 2/2 vertical sash windows with stone surround. The first floor has three 2/4 top-hung casement windows with stone surrounds and pediment over the top of the frame. The ground floor has two 2/2 vertical sash windows with a stone surround, and the basement has two 6/6 horizontal casement windows. All windows are timber-framed. There are stone steps leading up to the main entrance. The timber door has a stone canopy supported on corbels. There are wrought iron railings to the front.

No. 6 Brookside

A tall gault brick building of 3 floors, basement and dormers to attic. 3 bays with door to left side, limestone surround, round arch with keystone to panelled door which has semi-circular fanlight and narrow round headed windows the each side with a brick wall alongside steps leading to the street. There is a door beneath the steps. Centre bay of 1/1 sash windows with low window -box iron railings to first floor and then end bay has canted, limestone bay windows to basement, ground and 1st floors, 1/6 sashes of timber (2/2 to basement). Flat lead roof to bay windows. All windows have gauged gault brick arches with limestone edges and stone sills. Windows are set in four inch reveals with round moulded brick edges. Dog tooth string course between ground & 1st floors, plain string between 1st & 2nd and broad frieze to cornice. To left is single storey section, heightened in recent times with modern windows. The roof is slate with end stack and the 3 dormers have hipped slate roofs, casements and timber bargeboards.

No. 7 Brookside

Two storey house of gault brick in Flemish bond with basement and attic. Red brick detail to window arches, which have limestone keystones. Red brick banding and red brick bold cornice. 5 bays wide with bay containing front door, recessed on left hand side. Steps between a pair of low gault brick piers with copings and iron gate lead up to arched double doors with modern canopy above. Windows above are 2/2. Second, third and fourth bays of windows in four inch reveals and the bay between them has canted bay windows to ground floor and basement with a low parapet on top (3/1 sashes to basement windows). First floor has tall plastic windows divided into 3 panes. Above and to dormers are 2/2 sashes and basement. Slate roof with high gable stacks and 4 gabled dormers with ball finials.

Nos. 8-12 (consec) Brookside

A row of double fronted villas, 3 storeys with basements and attics of gault brick in Flemish bond and limestone dressings. Wrought iron railings with finials to front and following steps to pavement. Each villa has door to left and bay windows to right. Bays run from basement to 1st floor, canted with limestone around windows of 1/1 timber sashes (2/2 to basements). Doors have doorcases of limestone with acanthus leaf consoles supporting small flat canopies, 4 panelled doors with semi-circular fanlights. Above are 1/1 sashes. Slate roof above projecting cornice, rows of stacks between villas and dormers.

Nos. 13 & 14 Brookside

As above but slightly lower in height and bay windows running from basement to ground floor only. Windows 2/2 no dormers and doors with upper panels glazed and rectangular fanlights.

Nos. 15 & 16 Brookside

As above again but with bay windows running from basement to 1st floors. Windows

2/2 sashes, except above the front door which are 1/1 as are the bay windows. Front doors paired at the top of steps with railings. 4 panels with upper panels glazed to no15. Rectangular fanlights. Doorcase has triangular pediment supported on scrolled brackets with scallop shell detail above and acanthus leaf below and plain pilasters – all in limestone. 4 dormer windows in slate roof.

No. 17 Brookside

‘School of Education’. 3 storeys with basement. Brown brick in English bond. 12/12 sash windows with limestone surrounds. Similar limestone around central double front doors with rectangular fanlight and railings lining steps to pavement. Roof hidden behind parapet.

No. 18/19 Brookside

Double fronted corner house, 3 storeys and basement with wrought iron spear railings in front. Bay windows from basement to 1st floor either side of central front door. Bay windows of limestone with parapets 2/2 with 1/1 side lights, canted. Door is recessed, 6 panel door with central moulding with arched windows above on both floors with limestone surrounds and keystones to the arches – all 2/2. Stone quoins to corner of Pemberton Terrace and the gable to this street has blind windows within stone surrounds either side of central door with rectangular fanlight and sturdy pilasters framing the door and supporting a simple canopy. Arched window above. Hipped slate roof.

Nos. 20 & 21 Brookside

Pair of early C19 houses, 2 storey with basements and dropped dormers. Each is of 2 bays with a sash window to the left of the front door and 2 6/6 sash windows without horns above. Ground floor sashes are of 3 lights, the centre being 3/3 without horns and side lights of 4 panes vertical. Similar windows to basement. 2 dormers to 21 face Brookside of 6/6. No 20 has one dormer of same type facing Brookside and one facing Pemberton Terrace. Semi-circular fanlights over 4 panel front doors. Fanlight to 21 has decorative glazing bars, no 20 is plain. Gault brick in Flemish bond and slate roof. Steps and iron railings lead to road with iron fencing in front. Brick flank wall to Pemberton Terrace.

