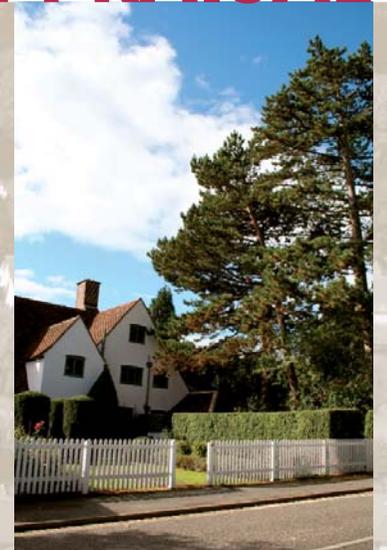


Storey's Way

CONSERVATION AREA APPRAISAL



April 2008



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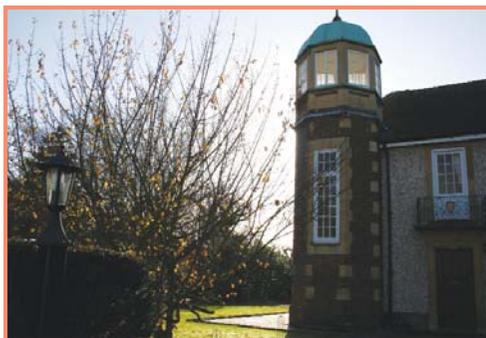
Environment and Planning
Cambridge City Council
The Guildhall
Cambridge
CB2 3QJ

Tel: 01223 457000

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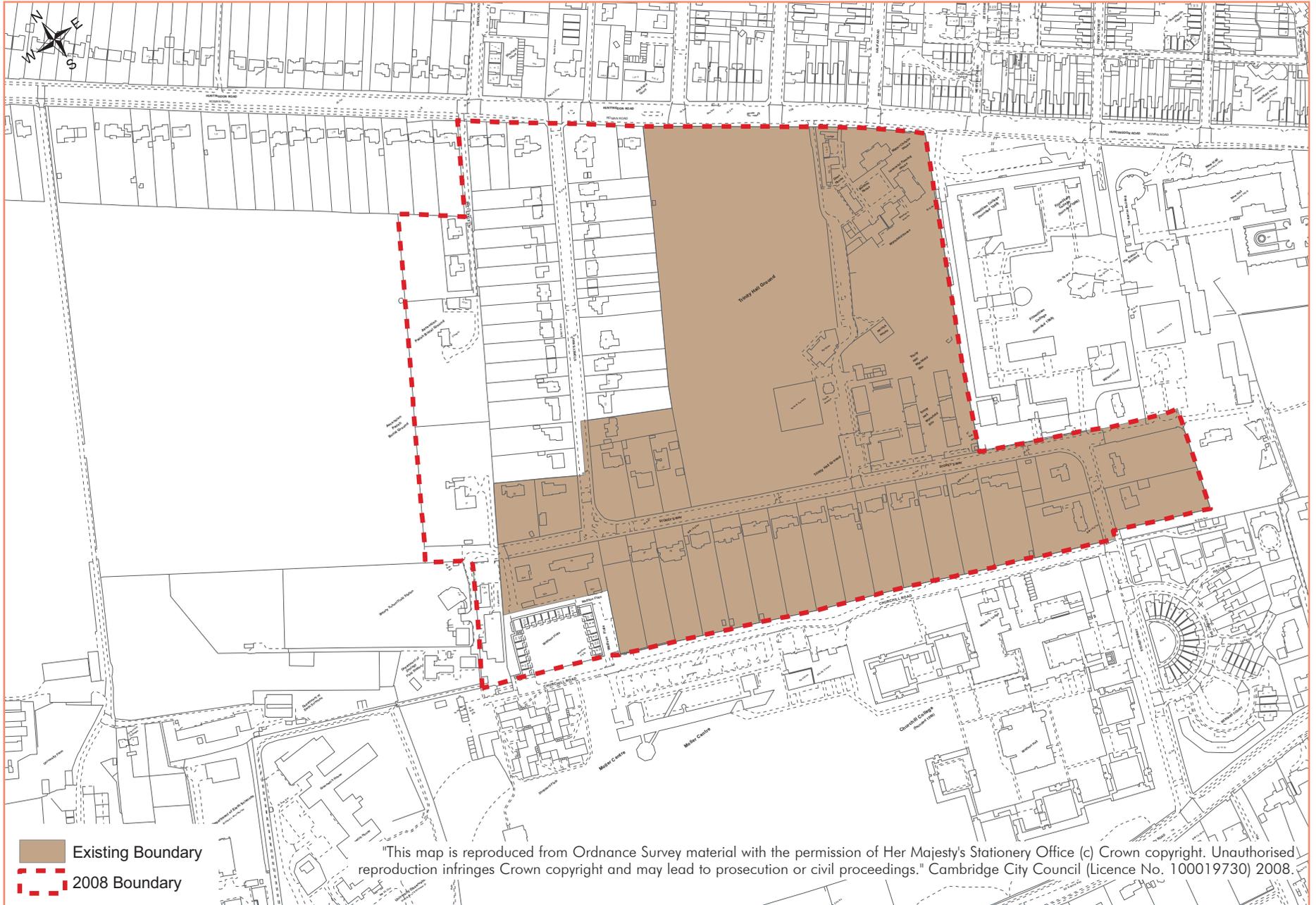
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1. Introduction

This appraisal seeks to define what is special about the Storey's Way Conservation Area, and to provide information about its architectural merit and historical development.

Storey's Way is one of ten designated Conservation Areas in Cambridge: it was designated in 1984.

The aim of the members of the Storey's Way Residents Association (SWRA) who have helped produce this document, is to demonstrate that this area is worthy of the existing designation (central Storey's Way) as a Conservation Area, and to examine potential extensions for inclusion.

This appraisal was adopted by the Council on 8th April, 2008.

1.1. Method

The residents, with advice from the City's Conservation team, have carried out the analysis and set out their views on what constitutes the essential characteristics of the area and how it might be protected and improved.

1.2. Location

Storey's Way lies about a mile to the north west of Cambridge city centre in Cambridgeshire in a semi-rural setting on the urban edge. It links two major access routes into Cambridge: Maddingley Road to

the south, and Huntingdon Road to the north.

The area includes Storey's Way, All Souls Lane, and the Ascension Parish Burial Ground, a designated City Wildlife Site. The major arterial routes of Huntingdon Road, Maddingley Road, the A14, and the M11 surround the area.

It is almost completely encircled by University buildings and Colleges, and grounds. Beyond these spaces to the north, is the wide arc of the A14 dual carriageway.



2. The Planning Policy Context

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities (LPAs) to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

The special character of Conservation Areas means that the control of development is stricter than in other areas.

Therefore:

New buildings and the spaces around them must preserve or improve the character of the area. The siting, scale, height, form,

details and building materials will all need to be carefully chosen.

