

BUILT HERITAGE STATEMENT

Hanover and Princess Court, Cambridge

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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS for Cambridge Investment Partnership to support the residential development of Hanover and Princess Court, Cambridge.

The Statement provides an assessment of the built heritage assets potentially affected through the development of the site, addressing the information requirements, particularly paragraph 207 of Government's National Planning Policy Framework.

The archaeological potential of the Site is assessed within the accompanying Archaeological Desk-Based Assessment (RPS 2024, 794-PLN-HER-00764).

There are no designated or non-designated heritage assets located within the site. The Site is located within the New Town and Glisson Road Conservation Area.

This assessment has identified two Listed Buildings, and one non-designated heritage that have the potential to be impacted by the Site's development:

- Wansted House (Grade II* Listed Building – NHLE: 1099114)
- Church of St Paul (Grade II Listed Building – NHLE: 1349075)
- 18 George IV Street (locally listed building)

The report has found that the Site forms a negative element within the Conservation Area and detracts from its character and appearance. Conversely, the proposals would provide an enhancement.

Historic England pre-application advice dated 14th May 2025 highlights certain elements of the proposal that they consider may not fully preserve the character and appearance of the Conservation Area, with concerns primarily focused on the massing and layout of the design. These issues are not considered significant, and no formal objection is expected. The design has evolved to preserve the area's character where possible, but site constraints and housing needs have limited changes to massing and layout. Consequently, no further amendments have been made.

The Site forms part of the extended setting of the two Listed Buildings, but currently makes no contribution to their significance. The proposed development will result in small visual change within their setting, which will have no effect on how their significance is appreciated or understood. The proposed development will therefore preserve their significance.

The scheme would enhance and better reveal the significance of 18 George IV Street as a non-designated heritage asset (locally listed building). George IV Street has experienced considerable transformation, resulting from the loss of most of its original 19th-century two-storey terraced houses. Currently, the Site is an incongruous and dominant element of the building's setting, which detracts, to a degree, from its significance. The proposals have been sympathetically designed to respond to the building's detailing, proportions and scale.

The proposals align with the heritage policies in the National Planning Policy Framework (NPPF). Specifically, Paragraph 212 emphasises the importance of conserving heritage assets, while Paragraph 219 encourages local planning authorities to seek opportunities for new development in Conservation Areas and around heritage assets to enhance their significance. Proposals that maintain or highlight positive aspects of these settings should be viewed favourably. For this planning application, NPPF Paragraphs 214, 215, and 216 will not be engaged.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS, on behalf of Cambridge Investment Partnership (CIP) in respect of Hanover and Princess Court, Cambridge (the Site).
- 1.2 The Site is located in central Cambridge to the west of Hills Road, which is one of the principal routes into Cambridge from the south. There are many built heritage assets proximate to the Site, which include listed buildings at Grades II and II*, a Conservation Area, and locally listed buildings (which are considered non-designated heritage assets).
- 1.3 The Site is currently occupied by two blocks of late-20th-century flats ranging from five to eight storeys in height, which are orientated north-south, and a three storey multi-storey car park which is orientated east-west.
- 1.4 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. This Built Heritage Statement has been prepared in accordance with NPPF paragraph 207 which requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. In addition, relevant Historic England guidance, notably The Setting of Heritage Assets (Historic England 2017), has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.5 The conclusions reached in this report are the result of historical research, the walkover, map studies and the application of professional judgement. The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities & Local Government, December 2024).

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under ‘*Considering potential impacts*’ paragraph 212 states that ‘*great weight*’ should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 219 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 220 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. The recent High Court decision (‘Mead’) iterated that the PPG and the NPPF are to be read and applied as a whole, being mindful that one may modify the other (*Mead Realisations Ltd v Secretary of State for Housing Communities and Local Government and another* [2025] EWCA Civ 32). Both are statements of national policy issued by the Secretary of State, and there should be no legal distinction between them. In relation to heritage, PPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide

a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed. Paragraph 18 of the PPG states that within each category of harm (which category applies should be explicitly identified – substantial or less than substantial harm), the extent of the harm may vary and should be clearly articulated.

Overview: Historic Environment Good Practice Advice in Planning

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.22 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.23 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance

emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

- 2.24 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.25 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.26 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.27 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.28 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.29 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.30 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.31 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Cambridge Local Plan

- 2.32 The Cambridge Local Plan forms part of the development plan for Cambridge. It sets out the vision, policies and proposals for the future development and land use in Cambridge to 2031. It is the main consideration in the determination of planning applications.

Policy 61: Conservation and enhancement of Cambridge's historic environment

To ensure the conservation and enhancement of Cambridge's historic environment, proposals should:

- a. preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas;*
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;*
- c. be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;*
- d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and*
- e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal.*

Policy 62: Local heritage assets

- 2.33 *The Council will actively seek the retention of local heritage assets, including buildings, structures, features and gardens of local interest as detailed in the Council's local list and as assessed against the criteria set out in Appendix G of the plan.*
- 2.34 *Where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.*
- 2.35 *Where an application for any works would lead to harm or substantial harm to a non-designated heritage asset, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset.*

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Site Overview

- 3.1 The Site is located to the south of the Cambridge City Centre, it comprises the Hanover and Princess Court Estate, a Cambridge City Council owned housing estate built in the 1960s. The development reflects the architectural trends of its time, emphasizing functionality and modern living.
- 3.2 The site is bound by Union Road to the north, Bentinck Street to the west, Coronation Street to the south and George IV Street to the east. The Estate at present is formed by two residential blocks running north to south and joined by a garage at the northern end which runs parallel to Union Road. The buildings forms a U-shaped block. In total there are 127 homes within the existing Estate.
- 3.3 Coronation Street features a mix of architectural styles and structures. To the north, it is bordered by the five and 8 storey Hanover and Princess Court ranges, which are separated by an open space. On the southern edge, Russell Court, built in 1974, consists of buildings that rise between two and three storeys. Bentinck Terrace, located along Bentinck Street, comprises a variety of two-storey terraced houses constructed from gault brick and slate.



Plate 1 - View of Site looking down Bentinck Street from the corner with Coronation Street.



Plate 2 - View looking east on Union Road. The garages of the Site runs along the perimeter



Plate 3 - View looking west in Coronation Street, on the corner of George IV Street



Plate 4 - View looking south down George IV Street



Plate 5 - View from Union Road looking at the north east corner of the Site with the large scale university buildings in the background.



Plate 6 - View of the Site from Coronation Street looking north towards the large scale university buildings

- 3.4 On the west side of King George IV Street lies Hanover Court, while across the road, remnants of early 19th-century housing can still be seen. Union Road begins with a former Roman Catholic school built between 1867 and 1868, followed by a stretch of modern developments of varying quality. The south side of Union Road is predominantly occupied by the car park block of Hanover Court, extending to Bentinck Street, where a two-storey office building in red-brown brick and the flank wall of the Perse Girls' School are also located. The north side of Union Road features several modern buildings, including the Crystallographic Data Centre, established in 1992. Additionally, a small 19th-century two-storey villa is set back from the road, accompanied by a white-painted single-storey building with a gable facing the street and a Venetian window.
- 3.5 The existing buildings within the Site are currently in poor condition, with homes that are too small, overheating and unable to meet fire safety standards. Following consultation with the local community and residents in 2022, Cambridge City Council took the decision to completely regenerate the Estate.

Historic Development

The 19th Century and New Town Development

- 3.6 Throughout the eighteenth century, Cambridge grappled with persistent issues of overcrowding and recurring outbreaks of typhoid. The need for enclosure for new development became unavoidable, culminating in the Enclosure Act of 1802. This was followed by the enclosure of the West Field and Barnwell (East) Field under the Act of 1807 and the Award of 1811. By this time, much of the common land was owned by the University, various colleges, or Thomas Panton, the lord of the manor of Barnwell (An Inventory of the Historical Monuments in the City of Cambridge, 1959).
- 3.7 As land allocated by the Award began to be developed, the pace of development varied significantly. College-owned land, particularly near the town centre, was typically developed more slowly as leasehold properties, while privately held land was often sold off in freehold blocks to speculative builders. Thomas Panton, who owned a substantial portion of the common fields, passed away before the allotments under the Enclosure Act were finalised, leading his executors to sell the land quickly. This land was subsequently subdivided into smaller plots for development (Cambridge City Council, 2012).
- 3.8 As a result, the area known as New Town—bounded by Lensfield Road, Hills Road, Brooklands Avenue, and Trumpington Road—was divided among a diverse group of owners in 1807. These included the University, Trinity Hall, Addenbrooke's Hospital, and various private landlords, such as

the Panton and Pemberton families, architect William Wilkins, and Thomas Musgrave (Cambridge City Council, 2012).

- 3.9 The Prince Regent was crowned George IV in 1820 and street names in New Town record this (George IV Street, Coronation Street and Coronation Place). There are many subtle differences between the terraces. Some houses have doors with rectangular fanlights, others with semi-circular ones, some windows have gauged brickwork, others have stone lintels and so on, reflecting the trends of developers and builders. Land in a favourable location, overlooking Hobson's Brook, was owned by the Pemberton family. They developed it slowly with high quality houses for the middle classes, though the position of Musgrave's slums nearby would have depressed values. The southern edge of New Town, running up to Brooklands Avenue was owned by Trinity Hall and the University. The plots were exchanged, enabling the University to relocate its Botanic Garden in 1846. Known as the Public Physic (Botanic) Garden it had occupied land which was part of the Austin friary since 1760 and its relocation released land which became used for scientific laboratories on Free School Lane) (Cambridge City Council, 2012).
- 3.10 In 1844 the Railway Act for Cambridge permitted the construction of its first railway (The North and Eastern Railways) and in 1845, the Eastern Counties Railway used enclosure land owned by Jesus College in the Middle Field of the Barnwell common field system, to build lines to London and Norwich (Porter, 1970).
- 3.11 The area experienced a decline from the late 19th century into the 20th century, with the densely populated central area of New Town, where the Site is located, being particularly affected. By 1966 Ordnance Survey (OS) mapping (Figure 11), records large areas of terraced housing demolished to the south of Coronation Street for the subsequent construction of Russell Court.
- 3.12 The fine-grained residential character of the area began to erode by the 20th century, being superseded by larger buildings. This included University buildings to the north of Union Road, including a series of office blocks along the west side of Hills Road. Demolition of buildings along the south of Coronation Street facilitated the construction of larger blocks of housing such as Russell Court. The 1977 OS map (Figure 12) shows extensive clearance between Coronation Street and Russell Street: part of the council's efforts to improve local conditions through the wholesale clearance of slums and the provision of updated social housing.