No. 22 Brookside

2 storey with lean-to roof over front bay window and door. 8/1 sashes to ground floor and 6/1 above. White painted brick

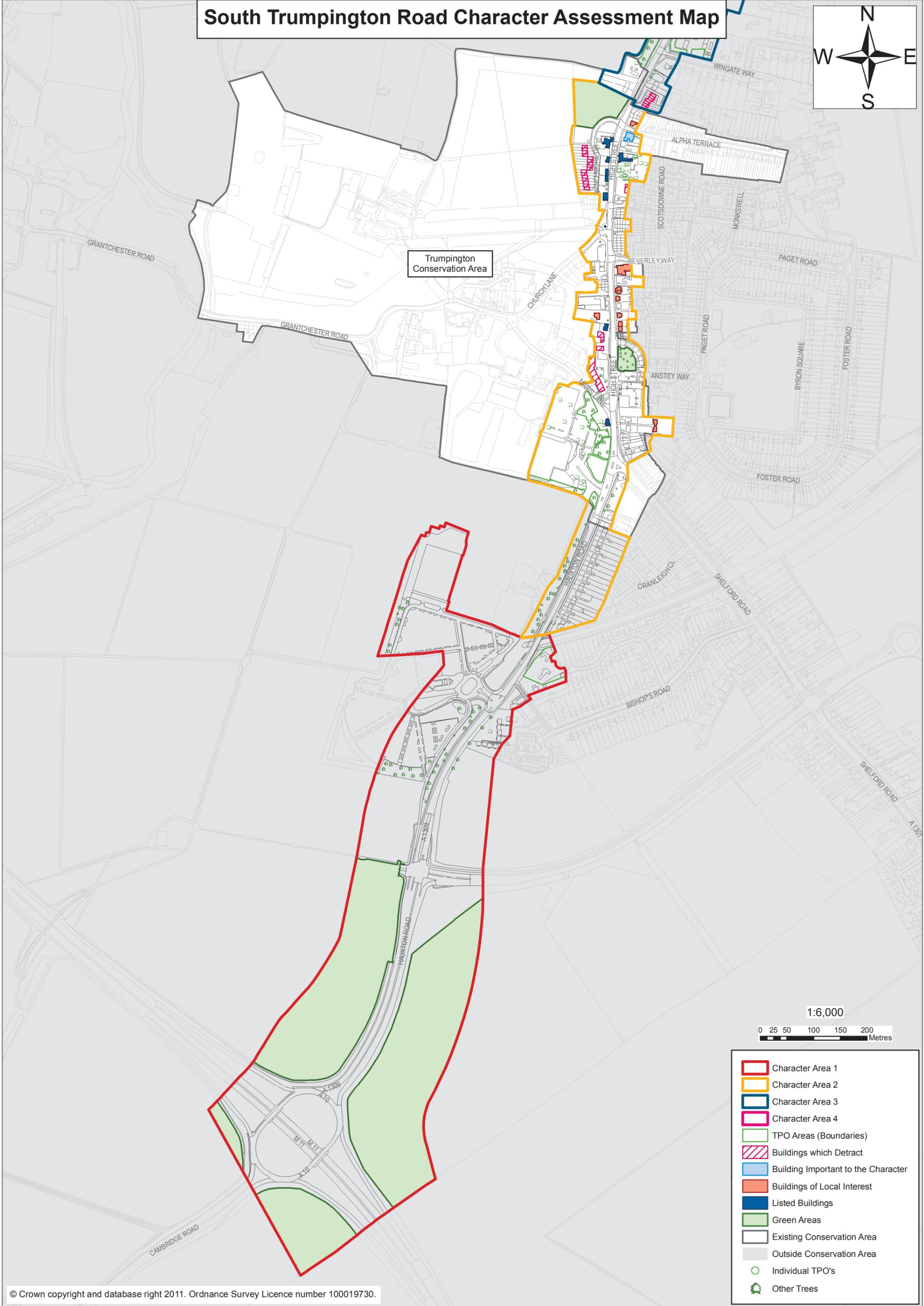
6 References

Trumpington Local History Group – www.trumpingtonlocalhistorygroup.org

Cambridgeshire Landscape Guidelines: A Manual for Management and Change in the Rural Landscape 1991