2.1 National Policies

There are two major national planning policies, which relate specifically to Conservation Areas. These are:

PPS1: sets out the Government's national policies on different aspects of land use planning in England and local distinctiveness.

PPG15: 'provides a full statement of Government policies for the identification and protection of historic buildings,

conservation areas, and other elements of the historic environment'.

2.2 Regional Policies

CSR1: (The Strategy for the Sub-Region in the East of England Plan) is the vision for the Cambridge Sub-Region to 2021 and beyond.

2.3 Local Policies

The Cambridge Local Plan sets out policies and proposals for future development and land use to 2016.

Storey's Way forms part of the area to the west of the city (see Local Policies: 4.11 in Appendix 1.)

The North West Area Action Plan, which is currently proceeding towards preferred options consultation, will set out more detail on the policies relating to development between Madingley Road and Huntingdon Road.

A summary of Local Plan policies and the major implications of Conservation Area designation are appended to the end of this report.



3. Summary of Special Interest

The special character of Storey's Way is derived from the fine detached family houses with their spacious gardens (as defined by the original L-shaped plot of about 42 acres which was allotted to the Trustees of Storey's Charity by the Enclosure Award of 1805), and mature planting, which are interspersed with parts of the collegiate grounds of Fitzwilliam and Churchill Colleges.

The area includes seven Listed Buildings and eight Buildings of Local Interest. Virtually all were built between 1912 and 1924 (the chapel in All Souls Lane however, dates back to 1875) and

represent fine examples of the architecture of that period. In addition, many of the trees are subject to Tree Preservation Orders.

3.1 General Character

There are three major distinct character areas within the Storey's Way Conservation Area.

- The main central area, which consists of Storey's Way lined by large detached houses.
- Colleges and their grounds.
- The Ascension Parish Burial Ground.

Storey's Way is an early twentieth century suburban linear layout with houses stepped back from the road at a uniform distance with large front and rear gardens. It benefits from large mature trees, which lessen the impression of 'urbanity' and present a compact, semi-rural 'face'.

An exception to this domestic character is the discrete space of the Ascension Burial Ground, which reinforces the landscaped feel, enhanced by the presence of the cemetery, the Chapel and the former sexton's cottage.

3.2 Landscape Setting

The area includes significant green space such as the playing fields of Trinity Hall and Churchill College, the Ascension Parish Burial Ground, the wooded areas of the old University Botany Field Station and the fields of the University farm.

Because of the comparative flatness of the topography, there are no particular high viewpoints or panoramas, and the overall impression is of a common building height and massing. The only exceptions to these heights are the new College buildings on part of the former Trinity Hall sports ground (the Wychfield site).

There are however, frequent views and vistas from many vantage points along Storey's Way.

Other important features are a track from Huntingdon Road to Gravel Hill Farm, lined by protected, mature chestnut trees, which provides a seasonal border to the view across the 19-acre field. The Ascension Parish Burial Ground, hidden from both Huntingdon Road and Storey's Way, is accessed by a verdant, rural pathway leading into the cemetery. This is a large, enclosed, natural space, the tombs and graves surrounded by flowers, dense undergrowth and mature trees, which is seen only when one is inside the cemetery.

Adjacent to the garden of No. 34, is the extensive woodland of Gravel Hill, which contains mature conifers and deciduous trees.

3.3 Historic Development

Until the time of the Enclosure Act in 1802, the area between Huntingdon Road and Madingley Road was largely arable fields, stretching westwards from close to the River Cam to the parish boundaries with Grantchester, Barton, Coton, Madingley and Girton. It had seen little change for some 500 years. The area in the seventeenth century is shown in David Loggan's *Prospect of Cambridge from the West Fields* (in *Cantabrigia Illustrata* of 1685), which was sketched from the Coton footpath near what is now the University Athletic Ground. A little later, *The Prospect of Cambridge from the North West* by Samuel and Nathaniel Buck was drawn from the gravel-pits above Trinity Conduit Head. The only significant building on the site by the early 20th century was the University Observatory completed in 1823.

3.4. Archaeology

St Neot's Way (Madingley Road) was probably a pre-Roman trackway, and Huntingdon Road has been in use since Roman times. (The additional name for this road, *Via Devana*, dates from the nineteenth century.) The triangular area

between these two roads contained the whole of Grithow Field, and to the east of what is now Churchill College, a small part of Middlefield. These fields were almost all divided into arable strips, but there were also a few patches of pasture, some gravel-pits and clay-pits and a few hedged closes near the Girton boundary.

Archaeological investigations have been carried out at several locations within the Storey's Way area. In 2002 at Gravel Hill Farm it was found that much of the area has been disturbed by post medieval (1540AD to 1900AD) gravel and coprolite quarrying, with only small areas of undisturbed ground.

Excavations at 44 Storey's Way in 2000 revealed four chalk or lime extraction pits (18th century?), in which two 14th century sherds were found.

Metal detector surveys in the area of proposed student accommodation in Storey's Way confirmed the existence of a single section of medieval ditch, thought to be a trackside ditch for Grit How Way, a route from Castle Hill to the gravel quarries at Grit How.



4. The Trustees of Storey's Charity

The Enclosure Award of 1805 allotted an L-shaped plot of about 17 hectares to the Trustees of Storey's Charity. The charity was established in 1692 when 'Edward Storey of Cambridge, gentleman', bequeathed the rents and profits of his estate for the construction of ten almshouses for the benefit of widows of Anglican clergy, and of widows and maidens 'of sober life and conversation' of the parishes of St Giles and of Holy Trinity.

The northern arm of the plot, with a frontage to Huntingdon Road, about a mile [1.6 kilometres] from Magdalene Bridge, ran south/south west for about a quarter of

a mile [approximately 0.4 kilometres] ending at Mt Pleasant, opposite the buildings of Storey's Farm in Castle End. In the late nineteenth century this land was bounded to the west by the cemetery of St Giles and St Peter (now known as the Ascension Parish Burial Ground), and by the Gravel Hill Farm of Trinity College (see Archaeology), and to the south by land belonging to St John's College. To the east, and partly to the north, were Trinity Hall Field and the substantial and spacious properties of Wychfield House (1884), The Grove (1813) and The Orchard (1882). Emma Darwin, widow of Charles Darwin, occupied The Grove for

several years in the 1880's and 1890's, and two of her sons, Horace and Francis, had the other houses built.