The Site

- 3.13 The earliest detailed map of the Site is the 1886 Ordnance Survey (OS) map (Figure 6). This shows that the area had been developed as part of the 19th-century expansion of Cambridge. As well as being bound by the existing streets, two additional streets are shown: Princes Street ran north to south through the Site and Queen Street ran from Princes Street on an east to west alignment to join George IV Street.
- 3.14 The OS map illustrates the high density of development in the area, showcasing terraced buildings lining all the streets with minimal space at the rear. Larger terraced housing can be seen along Hills Road to the east. The houses and their domestic curtilages get larger the further south, away from the centre. Large semi-detached and detached houses are shown in large gardens along Bateman Street, demonstrating higher status housing.
- 3.15 The Site was amongst the most densely developed areas shown on the mapping. This indicates that Union Road, Coronation Street, Princes Street and Queen Street had been developed as terraced working-class housing. The 1901 census supports this assumption, recording many houses occupied by large families and families with lodgers. The male occupants were documented working in trades such as 'gas fitter', 'joiner's foreman', 'wheelwright' and 'bricklayer'. Where recorded for the women, occupations included 'seamstress' and 'dressmaker'.
- 3.16 The wider area features schools, chapels, and public houses, including: The King's Arms and Ship Inn on Prince's Street (now demolished); the Crown and Compasses and White Horse on

Coronation Street; and breweries at The Alma on Russell Street and possibly at the Panton Arms. Schools and a chapel were situated on Union Road to the north.

- 3.17 Plate 7, an aerial image of the Site from 1938, shows high density terraced housing still extant in the Site at the time, while the majority of the 19th-century residential development within the area also remained intact.

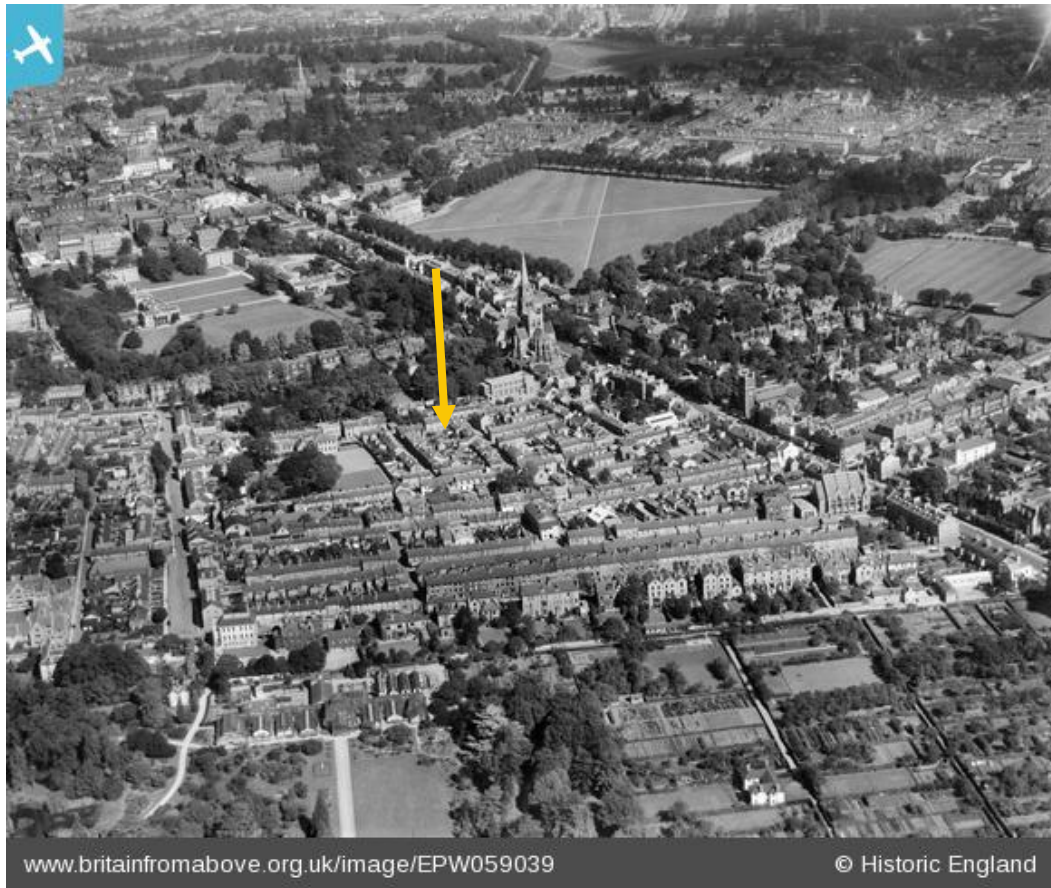


Plate 7 - 1938 Aerial Image of Cambridge. Source; Britain from Above. The Site is visible as a perimeter block of 19th-century terraces. The site is indicated with the yellow arrow.



Plate 8 - The Ship Inn, formerly on the site (Princes Street), 1962 before demolition. (Source: Capturing Cambridge)

- 3.18 The Site changed very little (Figures 6-10) until the 1966 OS Map (Figure 11) which records the slum clearances along the eastern side of Bentinck Street, the western side of George IV Street, Queen Street, Princes Street, and the north side of Coronation Street. . Princes Street and Queen Street are still shown, however, along with four terraced houses on Union Road and one on Coronation Street.
- 3.19 By 1977, OS mapping (Figure 12) shows the completed housing scheme of Hanover and Princess Court. The slum clearances and subsequent redevelopment of the Site formed part of the council's efforts to improve local housing conditions. After World War II, England faced a severe housing crisis. The war had destroyed a significant amount of housing stock, and many homes were left in disrepair. The government recognized the urgent need to provide adequate housing for returning soldiers, their families, and those displaced by the war. The post-war period saw the implementation of slum clearance programs aimed at demolishing dilapidated housing in urban areas. These neighbourhoods were often overcrowded, lacked basic amenities, and were considered unfit for human habitation. The aim was to replace these areas with modern housing that would provide better living conditions. This era saw the construction of high-rise housing estates, often designed in the modernist style, as seen at Hanover and Princess Court.
- 3.20 During this phase, Prince's Street and Queen Street were removed. The new housing scheme covered the Site, and was enclosed by Union Road, Bentinck Street, Coronation Street and George IV Street.
- 3.21 The site remains largely the same from its construction in the 1960s until the present day as demonstrated in Figures 12-14.

4 IDENTIFICATION OF HERITAGE ASSETS

Within the Site

- 4.1 Data obtained from Historic England and the Local Authority confirms that there are no designated heritage or non-designated built-heritage assets located within the Site.
- 4.2 The Site lies within the **New Town and Glisson Road Conservation Area**. Originally designated as part of the Central Conservation Area in 1969 and extended in 1975, 1980, 1991 and 2012, the area was allocated as a separate Conservation Area in November 2018. The Conservation Area will be taken forward for further assessment in **Section 5** of this report.

4.1.2 Within the Search Area

Designated Heritage Assets

- 4.1 Designated heritage assets are presented on Figure 2.
- 4.2 For built heritage purposes, the study area is broadly defined by the area bound by Hills Road, Lensfield Road, Panton Street and Norwich Street. There are many listed buildings within the study area, with a particular concentration on Hills Road and the junction with Lensfield Road. Where appropriate, these assets have been grouped together. These buildings are:
- Wansted House (Grade II* Listed Building – NHLE: 1099114)
 - Roman Catholic Church Group:
 - Church of Our Lady and The English Martyrs (Grade II* Listed Building – NHLE: 1349061)
 - Rectory of The Church of Our Lady And The English Martyrs (Grade II Listed Building – NHLE: 1349043)
 - Wall and Gatepiers of The Rectory (Grade II Listed Building – NHLE: 1126198)
 - Wall and Gates of The Church of Our Lady and The English Martyrs 1126197
 - Pair of Gate Piers immediately to the West of The Church of Our Lady and The English Martyrs (Grade II Listed Building – NHLE: 1126189)
 - Scott Polar Research Institute (Grade II Listed Building – NHLE: 1268369)
 - Hills Road Group:
 - 4 and 6 Hills Road (Grade II Listed Building – NHLE: 1331934)
 - 8 and 10 Hills Road (Grade II Listed Building – NHLE: 1331851)
 - 12-18 (even) Hills Road (Grade II Listed Building – NHLE: 1126029)
 - 20 and 22 Hills Road (Grade II Listed Building – NHLE: 1126199)
 - 27-41 Panton Street (Grade II Listed Building – NHLE: 1126117)
 - Gates of the Panton Arms Public House (Grade II Listed Building – NHLE: 1126118)
 - Church of St Paul (Grade II Listed Building – NHLE: 1349075)
- 4.3 A review of the Site's historical development, the previous assessments of the Site, and the Site visit confirm that the proposed development is unlikely to affect the significance of any designated or non-designated built heritage assets save for:
- **Wansted House** (Grade II* Listed Building – NHLE: 1099114)

- **Church of St Paul** (Grade II Listed Building – NHLE: 1349075)

4.4 These assets are therefore taken forward for further assessment within **Section 5** of this report.

Non- Designated Heritage Assets

4.5 There are also a number of locally listed buildings within the study area:

- 18 George IV Street
- Panton Street Group:
 - 26 Panton Street
 - 32 Panton Street
 - 42-48 (even) Panton Street

4.6 The remaining non-designated heritage assets are located distantly from the Site. There is no evidence of a historic functional association between these other non-designated heritage assets and the Site. There is also no meaningful intervisibility as to gain an understanding, experience or articulation of the significance of these assets in relation to the Site. The Site is not considered to form any part of the settings of these non-designated heritage assets and their significance will remain unaffected by the development of the Site; and they require no further assessment within this report.

