UNIVERSITY OF CAMBRIDGE

North West Cambridge

Future Phases of Eddington

September 2025

Heritage Statement

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
01	Draft	TP	Oct 2025	LK	Oct 2025	LK	Oct 2025
02	Draft	LK	Apr 2025	HS	Apr 2025	HC	Apr 2025
03	Draft	LK	July 2025	HS	July 2025	HC	July 2025
04	Final	LK	Aug 2025	HS	Aug 2025	HC	Aug 2025

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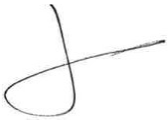
Approved by: 

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1 Introduction

1.1 Project Background

1.1.1 The Heritage Team at Stantec UK Ltd has been instructed by the University of Cambridge to prepare a Heritage Assessment to support the submission of an Outline Planning Application (the "OPA") in relation to Land between Huntingdon Road, Madingley Road, and M11, Eddington, North West Cambridge, Cambridgeshire (the "Site").

1.1.2 The description of development (Proposed Development) is as follows:

"Outline Planning Application (all matters reserved except for means of access to the public highway) for a phased mixed use development, including demolition of existing buildings and structures, such development comprising:

- *Living Uses, comprising residential floorspace (Class C3/C4, up to 3,800 dwellings), student accommodation (Sui Generis), Co-living (Sui Generis) and Senior Living (Class C2).*
- *Flexible Employment Floorspace (Class E(g) / Sui Generis research uses).*
- *Academic Floorspace (Class F1); and*
- *Floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) – E (f)).*
- *Public open space, public realm, sports facilities, amenity space, outdoor play, allotments and hard and soft landscaping works alongside supporting facilities.*
- *Car and cycle parking, formation of new pedestrian, cyclist and vehicular accesses and means of access and circulation routes within the site.*
- *Highway works.*
- *Site clearance, preparation and enabling works.*
- *Supporting infrastructure, plant, drainage, utility, earthworks and engineering works.*

1.1.3 The Site (**Figure 1, Appendix A**) is located on the north-western edge of the City of Cambridge, to the south and west of the village of Girton. The Site is bound by.

- a small portion of the A14 to the north, and Girton College, residential properties and agricultural fields which front onto Huntingdon Road (A1307) to the north and north-east.
- residential properties located along Huntingdon Road, Ascension Parish Burial Ground, Trinity Hall (University of Cambridge student accommodation) and Trinity Hall sports grounds to the east of the site.
- Madingley Road Park and Ride, Madingley Road (A1303), and residential properties and buildings associated with the University of Cambridge to the south; and
- the M11 motorway to the west, beyond which lies agricultural fields.

1.1.4 Cambridge City Centre is located approximately 2km to the south-east of the Site at its nearest point. The Site forms part of the emerging settlement of Eddington

1.2 Purpose, Scope, and Aims

Purpose and Aims

1.2.1 This document will set out a brief history of the site and its surroundings together with a statement of significance of those heritage assets with the potential to be affected by the

proposals. It will go on to consider the potential impacts of the proposed works within the legislative and policy context.

1.2.2 The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, artistic, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance' (updated July 2019). The assessment of significance is informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.

1.2.3 The aim of this report is to assess the impact of the development and to provide recommendations to mitigate any adverse effects, if required, as part of the OPA to develop the Site. The aim is achieved through the following objectives:

- Identify the presence of any known or potential heritage receptors that may be affected by the proposals.
- Describe the importance of such receptors, in accordance with the NPPF, considering factors which may have compromised receptor survival.
- Determine the contribution that setting makes to the importance of any sensitive (i.e., designated) heritage receptors.
- Assess the impacts upon the importance of the receptors arising from the proposals.
- Assess the impact of the development on how designated heritage receptors are understood and experienced through changes to their setting; and
- Provide recommendations for further mitigation where required, aimed at reducing or removing completely any adverse effects.

1.2.4 This report does not consider the archaeological resource in relation to the Site. Archaeology was scoped out of the Environmental Statement as confirmed in the Council's Scoping Opinion.

Data Sources

1.2.6 To determine the historic environment potential of the site and its surroundings, a broad range of standard documentary and cartographic sources were examined to determine the likely nature, extent, preservation, and significance of any known heritage assets that may be present. **Table 1.1** below provides a summary of the key data sources consulted.