4.1 The Storey's Way Estate

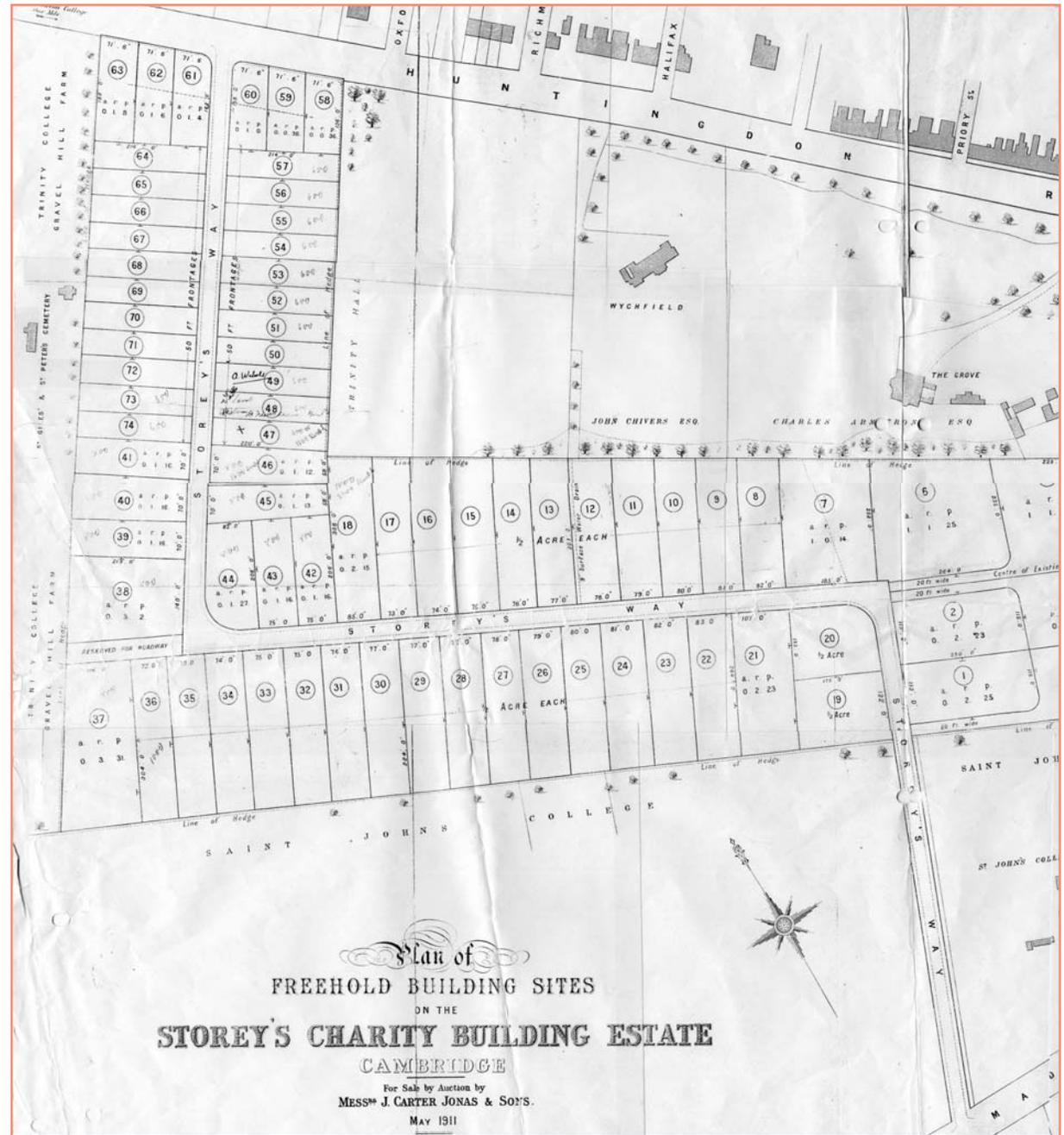
By the late 1890s the Trustees of Storey's Charity, having decided to raise capital for re-investment by selling some of their agricultural land for high quality housing development, commissioned the firm of Carter Jonas to draw up plans for a Building Estate covering about 35 acres (14.1 hectares). Access to Madingley Road, which was considered essential to the success of the scheme, was achieved by negotiations with St John's College in

1906. Some seven hundred feet of roadway from the southeast corner of the Estate was to run south on St John's Land, along the western boundary of the College's kitchen garden.

The principal roadway was constructed in 1911; part of Storey's Farm had become Storey's Way. The most easterly portion of the original Storey's Farm plot had already been sold to St Edmund's House.

All the rest was included in the Building Estate, which ended at the present New Hall/St Edmund's boundary. 74 freehold plots were offered for sale, of which the six most northerly ones have addresses in Huntingdon Road. By the end of 1914 eighteen plots had been sold, but during and immediately after the Great War, sales were slow and the last plot was not sold until 1932.

The plots varied in size from a quarter of an acre (0.1 hectares) in the northern area to one third of an acre (0.13 hectares) in the southwest corner, and half an acre (0.23 hectares) elsewhere. There were also a very few at the eastern end of the central section of the road which were larger than an acre (0.4 hectares). Until recently, there was no building on the northern side of the central section of Storey's Way, since the plots there were bought by the owners of



the contiguous properties (Trinity Hall Field, Wychwood, the Grove and The Orchard) and added to their respective grounds. Consequently, the inhabitants of the new road were fortunate enough to have an open outlook preserved to the north for some time. For half a century, there was no new building close to the estate in any direction, except along Huntingdon Road.

4.2 Conditions of Sale

The Trustees imposed a number of Conditions upon the purchasers in order to ensure the creation of a pleasant ambience on the Estate.

- All buildings were to be of a domestic nature (with possible exceptions for educational or religious use).
- No building was to be nearer to the road than 30 feet (9.1 metres).
- Every purchaser was to provide a fence, hedge or wall on his frontage and on one other designated boundary.
- Business use of properties was prohibited.
- Minimum building costs were stipulated to ensure optimum quality of the houses: £1,000 on each of the larger plots, and £800 on the smaller ones. (These costs were later raised to £1,200 and £1,000 respectively).
- The building of two houses on one plot was allowed but only two plots were

divided with a house on each plot (present numbers 11/13 and 30/32). Semi-detached houses were allowed but only three pairs were built: nos 2/4 and 18/20 where each house occupied a full plot and 11/13 where each house stood on a half plot. The rest were substantial detached houses, some of considerable architectural merit. Apart from two (Nos 21A and 68) all the houses were built within about two decades of the opening of the road.

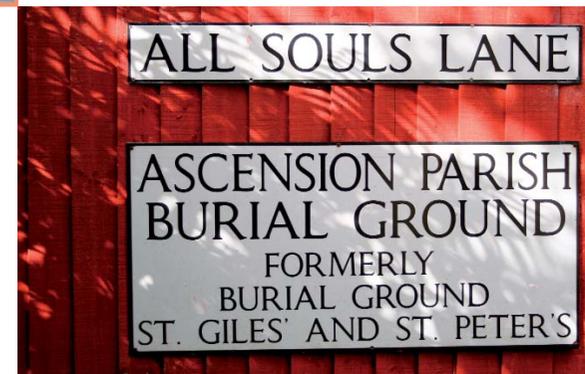
4.3 Post-War Development

The Building of Churchill College, which began in 1961, (on the fringe of the existing Conservation Area), signalled an era of change. This has continued until the present day with the development of the St John's Housing Estate (also just beyond the Conservation Area boundary) opposite Churchill, the extensions and new buildings of Fitzwilliam College and New Hall, and now the new buildings (student accommodation) of Trinity Hall on the northern side of the central section of Storey's Way.