4.7 **18 George IV Street** is immediately east of the Site, however, and has the potential to be impacted through development within its setting and so will be taken forward for further assessment in **Section 5**.

5 ASSESSMENT OF HERITAGE ASSETS

New Town and Glisson Road Conservation Area

Significance

5.1 Cambridge City Council produced a Conservation Area appraisal for the area: The New Town and Glisson Conservation Area Appraisal (2012).

5.2 In relation to Union Road, King George IV Street and Bentinck Street the appraisal states;

“King George IV Street links Coronation Street to Union Road. On its west side is Hanover Court and across the road are remnants of early 19th century housing which is of local interest and are suggested as additions to the BLI list. No. 18 is a white painted brick house with a low pitched roof behind a parapet. Six over six hung sashes in four inch (100mm) reveals, a central door with arched top and a string course at first floor window sill level. Just along the row, Nos. 15, 16 and 17 have a rendered ground floor and gault brick above separated by a string course. Again a parapet conceals a low pitched roof and the windows are a mix of two over two panes and marginal glazed types. The front doors have little projecting canopies. Union Road starts with the former Roman Catholic school of 1867 – 8 and then much of the road has modern development of varying quality. The south side is taken up by Hanover Court as far as Bentinck Street and then a two storey office in red-brown brick and the flank wall of the Perse Girls’ School. The north side has some interesting modern buildings including the Crystallographic Data Centre of 1992 in narrow red (Roman) brick and a glass (crystal) panel.

A good modern building, it rises to three storeys and is hard on the roadside. The new laboratories to the rear of the Chemistry Department are next with the Unilever building. This latter was built in 2000 and is of red brick hard on the pavement edge. It is by the same architects as the Crystallographic Data building, Eric Sorenson and Zilbrandtsen. A small two storey villa is set back from the road with a white painted single storey building, gable to the road with a Venetian window.

Bentinck Terrace comprises a mix of two storey, gault brick and slate terraced housing. The earlier ones have semi circular fanlights over the doors and sash windows without horns. Bentinck Terrace comprises four houses at the north end of the street, with rectangular fanlights and two over two pane sash windows with horns and stone lintels with tulip motifs.”

5.3 Of Coronation Street the appraisal states;

“Coronation Street is an exercise in mid 20th century housing, from the high rise (six storeys) of Hanover Court to the modest sized housing running into Russell Court. The former was built in the late 1960s, the latter in 1974, and aptly demonstrate the difference in architectural approach a few years can make. Whereas Hanover Court is brutally modern, Coronation Street and Russell Court follow the vernacular scale and the local grain. Both are very much ‘of their time’ and interesting as a result.”

5.4 The significance of the Conservation Area is derived from its character and appearance as a 19th-century expansion to the city of Cambridge. It is characterised by streets of terraced housing and ‘villas’ of 19th-century date. The area developed as part of the New Town from 1819 and then expanded further eastwards, reaching the Glisson Road area in the 1880s and 1890s. Key characteristics set out in the Conservation Area include:

- The terraces are characterised by consistent materials; gault brick with occasional red brick or limestone detailing and natural slate roofs;
- The terraces usually have small front gardens behind low brick walls;

- There are subtleties in the architectural details of the terraces and villas, which are the peculiarities of individual developers;
- Brickwork is usually laid in Flemish bond in traditional buildings;
- Windows are set in four inch (100mm) reveals. They are usually sash types of timber;

5.5 Further observations made by the design team regarding the prevalent character and features of the area include:

- **Proportions:** The buildings are often a balanced arrangement of windows and doors. The façade is often divided into sections that balance one another. The windows are usually aligned vertically and horizontally.
- **Strong Base plinth detail:** Many of the surrounding buildings incorporate a pronounced plinth, visually grounding the structure and providing a solid base.
- **Datum Banding & Window Alignment:** Horizontal banding is often used to unify window groupings and emphasize the transition between floors. This helps create a structured and elegant façade.
- **Brick Corbel Detailing:** Decorative corbelling is often used at the cornice line and at parapet level. Particularly at parapet level to create a pronounced feature. Brick corbelling is a characteristic feature, adding texture and articulation to the roofline and overall building, it creates shadow lines and texture, enhancing the overall appearance of the building.
- **Fenestration Hierarchy:** Windows are typically arranged in a regular pattern, with a gradual reduction in size on upper floors, reinforcing verticality and balance.

Contribution of the Site to Significance

5.6 The Site forms part of the New Town and Glisson Road Conservation Area. The large 20th-century buildings do not contribute to the fine grain of the 19th-century terraced housing. The brutalist style features angular, block-like structures that create a striking visual impact with large areas of blind walling. There is little articulation of the elevations and no rhythmic fenestration. The car park building along Union Road presents a stark and uninviting facade along the street edge, characterised by its lack of architectural articulation. Its exterior is a flat, featureless surface, devoid of windows or any form of fenestration, creating a blind appearance that detracts from the character and appearance of the area. As a result, the buildings on the Site do not reflect the qualities that contribute to the character and appearance of the Conservation Area.

5.7 The Site forms a negative element within the Conservation Area.

Wanstead House (Grade II* Listed Building – NHLE: 1099114)

Significance

5.8 Wanstead House is a Grade II* Listed Building with significant architectural and historical importance.

5.9 The House was built around 1825 by Richard Woods, who faced bankruptcy shortly after its completion. The house was sold in 1826, and a plan of the house from that year is preserved in the University Library, providing insight into its historic context.

5.10 Wanstead House is an example of the early 19th-century Neo-Classical architectural style, with classical proportions and detailing. The house features a symmetrical façade with a hipped slate roof, gault brick construction, and plaster dressings. Notable architectural elements include a dentilled and modillioned cornice and its central doorway with architrave, swags on the frieze above, flanked by fluted Corinthian columns, which are a hallmark of classical design.

- 5.11 Of particular interest the Corinthian doorcase which originates from Wanstead House in Essex, which was constructed to a design by architect Colen Cambell c.1714-20 (Pevsner, 2014). In 1824, Wanstead House, Essex, was demolished and its furniture and fittings were sold – with the doorcase being reinstated at Wanstead House Cambridge.



Plate 9 - Wanstead House, front elevation from the junction of Hills Road and Union Road

- 5.12 The house has some historic interest, being illustrative of the social and economic conditions of the early 19th century, showcasing the lifestyle of the English gentry. Its construction during a period of growth in Cambridge highlights the changing dynamics of the city and the increasing demand for elegant residences. The recovered doorcase from the 18th-century Wanstead House, Essex, is a particularly unusual survival and creates a tentative link between the listed building and the architect Colen Cambell.
- 5.13 The significance of Wanstead House derives foremost, however, from its architectural interest as vested in its principal elevation, fine Classical detailing, and in its doorcase which derives from Colen Cambell's Palladian.

Setting

- 5.14 The Hills Road is a busy main route within Cambridge, providing access between the railway station and the city centre. The two storey Wanstead House is smaller in scale than the majority of the surrounding built form which ranges between 2-4 storeys. Cintra House to the south is prominent in the street scene due to the long rhythmic elevation and 4 storeys. The towers of St Paul's Church to the south east and The Church of Our Lady of the Assumption and the English Martyrs, to the north are prominent in the townscape.
- 5.15 The urban fabric of the surrounding area features a mix of commercial buildings, cafés, shops, churches and university buildings along Hills Road, contributing to its vibrant character. The majority line the street but the university buildings tend to be set back. Quieter residential neighbourhoods are found on the streets branching off Hills Road, including Union Road, which leads toward the Site.



Plate 10 - Wanstead House (far left of the image) with Cintra House and 4-6 Hills Road to the left

- 5.16 The buildings within the setting of Wanstead House are a mixture of 19th-century buildings of a similar age to Wanstead House and later 20th and 21st-century buildings of a larger footprint. Cintra House and 4-6 Hills Road, directly south of Wanstead House are also 19th-century buildings of varying styles that add to the legibility of the 19th-century expansion that saw the creation of Wanstead House. They also add to the visual interest of the building's setting.

The Site

- 5.17 Located to the west of Hills Road, the Site is accessible via Union Road. The Site can be seen in context with Wanstead House when viewed from Hills Road looking west down Union Road. This view is a fortuitous part of the townscape which makes no meaningful contribution to the significance of Wanstead House.



Plate 11 - View looking west along Union Road towards the Site. The railings to Wanstead House are visible on the right.



Plate 12 - View east from the Site looking towards the rear of Wanstead House

- 5.18 The current residential buildings on the Site lack the historic grain and architectural style that the original 19th-century buildings on the site had which would have demonstrated their joint relationship

as part of the 19th-century expansion of Cambridge. As a result, the Site is considered a neutral element within the setting of Wanstead House.

- 5.19 Consequently, the Site does not contribute to the significance of Wanstead House as part of its setting.