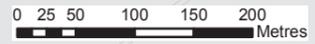
7 Maps

South Trumpington Road Character Assessment Map



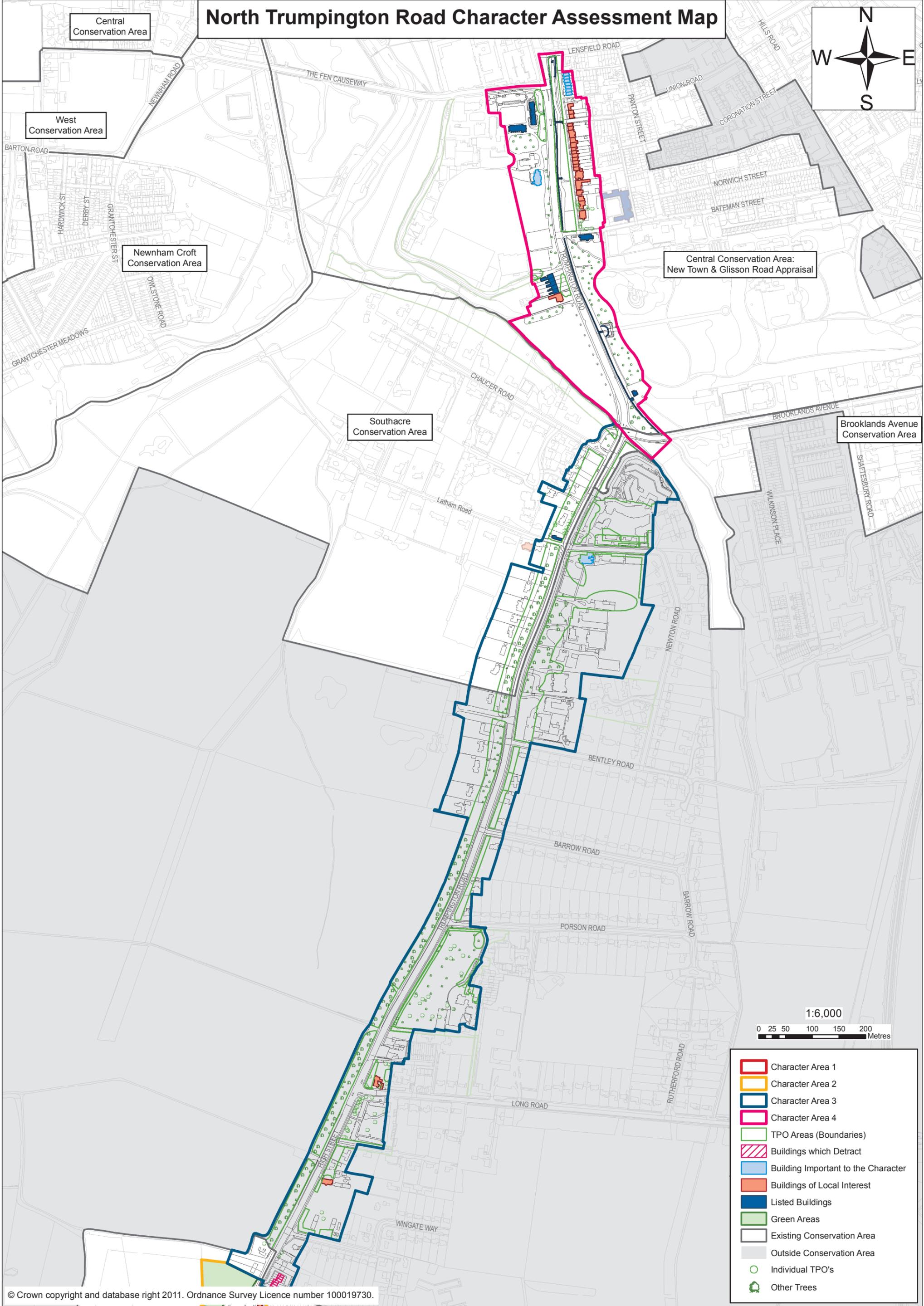
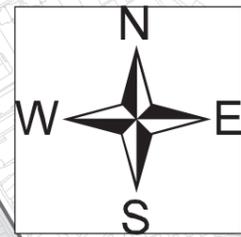
Trumpington Conservation Area

1:6,000



- 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

North Trumpington Road Character Assessment Map



Central Conservation Area

West Conservation Area

Newnham Croft Conservation Area

Southacre Conservation Area

Central Conservation Area:
New Town & Glisson Road Appraisal

Brooklands Avenue Conservation Area



- 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
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- Individual TPO's
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