4.4 The Ascension Parish Burial Ground

This burial ground, listed as a Wildlife Site by Cambridge City Council, was formerly known as the Cemetery of St Giles with Peter (St Giles' Cemetery). The cemetery was established in 1857 and the first burial took place in February 1869. It is an ecumenical burial ground and in the words of Lucy Slater, its most recent historian, 'it contains graves and memorials to many who were famous in the life of Cambridge'. Amongst many well-known names here are the two philosophers, Wittgenstein and Moore.





5. Spatial Analysis

Storey's Way is a fine suburban road of distinct, but complex, character. The landscape and open spaces do much to contribute to the character of the area.

The most clearly defined open space in the Storey's Way area is Trinity Hall's playing field. There are less defined open spaces, such as the views down the lime avenue to The Grove, to Trinity Hall's sports pavilion, and to the Wychfield hostels.

Abutting the Conservation Area are the Crescent, and Churchill College. The Crescent and the collegiate sections have a more open aspect. The open space in front

of buildings allows views to the architecture beyond, especially in the case of Churchill, where the modern buildings are set against minimal lawn and hard landscaping. Where trees are important, they are planted formally.

There are three major differentiations in space along the extent of this Conservation Area: the Ascension Burial Ground, the northern end of Storey's Way where it terminates at Huntingdon Road, and the opposite end of the road which leads up to Churchill College and beyond.

The first identifiable space, which is the most intimate and enclosed space, with a predominantly rural feel, is the Ascension Burial Ground. Much of the cemetery is hidden from all street views, but may be glimpsed from some of the back gardens of the houses in the north section of Storey's Way. The cemetery is also partially marked by an old brick wall.

The approach to the cemetery, down a private lane owned by the Church of England, offers a surprisingly rural aspect for somewhere so close to one of Cambridge's main arterial roads within the city limits. Informal hedges lie on either side and there are fields beyond.

Secondly, in marked contrast, is the entry into Storey's Way from the northern end, where the junction with busy Huntingdon Road, is more open, with a wide tarmac street and generous spaces between each property on either side. Between each house may be glimpsed deep side gardens and occasionally, the enclosed, treed rear plots. The gardens often contain mature trees, which give the road a green and enclosed appearance.

As one proceeds from the more open northern end southwards, a sharp bend occurs, with traffic calming pinch points and bollards. This is the narrowest point in the Conservation Area.



The third sense of a different space is found at the southern end of the Conservation Area, where there is another 90-degree bend as the road rounds towards Churchill College. The rear portions of the grounds of

Fitzwilliam and New Hall meet at this corner. Despite the busy road, this part of Storey's Way is comparatively quiet, and there is a degree of enclosure relating from the landscaped surrounds. Pleasant views may be glimpsed down the avenue of lime trees towards The Grove at this corner, and the open spaces at the rear entrance to New Hall.

The new Fitzwilliam and Trinity Hall student accommodation buildings set at the eastern end of central Storey's Way have blocked views across the former sports ground previously enjoyed by residential houses opposite. Now that part of the road frontage is entirely built upon, with modern landscaping and straight perpendicular paths in the foreground leading from the pavement into the new buildings.

The boundaries of Storey's Way houses vary from low hedges, to the occasional crenellated or palisaded fence, often with traditional wrought iron or wooden gates. Because the majority of the houses are detached, there are spaces between them; through which domestically planted rear gardens may be seen.

Fitzwilliam and Trinity Hall have attempted to soften the impact of their buildings and assimilate them into the road by the use of hedgerows and tree planting, both new and established.

In this Conservation Area, the overall sense is one of personalised, well-tended, valued private spaces.



5.1 Traffic

Storey's Way is a much-used road, particularly as it is accessed from both Madingley and Huntingdon Roads. It is the only route to the west of St Margarets Road which connects Madingley and Huntingdon Roads.

Speed bumps are installed along the entire length of Storey's Way. The road turns sharply in two places at the entrance to New Hall, and at the junction with the cul-de-sac where wooden bollards form very narrow pinch points, forcing cars to almost stop. Whilst traffic calming is generally not aesthetically pleasing, these wooden bollards are more sympathetic than most.



6. Architectural Overview

Storey's Way is particularly characterised by the regularity of its plots, which were developed over a comparatively short space of time and laid down mainly according to the original Conditions of Sale.

There is a mild variation between the various groups of houses along the street, but most properties are large, detached houses, built around World War I and during the inter-war period.

6.1 Storey's Way North (includes 137-145 Huntingdon Road)

This area contains mostly two-storey

detached houses. There is one commercial property, a three-storey hotel that stands on the northeast corner with Huntingdon Road. (NB: This property has been sold for redevelopment).

The first houses were built in 1912, with the majority being built before 1930 and a few from the post-war period. The houses are characterised by a continuity of style of the 1920s but with a wealth of variation in roofs, gables, decorative timbering, tile detail, windows, porches and brick or render finishes. A few are semi-detached. All have good gardens and off-street parking. Large hedges and some huge

trees and shrubs contribute to the general verdant and semi-rural feel.

No.30 is a listed Arts & Crafts house, and Nos. 25 Storey's Way, and 141, 143 and 145 Huntingdon Road are all Buildings of Local Interest. These are described in detail in the Appendix 2.

6.2 Storey's Way cul-de-sac and Wolfson Flats

This short stub of road extends west from the Storey's Way east-section at a somewhat battered, though effective, width restriction barrier. There are two Buildings of Local Interest in this stretch of road, Nos

34 and 44, commercial offices and some college buildings.

In 2001-2 three graduate accommodation blocks [which won both an East of England RIBA Award and a David Urwin Award in 2002] were built by Churchill College, in a style that endeavours to bridge the transition between the 1960s Churchill College, and the nearby Arts & Crafts houses. These bridging elements incorporate wall-hung orange tiles overlapping the windows. The rather austere brick building, the Wolfson Flats, which were built in 1968 by architect David Roberts, is sited around a central courtyard.

6.3 Storey's Way – East-West Section with Nos. 61, 63, 76.

This section of Storey's Way, which lies opposite the Trinity Hall playing fields and some imposing new College buildings, contains the largest and most attractive detached houses in the road. All the houses have front gardens with off-street parking. Beech hedges, some very tall trees and wooden fences border these gardens.

The houses were built from 1912, with the majority constructed during the 1920s and a few more modern properties. There are several Baillie Scott houses in the 'Arts and Crafts' style located at the west end of the



road. No. 48 is the most renowned. No.52 is a Building of Local Interest. The rest of the houses have a uniformity of style of the 1920s with plenty of interesting variations in detail, blending in with the northerly section of the road.

Large College buildings dominate the east end. Fitzwilliam College now has its main entrance on Storey's Way, with a new

three-storey building fronted by a large cycle storage area. Attempts are being made to hide this area by planting. Alongside this building is an avenue of lime trees, with a broad gravel carriage path leading towards the detached traditional houses beyond.