Church of St Paul (Grade II Listed Building – NHLE: 1349075)

Significance

- 5.20 St. Paul's was built as a chapel of ease in 1841, funded by the Ecclesiastical Commissioners at a cost of £5,766. It became an independent parish shortly thereafter, reflecting the growing population and need for additional places of worship in Cambridge during the 19th -century (Historic England, 1972).
- 5.21 The church was designed by Ambrose Poynter and is constructed of red brick with blue brick diapering, stone dressings, and slate roofs. Its design reflects the Gothic Revival style, which sought to revive medieval architectural forms. Poynter was a pupil of the prominent architect John Nash and had a significant career as a church architect (Cambridge City Council, 2012).
- 5.22 Upon its completion, St. Paul's Church faced harsh criticism in the first issue of the *Ecclesiologist*, by the Camden Society in November 1841, which highlighted its lack of a chancel and the use of brick (Historic England, 1972).



Plate 13 - St Paul's Church from Hills Road

- 5.23 The transepts and chancel were added later (1864 and 1893). The transepts were designed by Temple Moore. Their design complements the original style and enhances the overall Gothic character.
- 5.24 The church tower is a prominent feature of the building. It includes polygonal angle turrets, and embattled design, giving it a distinctive silhouette in the Cambridge skyline.
- 5.25 The interior has undergone significant changes, particularly with the conversion into a multi-use space in 1996. Despite these alterations, the church retains special interest, with tall arcades and a notable sanctuary area.
- 5.26 In summary, the Church of St. Paul in Cambridge holds architectural interest from its Gothic Revival design, unique use of materials for the period, and notable interior features. Its historic interest is derived from its contribution to the evolution of church architecture in the 19th century.

Setting

- 5.27 The Church is located on the east side of Hills Road, on the junction of Hills Road and St Paul's Road. It is a prominent feature on the skyline of Hills Road particularly as the tower is located closest to the main thoroughfare of Hills Road.



Plate 14 - St Paul's Church (right) from the south on Hills Road, The Church of Our Lady of the Assumption and the English Martyrs on the left.

- 5.28 Positioned at the junction of Hills Road and St Paul's Road, the Church occupies a strategic location that enhances its visibility and accessibility. The intersection is a lively hub, with the sounds of traffic, the chatter of pedestrians, and the occasional laughter of children playing nearby creating a vibrant atmosphere. The Church's façade, with its red brickwork and ecclesiastical fenestration stands in contrast to the predominantly two and three-storey buildings that surround it, making it a focal point. Its tower serves as a visual anchor in the urban landscape.

- 5.29 Across from the Church is the entrance to Coronation Street, a quiet narrow street that leads away from the busy thoroughfare. The Church serves as a picturesque terminus for this street, framing the view and providing a sense of direction.
- 5.30 The urban grain of the surrounding area is characterised by a mix of commercial buildings on Hills Road the lively character of Hills Road. Cafés, shops, and small businesses line the street, creating a bustling environment. Quieter residential areas are located on the streets leading off Hills Road.
- 5.31 Hills Road and St Paul's Road form the immediate setting of Church.

The Site

- 5.32 To the west of Hills Road lies the Site, which is accessed via Coronation Street. This residential area historically had a close association with the Church, as it served the local community for many years. However, the current built form and urban grain of the Site have evolved significantly over time. The original 19th-century housing that once characterised the area has largely been replaced or altered, diminishing the legibility of the historic connection.



Plate 15 - View from Coronation Street outside the Site, looking towards St Paul's Church

- 5.33 The Site itself is characterised by a mix of residential buildings. The existing structures lack the architectural features and historical context that create a more meaningful relationship with the Church. Consequently, the Site can be considered a neutral element within the Church's setting, as it does not actively contribute to the Church's historical or cultural significance.
- 5.34 The physical separation created by Hills Road further detaches the Site from the Church, limiting direct visual and experiential connections. While the Church can be appreciated from Coronation Street, the view is obstructed by the intervening structures and the busy nature of Hills Road. This

separation reinforces the notion that the Site, in its present state, does not enhance the Church's setting.

- 5.35 In summary, while the Site is part of the residential area that once relied on the Church, its current configuration and the loss of historical housing have led to a diminished appreciation of this connection. As such, the Site in its current form does not contribute to the significance of the Church as part of its setting.

18 George VI Street

Significance

- 5.1 Number 18 George IV Street is included on Cambridge City Council's List of Buildings of Local Interest and is therefore a non-designated heritage asset. The council does not have a criteria for inclusion on the list but details that these buildings of local interest have been designated because of their architectural merit and, in some cases, their historical associations.
- 5.2 This particular building is a 19th-century two storey dwelling. It is painted brick of three bays with a central doorway. Architectural details include a parapet, quoined arched doorway and nine-over-nine sash windows.



Plate 16 - 18 George IV Street circa 1970 (Source; Capturing Cambridge)

- 5.3 While the architectural details of Number 18 George IV Street are characteristic of the 19th century, they are relatively understated compared to some of the more ornate designs that emerged during the same period. This simplicity in design reflects the need for practicality and functionality, aligning with the lower status of the area during this time. The building's architectural interest lies in its simple 19th-century detailing and reflection on its status, its historic interest derives from the insight it provides into the lifestyle and values of this area of Cambridge in the 19th century. The building has architectural and historic interest on a local level.



Plate 17 - Front elevation of George IV Street

Setting

- 5.4 George IV Street has undergone significant changes, resulting in the loss of the majority of its original 19th-century two-storey terraced housing. Currently, only numbers 15-18 remain intact, while the rest of the original structures have been demolished and replaced with 20th and 21st-century developments, which include three-storey buildings and car parking facilities. The rear of the larger-scale development on Hills Road, particularly Cintra House, is visible from this street.

- 5.5 Given the narrow width of George IV Street and the surrounding built up form, the building's setting is predominantly contained within George IV Street.

The Site

- 5.6 The application Site is located immediately to the west of the building. Although the built form on the Site is set back, it significantly overshadows the existing structure. Due to its scale, design and layout the Site forms a negative element of the building's setting, which impacts upon the way in which the building's significance is experienced.
- 5.7 However, there is potential for the development of the Site to improve the setting of the building. Thoughtful design and planning could enhance the overall character and significance of the area.



Plate 18 - View of the Site from outside number 18 George IV Street.



Plate 19 - View looking north up George IV Street, the Site on the left

6 PROPOSALS AND DESIGN PROCESS

Proposals

- 6.1 Cambridge Investment Partnership (CIP) seek to regenerate the no longer fit for purpose Hanover and Princess Court Estate.
- 6.2 In November 2021, the CIP started a conversation with residents on the future of Hanover and Princess Court. Following approval from the Housing Scrutiny Committee a community consultation was launched in August 2022.
- 6.3 The proposals seek to demolish the existing Hanover and Princess Court buildings along with the associated garaging. In their place four buildings would be built in each of the corners of the Site with a four-storey linking element along Union Road. The height of the proposed buildings has been reduced to five storeys along Bentinck Street and six storeys along George IV Street, with the exception of the corner with Union Road which would be five storeys.
- 6.4 The proposals include a full landscaping scheme in the areas between each of the units. This document should be read in conjunction with the supporting drawings by Pollards Thomas Edwards. Proposed Site Plan and street elevations have been included below for reference (Plates 21-25)



Plate 20 - Proposed Site Plan (Source; Pollard Thomas Edwards)



Figure 1 – Proposed Union Road Elevation (Source; Pollard Thomas Edwards)



Figure 2 - Proposed Coronation Street elevation (Source; Pollard Thomas Edwards)



Figure 3 - Proposed George IV Street Elevation (Source; Pollard Thomas Edwards)



Figure 4 - Proposed Bentinck Street Elevation (Source; Pollard Thomas Edwards)

Design Process

- 6.5 The design process was a collaborative and well-considered effort, involving the submission of seven pre-applications to Cambridge City Council and ongoing consultation with a Design Review Panel, reflecting a thorough and iterative approach to project development. Pre-application submissions served as an important early step where the project team presented initial proposals to the local planning authority to seek feedback, through the process the design underwent multiple rounds of review and refinement, allowing the team to respond thoughtfully to guidance and concerns raised by the council.
- 6.6 The Hanover and Princess Court, Cambridge - Design and Access Statement (DAS) by Pollard Thomas Edwards (June 2025) provides full details of the design process including pre-application advice and the resultant amendments to design.
- 6.7 Historic England provided pre-application advice in their letter dated 14th May 2025. The letter offers observations and highlights certain elements of the proposal that may not fully preserve the character and appearance of the Conservation Area, with concerns primarily focused on the massing and layout of the design. However, these concerns are not considered substantial, and a formal objection to the application is not anticipated.
- 6.8 The design has evolved, as outlined below, to seek preservation of the Conservation Area's character and appearance wherever possible. Nevertheless, due to site constraints and housing requirements, it has not been feasible to alter the massing and layout to fully address these concerns. Given the nature of the issues raised and the site's limitations, no further amendments have been made.
- 6.9 Several points in Historic England's advice relate to design choices made in response to site constraints and earlier pre-application feedback. To clarify these decisions, it is helpful to provide this explanation alongside full details, which can be found in the Design and Access Statement (DAS) by Pollard Thomas Edwards (June 2025). This section should be read in conjunction with that document.

Building Layout

- 6.10 Historic England's Advice details some concerns regarding the proposed layout in particular the decision to sculpt the massing in the round which they consider has removed any remaining linearity of the historic site layout.
- 6.11 The design process involved careful evaluation of existing structures, which were ultimately discounted for reuse due to safety concerns, low floor-to-ceiling heights, and limited space standards, leading to the decision to demolish the existing buildings.
- 6.12 The current layout of the building is dictated by several constraints including the substantial mature trees on the Site and viability (taking into account existing numbers of units on the Site). Root Protection Areas and canopy offsets guided the identification of developable zones, necessitating the removal of several trees, including three mature plane trees and some low-quality central trees.
- 6.13 Several exercises have been undertaken to consider the layout and alignment of the proposed new housing which were developed from pre-app 1 to pre-app 5 with Cambridge City Council. Initially, a full perimeter block was considered to maximise the building footprint and align with existing street and building lines. However, this was revised by introducing strategic gaps to break down the massing, enhancing physical and visual permeability, improving movement, openness, and responding to planners' feedback about visual connections to green spaces and trees.
- 6.14 The building volume was further adjusted to accommodate remaining trees and to create new perimeter planting, especially along the northern boundary, reinforcing green infrastructure and improving the streetscape. A central core was incorporated to enhance circulation and increase

dual-aspect homes. Angled walls were introduced to respond sensitively to the irregular street geometry, while through-cores at ground level support intuitive wayfinding and provide clear views to the central garden. These elements also allow for additional street trees and garden views, enhancing landscape character and biodiversity across the site.