Table 1.1 Key Data Sources

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields).
Local County Council	Historic Environment Record (HER)	Repository for archaeological remains and non-designated heritage assets. Online review undertaken only as the adopted Local List has taken precedent.
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. Accessible via Pastscape website. This was

		consulted for the Site and its immediate vicinity only.
Local Planning Authority	Conservation Area Appraisals	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Local Planning Authority	Locally listed buildings	Building of local importance designated by the local planning authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.
Local County Council Record Office	Historic maps (e.g. tithe, enclosure, estate), published journals and local history	Baseline information on the historic environment.

1.2.7 To produce this report a site visit was carried out in October 2024 and February 2025. Walkovers of the Site and environs were completed, to confirm the topography and existing land use, the nature of the existing buildings and monuments, identify any visible designated heritage assets (e.g., structures, buildings) and assess factors which may have affected the survival or condition of any known or potential assets. The visit also extended beyond the Site for the purposes of scoping designated heritage assets and their inter-visibility with the proposed development area, as per Historic England guidance, and for the settings assessment itself.

Study Area

1.2.8 A study area of 750m from the boundary of the site has been applied for designated heritage assets and 250m for non-designated heritage assets. **Figure 2 of Appendix A** shows all designated heritage assets within the 750m study area. There are no heritage assets located within the site boundary; however, there are a large number of assets within the study area.

1.2.9 A review of the receptors within a wider study area, up to 1.5km, was undertaken following comments received in the Council's Scoping Opinion. All receptors within this area are shown on **Figure 3, Appendix A**. Following the site visit, it was determined that those receptors, such as Castle Mound and other highly graded Listed Buildings to the east the Site, within the City Centre, did not have any associative links with the site and as a result of the intervening built form, landscape features and topography, that they would not experience any change to their townscape setting that would affect their heritage sensitivity.

1.2.10 The study area assessed is considered appropriate and proportionate in response to the scale and nature of the Proposed Development, the landscape character of the site and its surroundings, combined with the interest of the receptors. This was confirmed in the Scoping Opinion and follows the approach consistent with best practice guidance. Legislative and Policy Framework.

1.3 Purpose, Scope, and Aims

1.3.1 The full heritage local and national planning policy is set out in **Appendix B**; a summary is provided below.

Legislation

1.3.2 Scheduled Monuments are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979. The setting of scheduled monuments is protected through local and national planning policy.

1.3.3 Listed Buildings and Conservation Areas are afforded statutory protection under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires the decision maker to have special regard to the desirability of preserving the heritage significance of listed buildings and any contribution made by their setting when exercising their planning functions. Section 72 requires that the decision maker must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The setting of conservation areas is protected through local and national planning policy.

1.3.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy

1.3.5 The National Planning Policy Framework 2024 (NPPF) sets out the Government Planning Policy, with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving heritage assets in a manner appropriate to their significance and guides that any harm or loss to their significance should require clear and convincing justification.

1.3.6 Paragraphs 214 and 215 set out two decision making tests where proposals would lead to substantial and less than substantial harm, respectively, to designated heritage assets. Paragraph 214 guides that substantial harm to or loss of significance should not be permitted unless that harm is necessary to deliver substantial public benefits that would outweigh the harm or loss, or other criteria are met. Paragraph 215 guides that where a development proposal would result in less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

1.3.7 The effect of an application on the significance of a non-designated heritage asset is considered at paragraph 216. It notes that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

1.3.8 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG).[1]

Local Planning Policy

1.3.9 The Site is located across the administrative boundary of South Cambridgeshire District Council ("SCDC") and Cambridge City Council ("CCC") which are therefore the Local Planning Authorities ("LPAs") for the Site.

1.3.10 The Development Framework comprises the Cambridge Local Plan, adopted in October 2018 and the South Cambridgeshire Local Plan, adopted in September 2018. The Plans set out the relevant planning strategy and policies for the plan period.

1.3.11 The relevant heritage policies are:

Cambridge Local Plan

- Policy 55: Responding to context

[1] MHCLG: Planning Practice Guidance (2014, amended 2019)

- Policy 61: Conservation and enhancement of Cambridge's historic environment
- Policy 62: Local heritage assets

South Cambridgeshire Local Plan

- Policy NH/14: Heritage Assets

1.3.12 In addition to the Local Plan, the 2009 North West Cambridge Action Plan also forms part of the statutory development plan. This document provides specific policies and proposals to enable development of the Site by the University of Cambridge.

1.3.13 The relevant heritage policy is:

- Policy NW2: Development Principles (Part 3.r.)