No. 74, Atholl Lodge, the Fitzwilliam College's Masters Lodge, was built in



1931. This is a brick, pebbledash and stone house with an impressive tower. It stands in a prominent position on the bend in the road.

Nos. 63 and 76 are both Listed Buildings, and form a grand entrance into Storey's Way. A very old yew hedge with a 'cut out entrance' surrounds No. 76.

6.4. All Souls Lane & Ascension Parish Burial Ground

This area extends from Huntingdon Road to the back of the garden at No. 34 Storey's Way.

There are two buildings in the cemetery: the former sexton's cottage at the entrance, and the former Chapel of All Souls at the heart of the original cemetery. The chapel is now the workshop of the well-known



lettering artist, Eric Marland, some of whose work can be found in the cemetery. The chapel building, a Building of Local Interest, is a fine example of a traditional nineteenth century design found in many cemeteries of the period.





7. Trees, Landscape & Open Spaces

Storey's Way is a fine suburban road of distinct, but complex character. The landscape and open spaces contribute significantly to the character of the area.

Generally, the collegiate sections have a more open aspect, for their courtyards are set back from the road. For the most part, the Colleges have used mature trees to soften the impact of their buildings upon the street. The architecture is glimpsed through tree canopies across open space, as at the Lime Avenue to The Grove, Trinity Hall's sports pavilion, and Wychfield's 20th century hostels.

The role of trees in this respect is important and should be maintained and renewed. New Hall, Fitzwilliam and Trinity Hall have attempted to soften the impact of their most recent buildings and assimilate them into the townscape by the use of hedgerows and robust boundary treatment, retaining existing mature trees and planting new landscaping.

These elements are typical of the residential area and are crucial for creating its particular character.

Trinity Hall's playing field is the only noticeable open space; views across it to

Huntingdon Road give dimension and scale to the area. The periphery of the playing field is planted, all of these trees are important to the area. The semi-mature planting to Storey's Way is beginning to enclose the street and the mature trees on the northern boundary can be viewed over the rooftops of the houses on the northern section of the dogleg. Whilst the College has secured a new generation of trees on the northern and southern boundaries, recent felling around the pavilion has left it exposed and this backcloth of trees should be renewed, as should the western boundary.

For the rest, the character of the area comprises distinguished large properties set well back from the road, in gardens which complement the dwellings by their size and planting. The gardens are mature, with the boundary positively marked at the back of the pavement, and planted with trees and shrubs.

The garden of No. 48 is of particular merit and historical significance; the architect M H Baillie-Scott designed not just the building, but the fittings and fixtures therein and the layout and planting of the front and back gardens. The front garden has a formal layout with clipped yews set in grass with gravel paths. Like the architecture, it is an interesting composition of asymmetrical symmetry. The rear garden shares these characteristics, but some of the planting has been lost, though the pergola and central feature survive.

From the street, the appearance is one of small, medium and tall trees in both front and back gardens, under planted with shrubs¹. It is often possible to glimpse the canopies of the tall trees over the roofline². This is important, as it gives the area maturity, depth and space and links it to the surrounding area. The more successful gardens have been designed to relate to the house³, rather than presenting a screen of vegetation to the road⁴. The planting for

the most part is typical of an English garden, there are instances of more exotic choices, but these should not be encouraged⁵.

Trees line both sides of the road for most of its length, their canopies overhang the pavement and carriageway to frame the views and soften the street-scene. The large trees fulfil this function for the most part and they are planted at sufficiently close intervals for the theme to carry through. So the connections begin with the beeches at the Cambridge Hotel and 141 Huntingdon Road, and are carried through the length of the road by mature lime, horse chestnut, pine, beech and silver birch trees⁶.

The under-storey of small/medium trees, is, in its own way, as significant as the big trees, for it contributes to the sense of enclosure and suburbia⁷. Whilst new planting can renew the ambience of the street relatively quickly compared to replacing a mature forest tree, it is important to ensure continuity of planting of these smaller but valuable trees.



¹ Nos. 141 Huntingdon Road, 27, 30.

² 7, 8, 10, 12, 11, 13, 16, 25, 31.

³ 139 & 141 Huntingdon Road, 5, 19, 27, 30, 48.

⁴ 60, 61, 66, 68.

⁵ 24, 29.

⁶ 14, 21, 25, 26, 27, 28, 29, 30, 46, 48, Wychfield, Trinity Hall Sports field, 63, 64, 72, Churchill College.

⁷ 12, 16, 19, 27, 31, 46, 50, 56, 58, 61, 62, 63, Trinity Hall sports field, 66,70, Atholl Lodge.

⁸ 2, 4, 6, 16, 19, 26, 25, 27, 29, Atholl Lodge, 76

⁹ 4.

7.1 The Gardens

The influence of the Arts & Crafts Movement is still recognisable. Many of the gardens have a clearly defined boundary, which encloses the garden. Yew and beech hedges are common, as are close-boarded or slatted, low, wooden fences⁸. In some, remnants of the original garden layout survive; the garden close to the house would have been laid out in a formal design with a lawn and 'wild garden' beyond. Some newly planted gardens reflect this philosophy⁹.

Plants were carefully chosen and planted in natural groupings to create unity and beauty. The underlying design was carefully planned, but the garden appeared as a fine combination of plants, noted for their foliage and texture, with flowers providing a continuous display of carefully crafted colour. The garden was to provide a perfect setting for the house and the house was to embellish the garden. Some of the paths, fences and features laid out in the gardens also survive: typically they used fine building materials and traditional crafts.

Some trees have Tree Preservation Orders (TPO's) (see Protected Trees & Buildings Map) such as the row of lime trees on the left hand side of the approach to the Ascension Burial Ground in All Souls Lane, which are well cared for and maintained by



the Church of England. There is probably a case for further orders on some of the more interesting trees in the northerly section – many in the original Conservation Area already have TPO's. These additional trees are identified as Trees of Significance (Appendix 3).





8. Key Characteristics of the Area

The preceding pages describe the essential characteristics of the Storey's Way Conservation Area. These combine to give the area its sense of place as a whole. Some key elements are fundamental to this and can be summarised as follows:

Uses

- A predominantly residential area, with some new collegiate student accommodation in Central Storey's Way.

Buildings

- 'Human scale' houses, mainly of 2 storeys;
- Houses set back from the street with

large front and rear gardens, behind hedges, low brick boundary walls or fences;

- Balanced building designs, including Arts & Crafts, picturesque and cottage orne, neo-Georgian styles;
- A strong rhythm – due to prominent capped chimneys, steep pitched red tile roofs, canted bays, wide frontages, recessed porches;
- A lively skyline with chimneys and gables with timber decoration, modillioned eaves;
- Consistent materials – brick or render finishes, red tile roofs, panelled oak doors (ranging from two to six panels),

metal lights; and

- A range of decorative details, including lintels, windows [dormer or sash], stained glass lights or fanlights of elaborate design, doors with carved rails and moulded muntins.