6.15 The following areas in the DAS set this out in full detail:

- Constraints 2.8 are shown on p17
- Design evolution including all pre-application feedback p21-29
- Design strategy 4.1 p 34
- Design Strategy 4.1 – Massing and Form p 35
- Site Arrangement 4.2 p36

Building Scale

6.16 The scale of the buildings including height has been informed by the heritage sensitivities of the site and by viability. Considerable thought has been given to stepping down the height of the perimeter blocks on Bentinck Street where the existing traditional terrace housing is the lowest surrounding built form. The Perimeter blocks along Union Road have also been stepped down to 5 storeys to respect the setting of Grade II* Wanstead House. This approach is detailed in:

- Design Strategy 4.1 – Massing and Form p 35
- Building Heights 4.6 p 43- 45

6.17 Historic England raise concerns about increase on Coronation Street, section 4.6 Scale in Context shows the existing building in comparison to the proposed building on both Coronation Street (p44) and Bentinck Street (p45). This demonstrates the greater separation of built form along Coronation Street and the breaks in the massing along Bentinck Street:

- Scale in Context 4.6 p44- 45

Balconies

6.18 The proposed balconies are considered to add to the 'greater bulk' of the proposed building, particularly on Union Road and Coronation Street.

6.19 The provision of balconies is a policy requirement so they cannot be omitted. The siting and location of the balconies has been discussed at length through the pre-application process. It has been considered a benefit for every home to include a private balcony. It was also requested to include balconies along Coronation Street and Union Road to better articulate the massing: at the DRP feedback detailed more variation is needed in balcony depths and façade articulation to help break down the massing and respond to the surrounding historic streets.

6.20 Balconies are designed with privacy and visual interest in mind. The density of balustrades varies by floor, with denser vertical railings on the lower floors for added privacy. Balcony depths also vary (from 1500mm to 1800mm) across elevations to avoid monotony and produce a subtle play of light and shadow that enhances the architectural expression while maintaining order.

- Pre-app (06) p27
- Design Review Panel p28
- Appearance 4.7 p 46-47

Materials and Appearance

- 6.21 The design choices for appearance and materials have evolved thoughtfully to respond to the building's context and heritage. Initially, the focus was on form, creating two sculpted volumes anchored by a clearly defined vertical circulation core that frames a welcoming entrance and draws people into the building's heart.
- 6.22 As the design progressed, it responded more directly to the architectural character of the New Town Conservation Area. The surrounding buildings predominantly feature Cambridge gault brick with white detailing, establishing a subtle and refined palette. This was adopted and enriched with tonal and textural variations, such as grey-brown bricks used for detailing and articulation. The design draws on traditional principles of proportion, rhythm, and uniformity, interpreted through a contemporary architectural language. Heritage elements like lintels, pilasters, and horizontal banding frame the façades and enhance street presence, supported by detailed design studies and material samples referencing successful modern precedents that reimagine traditional forms. This results in architecture deeply rooted in its historic context while meeting modern urban living requirements.
- 6.23 Window proportions and articulation reflect the historic window hierarchy common in the area, with openings typically decreasing in size on upper floors. Rather than changing window sizes, the design emphasizes detailing around the windows—such as recessed brick lintels and darker grey soldier course brick panels below windows that reduce in height up the building—to create rhythm, break down scale, and reinforce verticality without compromising daylight or functionality.
- Appearance 4.7 p 46-47

Improvements to Elevations

- 6.24 The improvements to the elevations have been carefully informed by the strong 19th-century architectural character of the surrounding area, particularly drawing inspiration from notable examples such as Cintra House and Wanstead House on Hills Road. Design enhancements have sought to thoughtfully incorporate and reinterpret these features.
- 6.25 One key improvement is the attention to balanced proportions. The elevations now reflect a more harmonious arrangement of windows and doors, echoing the Georgian tradition of façades divided into balanced sections with windows aligned both vertically and horizontally. This creates a sense of order and visual stability, reinforcing the building's connection to its historic context.
- 6.26 The design also introduces a strong base proportion through a pronounced plinth or base level that visually grounds the structure. This element provides a solid foundation for the building, much like the Georgian precedents, and helps to anchor the elevation within the streetscape.
- 6.27 Horizontal datum banding has been incorporated to unify window groupings and emphasise the transitions between floors. This banding adds structure and elegance to the façade, breaking up vertical massing while linking different elements of the design in a cohesive manner.
- 6.28 A clear hierarchy in fenestration has been established, with windows arranged in a regular, rhythmic pattern and a subtle reduction in size on upper floors. This hierarchy reinforces a sense of verticality and balance, enhancing the visual rhythm of the elevations and echoing the historic building typologies nearby.
- 6.29 Together, these improvements create elevations that are rooted in the local architectural heritage while being expressed through a contemporary lens. The result is a façade that respects the historic character of the area, enhances street presence, and delivers a well-considered, elegant, and contextually sensitive architectural expression.
- Appearance 4.7 p 46-47
 - Architectural Articulation – Context p 48- 49

7 ASSESSMENT OF IMPACT

New Town and Glisson Road Conservation Area

- 7.1 The Site forms a negative element within the Conservation.
- 7.2 The proposed scheme has been designed to take influences from the architectural rhythm and proportions that contribute to the character and appearance of the New Town and Glisson Road Conservation Area.



Plate 21 - Computer image of the proposals from Coronation Street, looking north up Bentick Stret (Source; Pollard Thomas Edwards)

- 7.3 Included features to reflect the existing character and detailing of the area include the use of reimagined Classical detailing, such as rusticated banding to reinforce a ground-floor plinth. A string course has been introduced to visually link the ground and first-floor windows, and a contemporary parapet with subtle brick articulation provides texture and form to the buildings' roof lines. The windows follow a structured, regular arrangement, with a gradual reduction in scale up the building to reflect the hierarchy found in Georgian architecture. By integrating these features, the design establishes a strong relationship with its surroundings while maintaining a distinct, contemporary identity.
- 7.4 The building heights have been designed to respond to the existing built form, with a reduction in height in the more sensitive areas along Bentinck Street where the majority of the smaller scale 19th century housing remains intact.
- 7.5 The introduction of an active frontage along Union Road would respond more positively to the character and appearance of the Conservation Area. The perimeter block design along Union Road would also work to re-introduce the historic grain in this area.
- 7.6 The proposals would better reflect the character and appearance than the existing building, working to preserve rather than detract from it. The proposals would result in an enhancement to the Conservation Area.

Wanstead House (Grade II* Listed Building – NHLE: 1099114)

- 7.7 The Site does not contribute to the significance that Wanstead House derives from its setting. Changes within the Site have the potential to impact on the setting of Wanstead House.
- 7.8 The Townscape and Visual Impact Assessment (TVIA) includes views along Union Road, demonstrating how the proposals would be experienced within the context of Wanstead House.
- 7.9 The proposals have been designed to respond to the sensitivities of Wanstead House with the lowest heights along Union Road. The use of buff brick would help assimilate the building and prevent it from appearing incongruous and prominent.
- 7.10 These design considerations ensure the building would not be overly prominent and detract from Listed Building.
- 7.11 The architectural and historic interest of the building would be retained. The changes within the wider setting of the Wanstead House will have no impact on how the significance of this Listed Building is understood or appreciated.
- 7.12 Consequently, the proposed development would preserve the significance of Wanstead House.



Figure 5 - Computer model of the proposals in context with Wanstead House (Source; Pollard Thomas Edwards)

Church of St Paul (Grade II Listed Building – NHLE: 1349075)

- 7.13 The Site in its current form does not contribute to the significance the Church derives from its setting.
- 7.14 With regards to the setting of church's Historic England provide the following advice in their Good Practice Advice Note 3 – The Setting of Heritage Assets advises that
- “Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider*

setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.”