Streets and Spaces

- Primary road with strong linear form;
- Secondary, secluded pathway to Ascension Parish Burial Ground;
- Wide building frontages with mature planted front and rear gardens;
- Off-street parking with large garages, mostly in keeping with character of house;

- One large open public space, the Ascension Parish Burial Ground, and large Collegiate space of Trinity Hall sports ground;
- A large number of visually important trees and shrubs, both within and on the edge of the area, many of which are in gardens; and
- Consistent low scale, planted hedges and continuous fencing, creating a sense of enclosure.

The key individual trees are:

- 139 Huntingdon Road: beech, walnut;
- 141 Huntingdon Road: beech, birch; and
- The Cedar at the junction of Madingley Road and Storey's Way has the ability to become a prominent feature after 50 years.

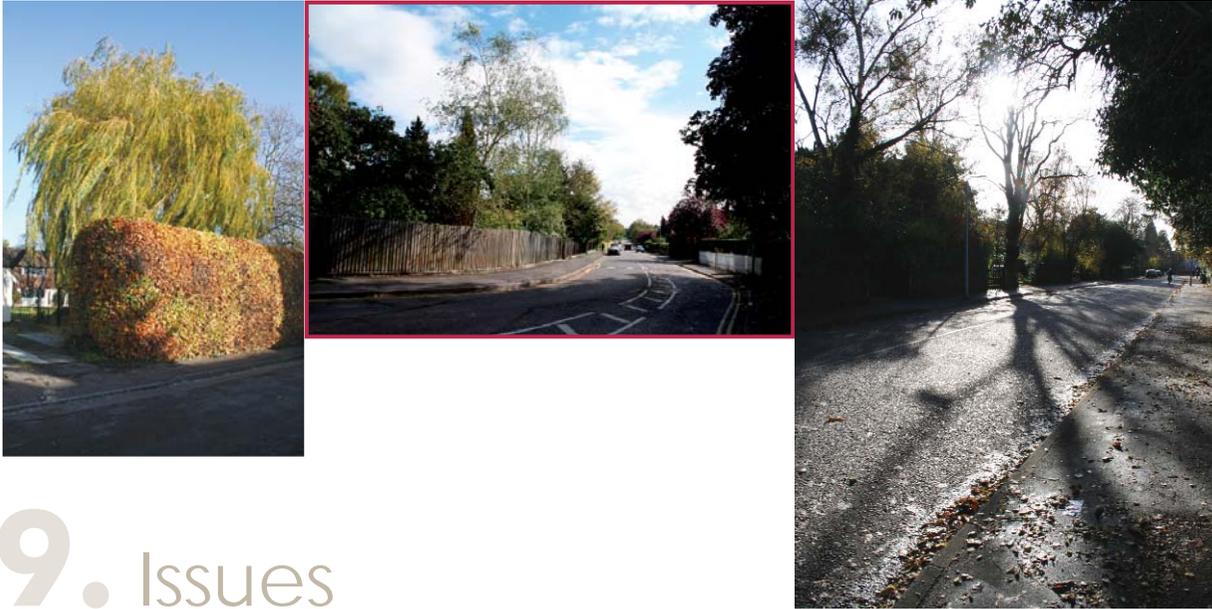
The key groups of trees are:

- Wychfield;
- The Grove; and
- Land adjacent to No. 46.

Abutting Conservation Area:

- Madingley Road frontage of Churchill College.





9. Issues

The Storey's Way Conservation Area is notable for its fine detached family gardens with their spacious gardens (as defined by the Trustees of Storey's Charity).

The main issue for this Conservation Area is provided by the threat of redevelopment to these houses on their large plots. These original properties, laid out nearly a century ago, have become increasingly expensive and beyond the means of the average home purchaser.

Despite this perceived threat, most of the properties in the Storey's Way area remain

largely in their original condition, with their distinctive architectural details intact.

Storey's Way, like much of Cambridge, is experiencing change. Many of the trees (of all sizes) are at maturity, or approaching this stage. If the trees are not replaced as they fail, the character of the road will change and its unique bosky environment will be eroded. Whilst the Local Planning Authority cannot require an owner to replace a tree felled under a Section 211 Notice in a Conservation Area, every encouragement should be given to plant suitable replacement(s). If necessary, such powers as exist under the Town & Country

Planning Act, 1990, should be used to protect trees with a Tree Preservation Order.

Storey's Way is under considerable pressure for re-development and Collegiate expansion. The unique character could be easily eroded if any new building fails to recognise the contribution the trees, open spaces and gardens make to the area.

9.1 Works to Existing Buildings

The existing buildings in Storey's Way are vulnerable to changes, such as alterations to windows, and works to improve energy efficiency.

The special provision for historic buildings (both listed and in the Conservation Area) under Part L of the Building Regulations, offers scope for flexibility in applying Building Regulation requirements which might otherwise harm the character of such buildings.

9.2 Conservation Area Boundary Review

The current Conservation Area boundary, terminates at each end of the central portion of Storey's Way, but includes the Trinity Hall sport's ground up to and including the southern boundary of Huntingdon Road, and a tiny portion to the rear of New Hall on Storey's Way, was fixed in 1984.

It is now proposed to extend this boundary northwards to the junction of Storey's Way and Huntingdon Road, and to include the adjacent Ascension Parish Burial Ground, plus an additional area that formed part of the original Storey's Estate. This comprises of the Wolfson Flats and Nos 36 and 36A Storey's Way.



10. Policies

The scale, form, massing and detailed design of new buildings should respect and harmonise with the key characteristics of the area. All building proposals (extensions and new) should meet the requirements of the relevant Local Plan policies listed in Appendix 1 as they apply to the Storey's Way context.

The following policies supplement those in the Local Plan and aim to protect and maintain the features of the area that have been identified as important.

10.1 Any new build associated with trees should allow such existing mature trees that warrant retention, sufficient

space so that they continue to be recognised for their intrinsic qualities. The building should be placed in such a way that the trees assimilate the new construction into the existing environment.

10.2 If new building does occur, it is important that the key elements of the landscape that create the character of the Conservation Area are designed into the new development.

10.3 Trees both small and large should be planted in the gardens – both front and back – as the vegetation to the

rear is often visible from the street. It will be important to maintain a 'street scene' that is appropriate for the style of the majority of the architecture. Of particular significance are the hedges and low timber fences. The enclosed front garden which uses traditional, good quality and natural materials set out with attention to detail, should be upheld.

10.4 Car parking should be unobtrusive, with gardens of such size that it is possible to provide parking to the rear, or underground, so long as it does not compromise the trees.

11. Summary

This Appraisal has sought to identify what is special and unique about the Storey's Way Conservation Area, and the proposed extensions.

The Appraisal has also endeavoured to redress the omission of a significant portion of Storey's Way that was not included in the original 1984 Storey's Way designation.

The Area comprises a large amount of open space, a designated City Wildlife Site (the Burial Ground), a huge variety of managed and unmanaged green space, and mature trees and hedges.

It is apparent that both components of the Conservation Area, the natural and built, can only exist in harmony if both elements are considered to be of equal importance and treated accordingly.

Thus it is to be hoped that the contents of this document, which has tried to highlight the importance of all the natural and manmade features that are the essential components of Storey's Way, will be consulted in any aspect of development of the Conservation Area in the future.



Appendix 1

Cambridge Local Plan Policies

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

The Cambridge Local Plan 2006 provides the bones on which this report is hung, and the policies through which its aims will be delivered in terms of development control. The most relevant policies are summarised below.

Sustainable Development

3/1 Sustainable Developments

Development will be permitted if it meets the principles of sustainability.

Where major development is proposed, developers should complete the Council’s Sustainable Development Checklist and prepare a Sustainability Statement and submit both with the planning application.

3.6 Sustainable development is widely recognised as development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Achieving this in practice requires environmental issues to be integrated with economic and social considerations in decisions that are made during the design, planning and construction phases of a development. The Council has prepared, and adopted as Supplementary Planning Guidance, the Cambridge Sustainable Development Guidelines, which provide guidance and sources of information and advice on how development proposals can become more sustainable, for example by:

A: reducing the use of natural resources, including energy and water throughout the lifecycle of the development;

B: making more efficient use of land by prioritising and maximising the use of brownfield land and building at densities of at least 30 dwellings

per hectare net (and higher where appropriate);

C: safeguarding and enhancing the historic built environment;

D: protecting and enhancing wildlife and the natural environment;

E: minimising waste and pollution to land, air and water (including noise, vibration and light);

F: siting and designing development to reduce the need to travel, especially by private car;

G: reducing the need for new build by retaining and reusing existing buildings.

3.7 For the purposes of this policy, major development is defined as residential development of 10 or more dwellings or a site area of 0.5 hectares or more, or other developments where the new gross floor area is 1,000 square metres or more.

Protecting the Natural Environment

4/3 Safeguarding Features of Amenity or Nature Conservation Value

Developing proposals should seek to enhance features of the landscape, which are of importance for amenity or nature conservation. Development resulting in adverse effects on or loss of those features will not be permitted unless this is unavoidable and there are demonstrable and overriding wider public benefits. Where damaging development is permitted, the Council will require:

A: Mitigation measures to minimise the adverse effects;

B: Reinstatement or equivalent replacement of the feature affected;
And

C: Proposals for long-term management.

4/4 Trees

Development will not be permitted which would involve the felling, significant surgery [either now or in the foreseeable future] or potential root damage to trees of amenity of other value unless there are demonstrable public benefits accruing from the proposal, which outweighs the current

and future amenity value of the trees. When felling is permitted, appropriate replacement planting will be sought wherever possible.

Protecting the Built Environment

4/10 Listed Buildings

Development affecting Listed Buildings and their settings, including changes of use, will not be permitted unless:

A: it is demonstrated that there is a clear understanding of the building's importance in the national and Cambridge context including an assessment of which external and internal features and aspects of its setting are important to the building's especial interest; and

B: the proposed works will not harm any aspects of the building's special interest or the impacts can be mitigated to an acceptable level for example by being easily reversible; or

C: where there will be an impact on the building's special interest, this is the least damaging of the potential options and there are clear benefits for the structure, interest or use of the building or a wide public benefit; and

D: features being altered will be reused and/or properly recorded prior to alteration.

Works for the demolition of Listed Buildings will not be permitted unless:

A: the building is structurally unsound for reasons other than deliberate damage or neglect; or

B: it cannot continue in its current use and there are no viable alternative uses; and

C: wider public benefits will accrue from development.

4.35 The desirability of preserving Listed Buildings and their settings and features or special architectural or historic interest, which they possess, is a material planning consideration.

4.36 It is vital that applicants fully understand the importance of the building before considering alterations and that the full potential impacts of the works are clearly understood. It is particularly important that the full impact of modern building standards concerning such aspects as fire prevention, sound and thermal insulation and disabled access are

properly addressed at the earliest design stage. Pre-application meetings are strongly recommended to ensure that conflicting standards can be accommodated without jeopardising the special interest of the building.

4.37 Applicants considering works to Listed Buildings are advised to read Informed Conservation (English Heritage 2001) and BS 7913 Guide to the Principles of the Conservation of Historic Buildings (1998) before considering works.

4.38 Cambridge does not have a legacy of derelict historic buildings and demolition of Listed Buildings is rarely justified. To demonstrate that a building has no viable alternative use, it would be necessary for the building to be advertised on the open market at a realistic price and be demonstrated that no sensible interest was shown in the building.

4/11 Conservation Areas **Developments within, or which affect the setting of or impact on views into and out of Conservation Areas, will only be permitted if:**

A: they retain buildings, spaces, gardens, trees, hedges, boundaries and other site features, which contribute positively to the character of the area;

B: the design of any new building or the alteration of an existing one preserves or enhances the character of the Conservation Area by faithfully reflecting its context or providing a successful contrast with it; and

C: a new or intensified use will not lead to traffic generation or other impacts, which would adversely affect the area's character.

Outline applications will not be accepted in Conservation Areas.

4.39 When considering applications, which are within or affect the setting, or views into and out of a Conservation Area, the desirability of preserving or enhancing, the Area's character or appearance is a material consideration.

4.40 When considering the demolition of buildings, which contribute positively to the character of a Conservation Area, the same tests that would apply to the demolition of a Listed Building will be applied (see Policy 4/10).

4.41 Cambridge's Conservation Areas are relatively diverse. Consequently the City Council is committed to the systematic appraisal of its Conservation Areas and these appraisal documents define the Area's special character and include guidance for preserving and enhancing this as SPG/SPD.

4/12 Buildings of Local Interest
Although not statutorily listed, Buildings of Local Interest merit protection from development which adversely affects them
The demolition or alteration of such a building will only be permitted if the building is demonstrably incapable of beneficial use or reuse or there are clear public benefits arising from redevelopment.

4.42 There are over 1,000 buildings in Cambridge which, although unlikely to meet current criteria for statutory listing are nevertheless important to the locality or the City's history and architectural development.

- 4.43** Guidance on the approach to be adopted when considering works to such buildings, and the criteria by which buildings will be added to the list in future, were produced and agreed by the Council as material considerations in 2005.
- 4.44** Although these are not statutorily Listed Buildings, the Building Regulations do allow a more flexible approach to meeting the required standards to be adopted when altering Buildings of Local Interest. Applicants should not rigorously seek to follow the Building Regulations where this would damage a key feature of interest.

Appendix 2

(i) Listed Buildings

M.H. Baillie Scott (properties denoted by*)

This architect, whose career spanned the years from 1892 to 1939, designed five buildings in Storey's Way. His interest was in the small, domestic scale house, with an emphasis on comfort, economy and beauty. He planned his houses with their attendant gardens as one unit, with open and spacious rooms, intimate alcoves, sunny verandahs, and an interesting texture of materials.