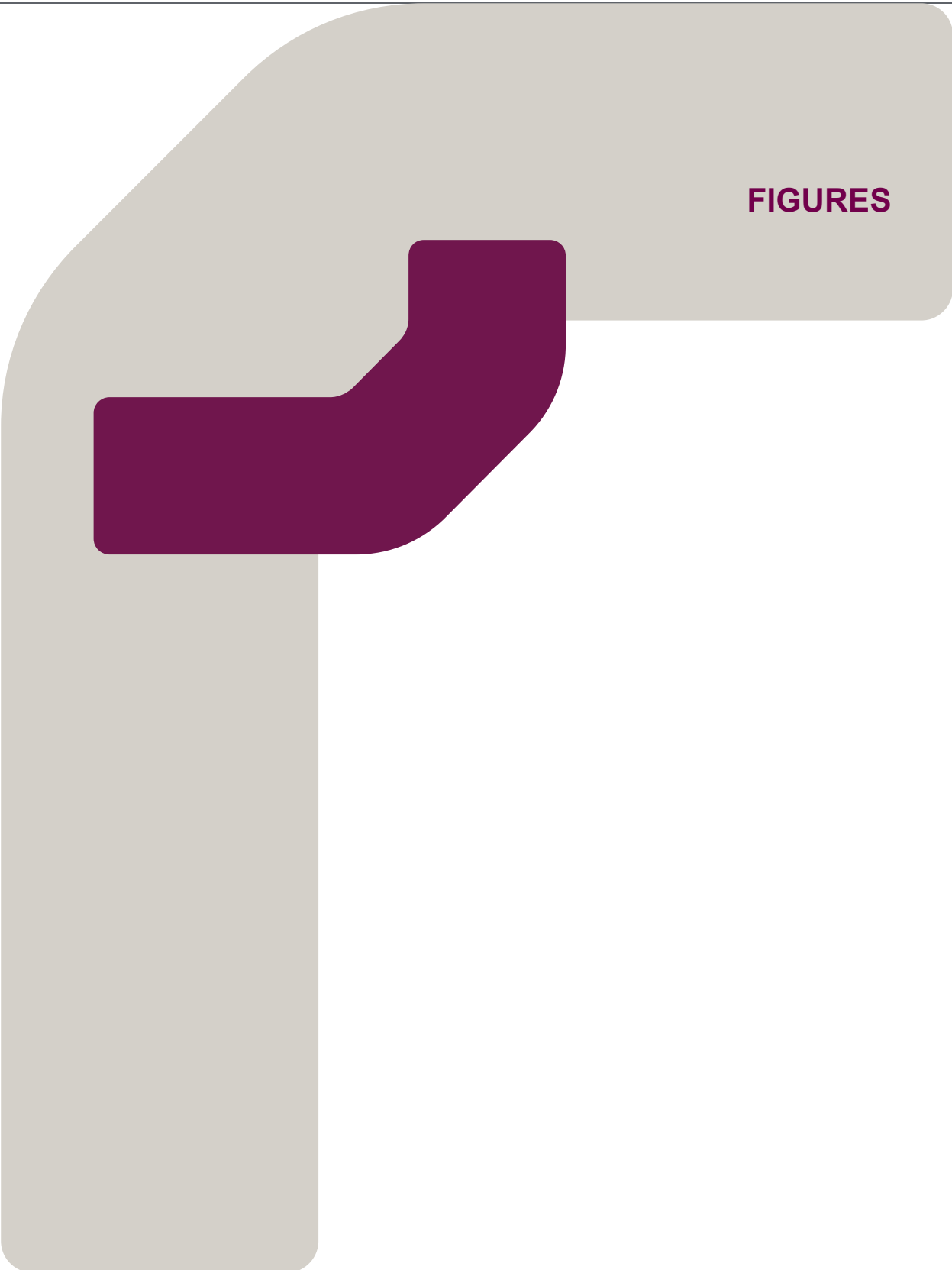
- 7.15 The proposed development of the Site falls within the wider setting of the church and is not of a height which would compete with or impact on how this element of the building is experienced from the surrounding area. The proposals would be experienced as a part of the urban development and would not affect views or sightlines of St Paul’s Church.
- 7.16 The view of St Paul’s from the Site is distant and does not relate to a designed view or as part of any associative view but is incidental and commonly found. The potential for changes of the visibility of the church from near the Site, on Orton Road are considered to be incremental,
- 7.17 The proposals have been designed to assimilate within their surroundings so they would not be overly prominent within the church’s wider setting. As a result the proposed changes within the wide setting of St Paul’s Church the Church of St Edith will have no impact on how the significance of this Listed Building is understood or appreciated.
- 7.18 The proposed development will, therefore, preserve this Listed Building’s significance.

18 George VI Street

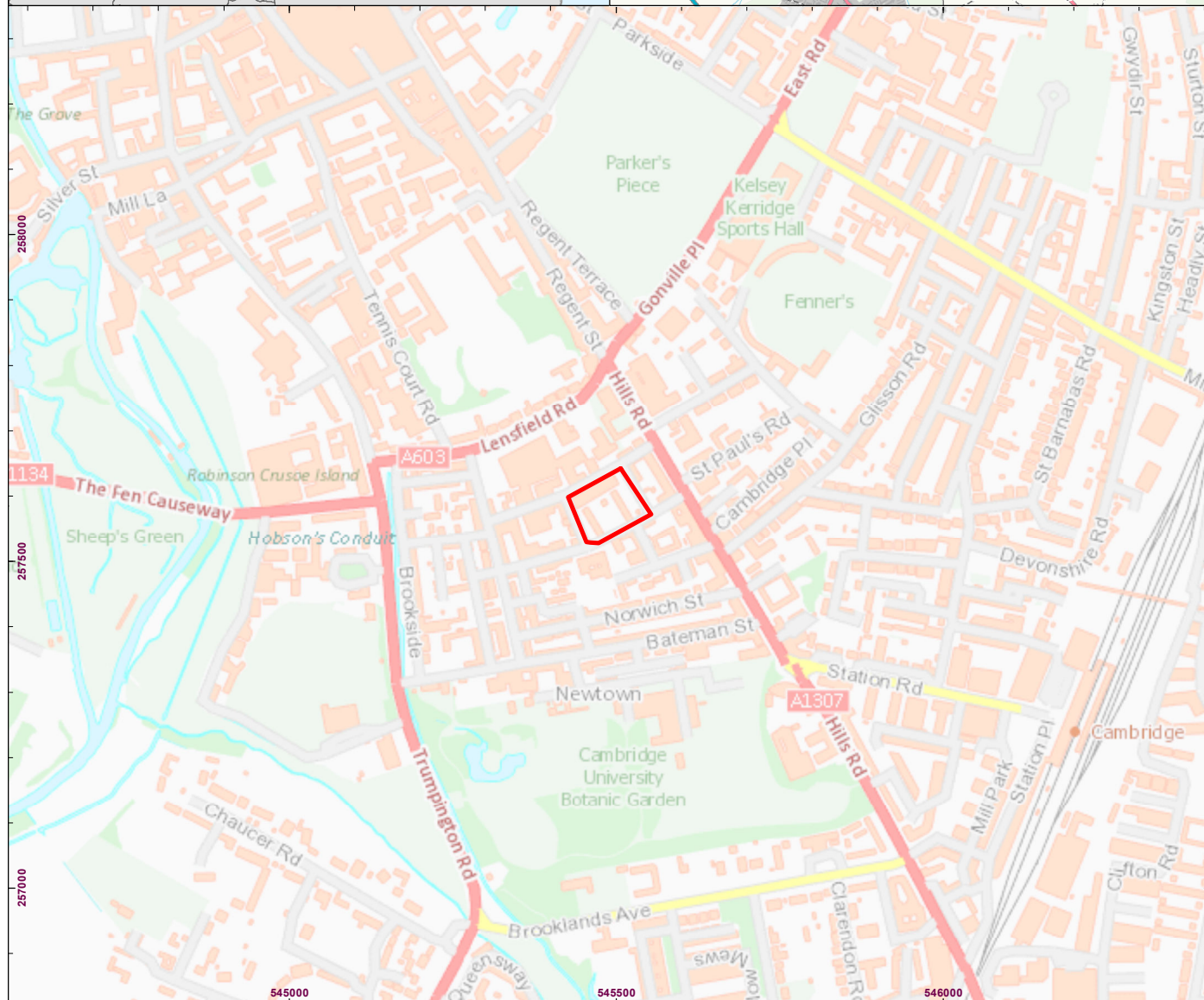
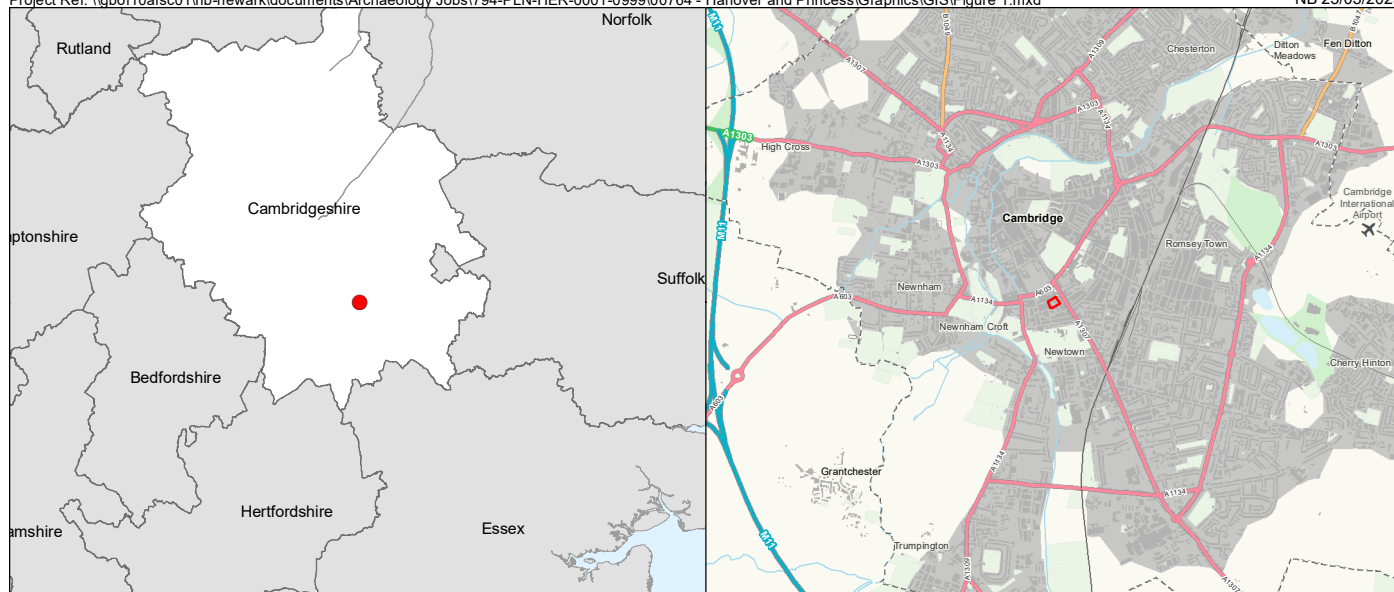
- 7.19 The current condition of the application Site negatively impacts on the setting of the non-designated heritage asset. However, there is a significant opportunity for the proposed development to enhance and improve the overall setting of this heritage asset.
- 7.20 The proposed development represents a positive transformation for 18 George IV Street. The design is thoughtfully crafted to align more closely with the architectural details and proportions of the existing building. This approach aims to preserve rather than be an incongruous addition within its immediate vicinity.
- 7.21 Ultimately, this development would be consistent with its conservation and would preserve its significance.