29 Storey's Way (1922)*

This house has a mansard roof with two hips, and dormer windows. There is a pair of French windows on the ground floor in the centre: these are flanked by deep sash windows on either side. Each window group has wooden shutters. The house has painted white brickwork, and typical brick Baillie Scott chimneys. To the side there is a 'neo-Georgian' doorway with oval windows on either side.

30 Storey's Way (1914)*

This house has been built in cottage style, which has been faced with stucco, and hung tiles. The hipped, steep-pitched red tile roofs continue down to ground floor level in

places. There are dormer windows in the front roof space. The brick chimneys have caps. There is a recently built oak porch, which is in keeping with the house, and a small cycle shed.

48 Storey's Way (1912-13)*

This house is probably the most important example of Baillie Scott's work in Cambridge. It is built in the style of a 16th century Sussex farmhouse. The construction is brick with external render and limewash. The steep pitched red tile roof sweeps down to the ground floor on the left hand side of the building. The window frames are painted, with oak sills and metal lights. The oak entrance door has three vertical studded panels with a carved rail and moulded muntins, and long iron strap hinges and latch.

54 Storey's Way (1922)*

This brick two-storeyed house is built in the 'neo-Georgian' style, with brick chimneys, a hipped roof and modillioned eaves. The central portion of the house projects with a rectangular fanlight over the projected doorway and a scrolled pediment. Five oval windows are symmetrically arranged about the façade.

56 Storey's Way (1923)*

This house is built in the picturesque cottage style. It has a steep pitched tiled roof with leaded casement windows. The brick chimneys are capped.

63 Storey's Way (1912)

This house was designed in the 'neo-Georgian' style by T D Atkinson, and is built of yellow brick with rendered brick dressings, with a pantiled roof. This roof has modillioned eaves beneath a hipped roof. There are two hipped dormers fitted with two-light casements.

There is a projecting rusticated and rendered centre bay, which contains the doorway. The lugged timber doorcase contains a six-fielded panel door. Over the door is a canted tripled horned sash window with two windows of two panes, and six of six panes.

76 Storey's Way (1913)

A.A. Moberley designed this two-storeyed house, another in the 'neo-Georgian' style. It has a plain tile hipped roof, with four dormers fitted with two-light leaded casement windows. The windows to the front are horned sashes, those on the ground floor having gauged segmental skewback arches.

On an historical note, the philosopher Ludwig Wittgenstein (1889-1951) lived here from the end of 1950 until his death on 29 April 1952.

(ii) Buildings of Local Interest

25 Storey's Way (1924)

This house was designed by H C Hughes, and is a single storeyed plastered brick property, with a mansard roof, a late example of the 'Cottage Orne' style. There are two chimneystacks at either end of the ridged roof. There are multi-paned casement windows on the first floor.

34 Storey's Way (1923)

This house was built for Professor F F Blackman, who designed the house himself. It is a large two storeyed property with a grand entrance porch, and symmetrical front with bay windows. There is a hipped tiled roof with brick chimneystacks and beneath, decorative parge-tted walls and unusual drainpipes, which are decorated with the date and letters 'EFBFP'. There is a formal garden in front of the house, which is laid out with terraces, stonewalls and paths, and beyond the house, a thatched summerhouse. There is an orchard in the rear section of the garden backing on to the cemetery.

44 Storey's Way (1913)

This two storeyed brick house with an attic floor was designed by London architects, Messrs Dunnage & Hartman. The exterior is rough case with a brick plinth. The house has a tiled roof with a pair of projecting gabled bays, and a central bay with a flat gable. There are four hipped gabled dormers. The east half-hipped gable has an oriel window on a single timber console.

There is a half-timbered porch on the front elevation, and weather boarding to the first floor at the rear.

52 Storey's Way (1913)

Robert Bennett and Wilson Bidwell of Letchworth designed this two storeyed brick house. There are casement windows with modern glazing bars, and lintels, which are formed from tiles, set edge on. The entrance door on the ground floor is recessed, and consists of panels with three window lights.

Mortuary – Chapel of All Souls (c1875)

Richard Reynolds Rowe, who was Diocesan Architect at about this time, possibly designed this chapel. The building is characterised by trefoiled side windows with plate tracery in the east and west windows. There is a similarly designed sexton's cottage/gatehouse nearby.

141 Huntingdon Road (1912, 'Wayside', Storey's Way)

W.D.Collins built this house on a corner plot on Huntingdon Road and Storey's Way. It is an Arts & Crafts style house, with colour washed, pebble dashed elevations, and a hipped and gabled red tiled roof. The tall red/brown chimney stacks have oversailing decorative brick courses, and some of the casement windows have leaded lights.

143 & 145 Huntingdon Road (1923)

These are a symmetrical pair of semi-detached two storey houses, which are linked by garages. The elevations are pebble dashed and with red plain clay tiled roofs. Each of the houses has two large square red brick chimney stacks. The recessed, open porches are supported on pebble dashed columns. There is a projecting canted bay window with a flat lead roof to each ground floor. The rainwater goods are cast iron.

Appendix 3

Odds	Storeys Way Trees of Note
Cambridge Lodge Hotel	Copper beech, walnut, silver birch, conifers
5	Silver birch
15	Lime
19	Yew, silver birch
25	Red horse chestnut, yew
27	Lime, 3 silver birch trees, cherry in front of the house
29	Dawn redwood, Norway maple cultivar 'Drummondii', golden yew, yew, rowan, conifers
31	Crab apple, hawthorn, hazel
Wychfield	Sportsfield, north boundary, mature trees incl beech important from road and over rooftops of northern dog-leg
Wychfield	Mix of new planting to road boundary, crab apple, cherry, rowan, birch, hawthorn
Wychfield	Beech by pavilion on sports field
Wychfield	Established sycamore and whitebeam trees to road frontage forward of new building
Wychfield	Group of beech, oak, horse chestnut, sycamore around Wychfield, 1960's and 1990's hostels
Fitzwilliam College	Newly planted copper beech in front of new building
Fitzwilliam College	Lime avenue to The Grove
New Hall	Dalecarlica silver birch trees planted formally at gateway to college: sycamore beside Beaufort House
63	Lime: pollarded lime trees: ash

Evens	Storeys Way Trees of Note
4	Young whitebeams
8	Horse chestnut
12	Magnolia, crab apple
14	Ash
16	Crab apple, yew
18	Conifers
26	Horse chestnut, copper beech
28	Beech
30	New planting,
48	Yew formal planting of Baillie-Scott house
50	Purple leaf crab apple
56	Yew formal planting of Baillie-Scott house
58	2 purple leaf cherry formal planting in front of house
60	Young beech, crab apple, rowan
62	Willow, fir
64	Silver birch, beech, oak, rowan
66	Plum stock
70	Cherry, rowan, holly
72	Walnut, sycamore
Atholl House, 74	Purple leaved cherry
76	Yew hedge
Churchill College: opposite The Crescent	5 silver birch trees
Churchill College	Alder trees in highway

Appendix 4: Maps

Protected Trees and Buildings



Landscape Features