8 CONCLUSION

- 8.1 This Built Heritage Statement has been prepared by RPS for CIP to support the residential development of Hanover and Princess Court, Cambridge.
- 8.2 The Statement provides an assessment of the built heritage assets potentially affected through the development of the site, addressing the information requirements, particularly paragraph 207 of Government's National Planning Policy Framework.
- 8.3 The archaeological potential of the is assessed within the accompanying Archaeological Desk-Based Assessment (RPS 2024, 794-PLN-HER-00764).
- 8.4 There are no designated and non-designated heritage assets located within the site. The Site is located within the New Town and Glisson Road Conservation Area.
- 8.5 Within the search area this assessment has identified two Listed Buildings, and one non-designated heritage that have the potential to be impacted by the proposals:
- Wansted House (Grade II* Listed Building – NHLE: 1099114)
 - Church of St Paul (Grade II Listed Building – NHLE: 1349075)
 - 18 George IV Street
- 8.6 The Site forms a negative element within the Conservation Area and fails to enhance or preserve its character and appearance. The proposals would have a positive impact on the character and appearance of the Conservation Area and result in an enhancement to its significance.
- 8.7 The Site forms part of the extended settings of the two Listed Buildings, but makes no contribution to the significance they derive from their setting. The development will result in small visual change within their settings, which will have no effect on how their significance is appreciated or understood. The proposed development will therefore not cause harm to the significance of these designated and non-designated heritage assets. In the determination of the planning application, the National Planning Policy Framework (NPPF) testing of paragraphs 214, 215 and 216 need not be engaged.
- 8.8 Ultimately, the scheme would enhance and better reveal the significance of 18 George IV Street as a non-designated heritage asset. George IV Street has experienced considerable transformation, resulting from the loss of most of its original 19th-century two-storey terraced houses. Currently, the Site is incongruous and dominant, detracting from the building's setting. The proposals would better reflect the building's detailing, proportions and scale. Paragraph 216 need not be engaged.
- 8.9 As a result the proposals would accord with the heritage policies outlined in the NPPF, in particular paragraph 212 that requires great weight to be given to an assets conservation and 219 that's requires local planning authorities to *"look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."*



FIGURES



 Site Boundary

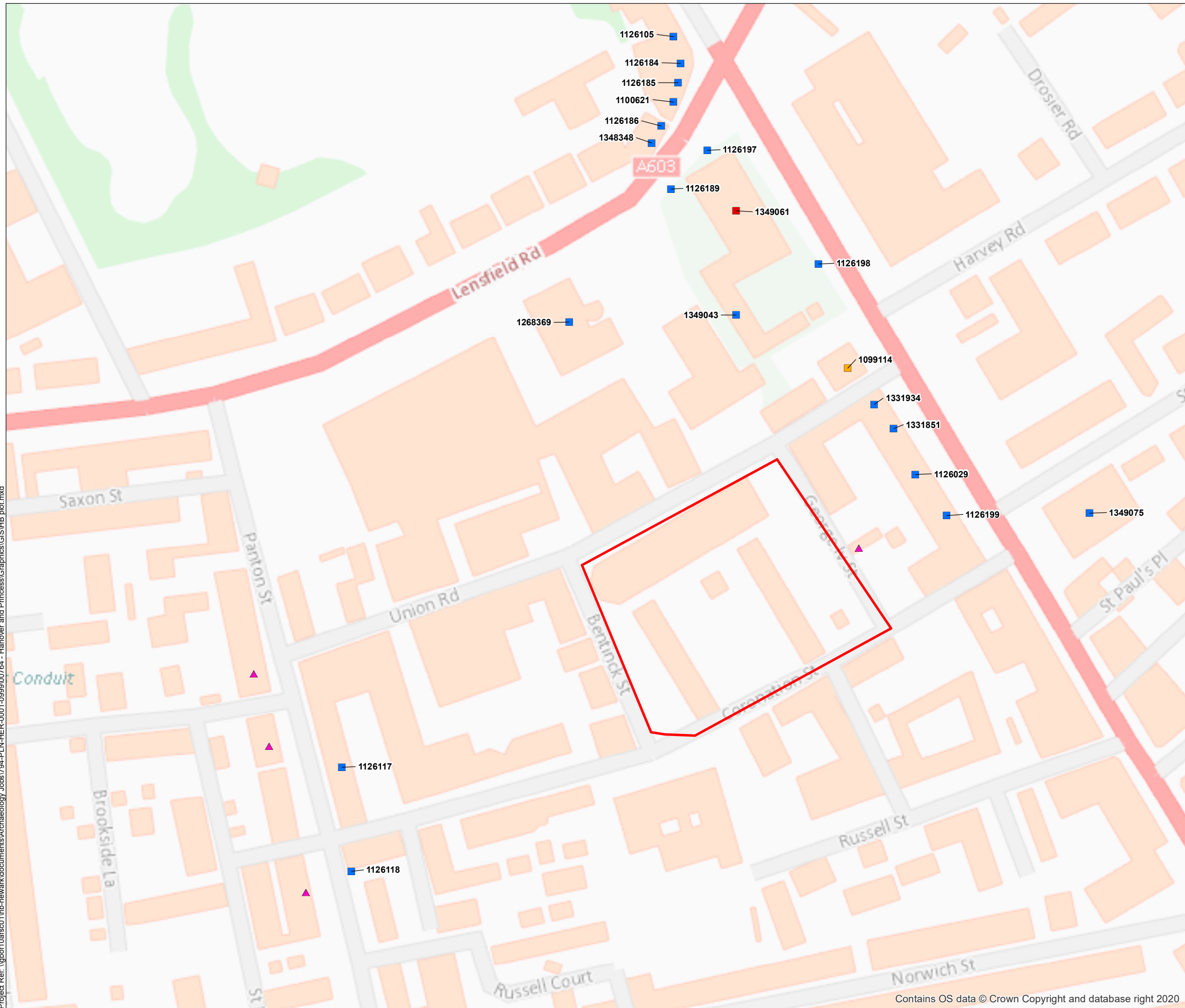


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Scale at A4: 1:10,000

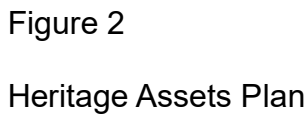
rps
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Figure 1

Site Location



0 25 50m
Scale at A3: 1:1,500





Approximate site location



Not to Scale
Illustrative Only



Figure 3

1710-1713 Overton and Bowles



Approximate site location



Not to Scale
Illustrative Only



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Figure 4

1751 Bowen Map of Cambridge



Site Boundary (approximate)

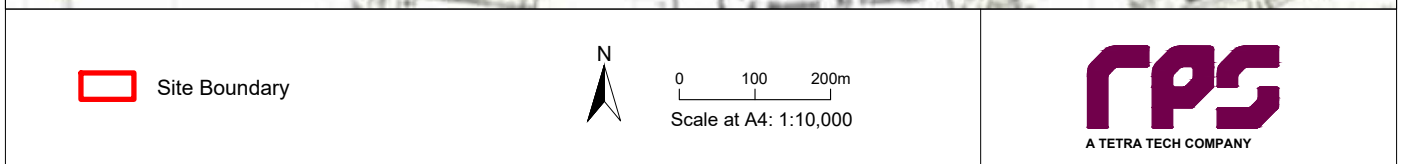


0 100 200m
Scale at A4: 1:10,000



Figure 5

1808 Ordnance Survey Drawing



1886 Ordnance Survey Map



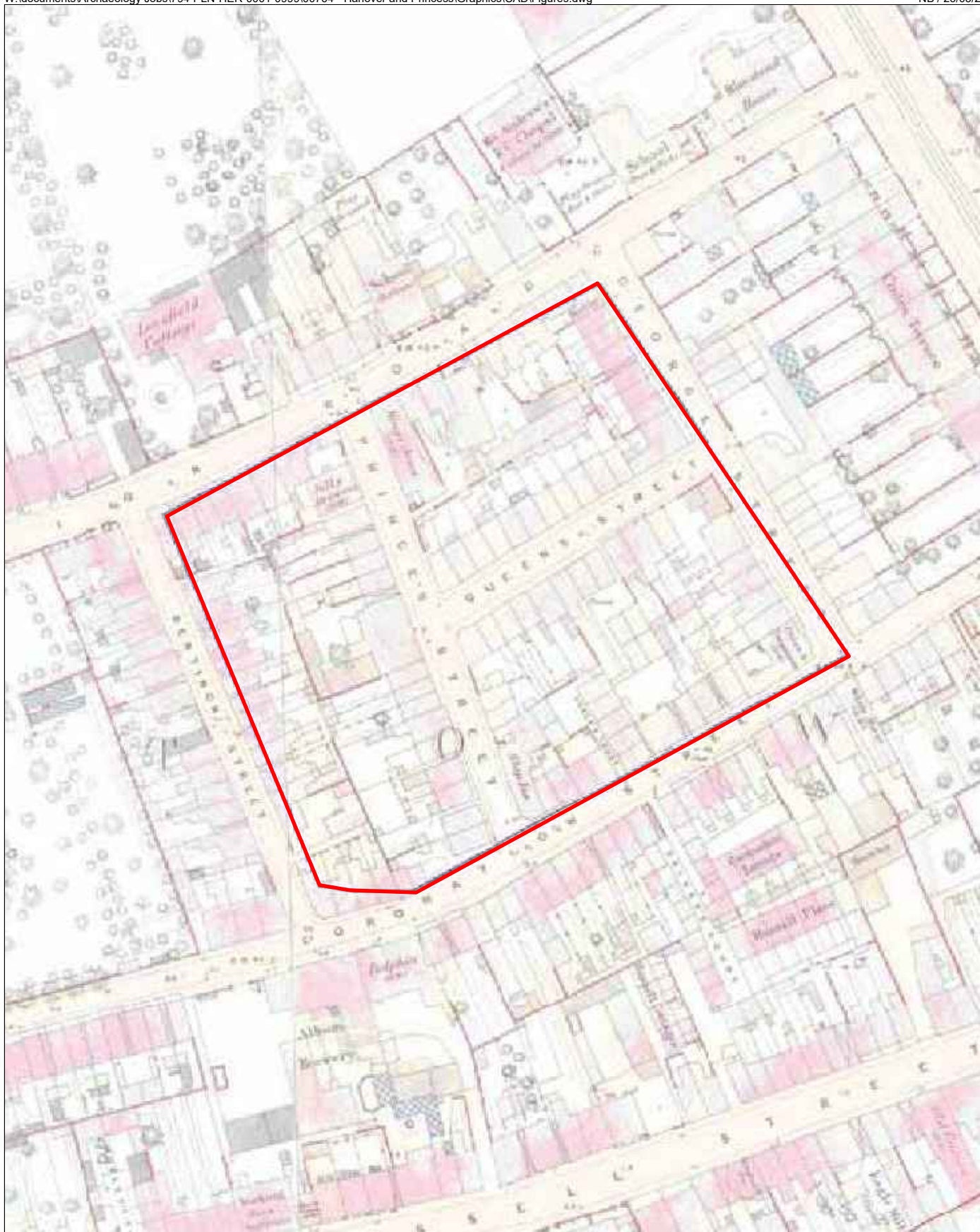
 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 7
1888 Ordnance Survey Map



 Site Boundary



0 10 20m
Scale at A4: 1:1,000

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Figure 8

1888 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000

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Figure 9

1903 Ordnance Survey Map



0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 10

1927 Ordnance Survey Map

1966 Ordnance Survey Map

1977 Ordnance Survey Map



 Site Boundary

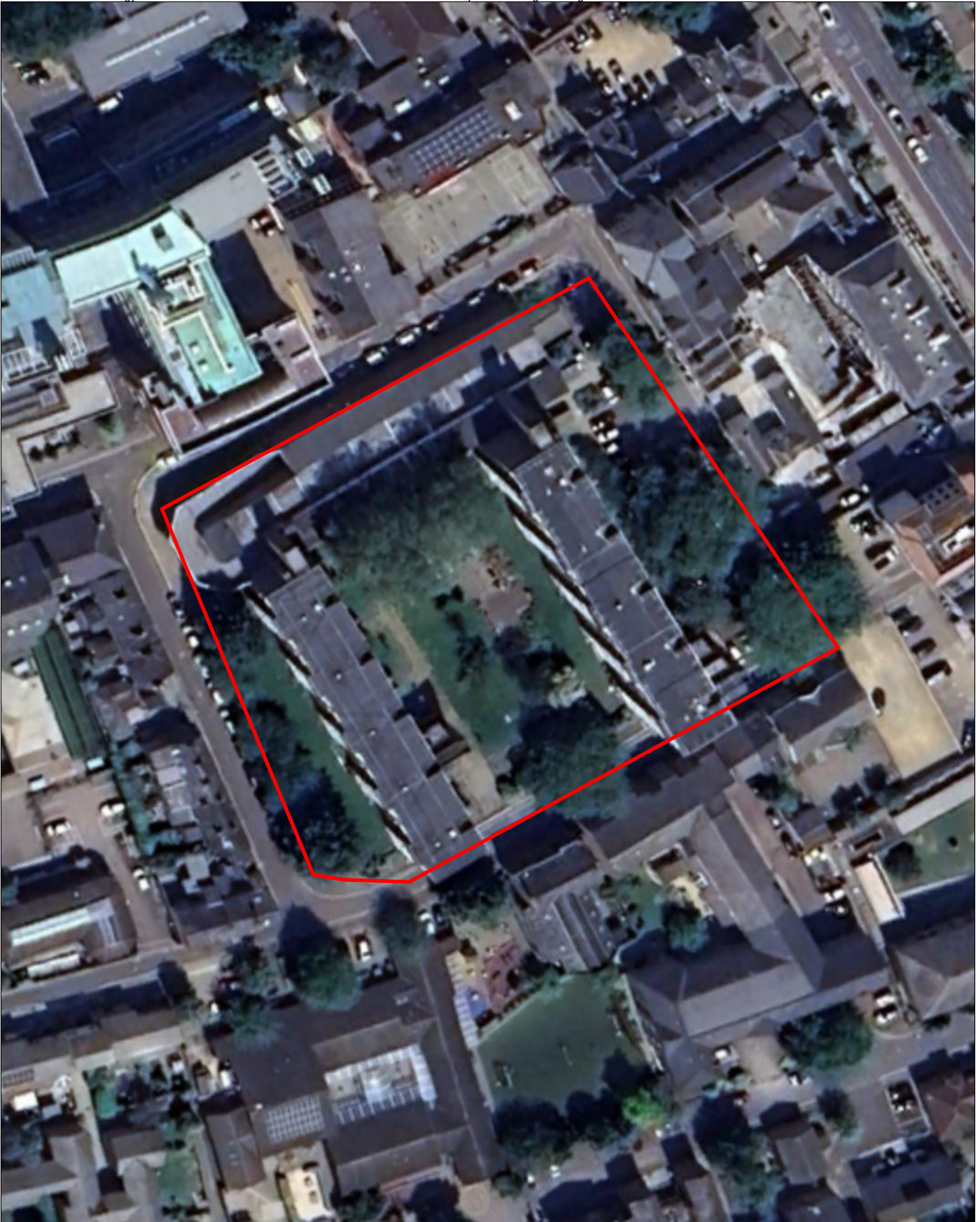


0 10 20m
Scale at A4: 1:1,000



Figure 13

2017 Google Earth Image



 Site Boundary

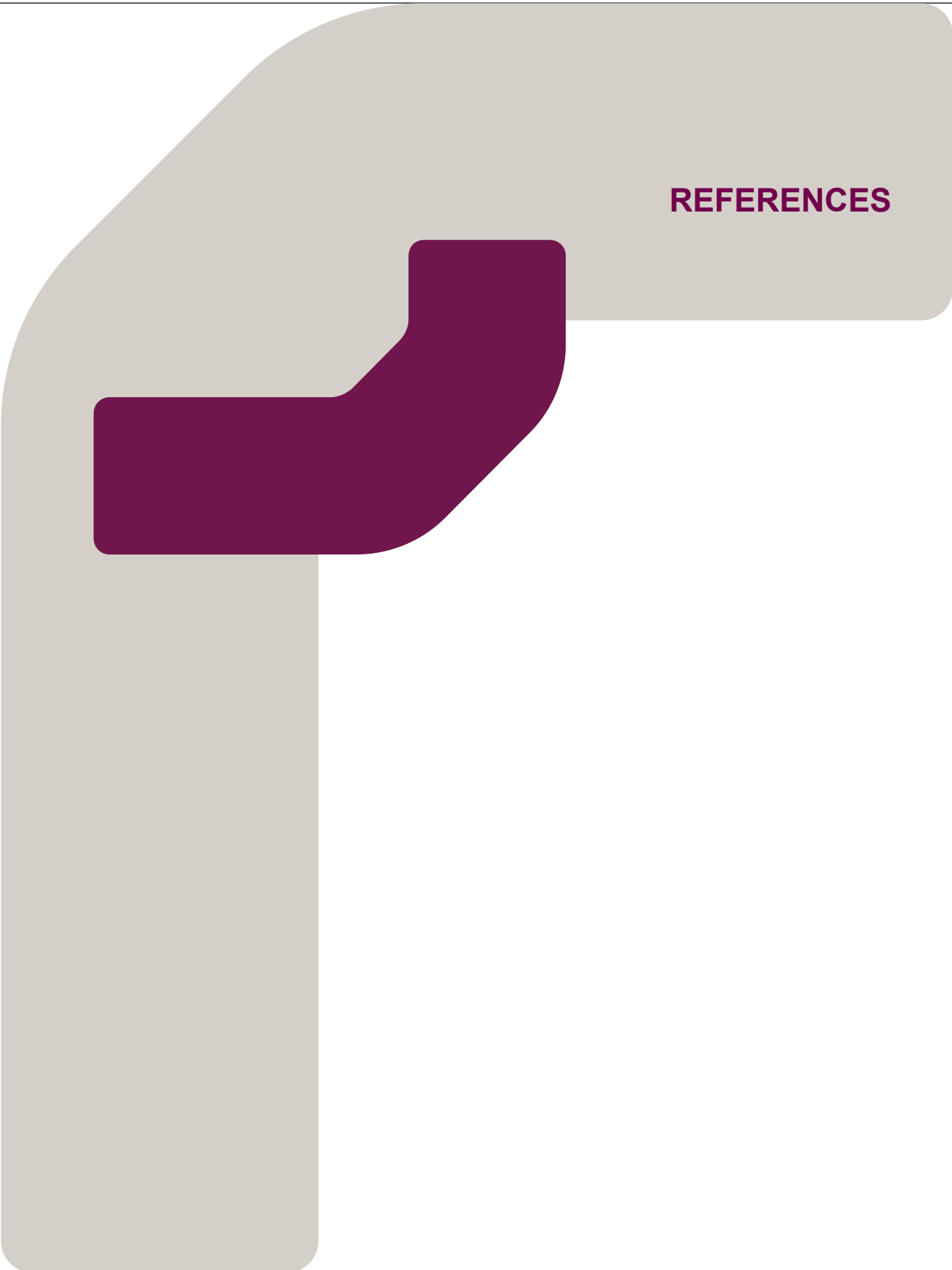


0 10 20m
Scale at A4: 1:1,000



Figure 14

2023 Google Earth Image



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