1.3.14 The Greater Cambridge Shared Planning Service (GCSPS) has begun to prepare a joint Local Plan for Cambridge City Council and South Cambridgeshire District Council. A Regulation 18: 'Preferred Options' consultation was undertaken in 2021.

1.3.15 A further Draft Plan Consultation is planned for Autumn/Winter 2025 with a Proposed Submission Plan Consultation (Regulation 19) scheduled for Summer / Autumn 2026 with Submission to the SoS for examination by the end of 2026. The new Local Plan is therefore unlikely to be adopted by the time the NWCM Outline Planning Application is determined

1.3.16 In addition, the following documents have been consulted as part of this assessment:

- Cambridge Suburbs and Approaches: Huntingdon Road (March 2009)
- Conduit Head Road Conservation Area Appraisal (January 2024)
- West Cambridge Conservation Area Appraisal (May 2011)
- Storey's Way Conservation Area Appraisal (April 2008)
- Howes Place Conservation Area Appraisal (January 2024)

Best Practice Guidance

1.3.17 Historic England's Advice Note 1 'Conservation Area Appraisal, Designation and Management' (2019, Second Edition)[2] supports the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation, and management.

1.3.18 Historic England's Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (2019)[3] provides general guidance on assessing significance as part of a staged approach to decision-making.

1.3.19 BS7913:2013 – Guide to the conservation of historic buildings[4] sets out general information, advice, and guidance on the principles of the conservation of historic buildings and their settings.

1.3.20 The Good Practice Advice (GPA) notes published by Historic England provide advice to local planning authorities, planning and other consultants, owners, applicants, and other interested

[2] Historic England: Advice Note 1 Conservation Area Appraisal, Designation and Management (2019)
[3] Historic England: Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)
[4] BS7913:2013 – Guide to the conservation of historic buildings (2013)

parties to support decision-making when managing change to the historic environment through the planning system.

1.3.21 GPA2 'Managing Significance in Decision Taking in the Historic Environment' (2015)[5] provides good practice principles to assist local authorities, planning and other consultants, owners, applicants, and other interested parties in implementing historic environment policy in the NPPF and the PPG. In particular, the document sets out useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

1.3.22 GPA3 'The Setting of Heritage Assets' (2017)[6] sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

1.4 Assessment Methodology

1.4.1 There are no published guidelines outlining a general methodology for the preparation of the assessment of likely significant effects on built heritage under the EIA Regulations. There are however several published documents that guide methodology in the assessment and evaluation of development impacts, alongside the best practice guidance and advice notes published by Historic England.

- UNESCO Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022);[7]
- IEMA's Principles of Cultural Heritage Impact Assessment (2021);[8]

1.4.2 Guidance from these documents has evolved to inform best practice for EIA assessment methodology.

Significance of Effect Criteria

1.4.3 The thresholds for "significant effects" on built heritage receptors are determined by considering the sensitivity of heritage receptors alongside the magnitude of impact that will be experienced. Effects that are graded as being Major or Moderate are considered significant with respect to the EIA Regulations. Effects that are graded as Minor to Neutral constitute effects that are not considered significant.

1.4.4 The sensitivity of a built heritage receptor is determined by its designated status and desk-based research to inform a professional judgement in relation to its heritage interest, accounting for the likely nature, date, extent, survival, condition, rarity, and group value.

1.4.5 The sensitivity criteria ("significance" in the context of NPPF terminology) are based upon the value of the receptor. Significance defined in Annex 2 of the NPPF as:

> **"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural,**

[5] Historic England: GPA2 Managing Significance in Decision Taking in the Historic Environment (2015)
[6] Historic England: GPA3 The Setting of Heritage Assets (2017)
[7] UNESCO Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2022)
[8] IEMA Principles of Cultural Heritage (2021)

> **artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."**

1.4.6 The PPG (2014, updated 2019) provides the following interpretation of archaeological, architectural, artistic, or historic interest (Paragraph: 006 Reference ID: 18a-006-20190723):

> **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."

1.4.7 Setting is defined in Annex 2 of the NPPF 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."**

1.4.8 The methodology for appraising sensitivity is an exercise of professional judgement informed by an evidence base, comprising desk-top review of primary and secondary source material, together with a visit to the Site and the surrounding area. Source material consulted as part of this exercise include historic Ordnance Survey plans, archival records, and interrogation of historic photographs on online sources including 'Britain from Above.'[9]

1.4.9 The assessment of setting has been undertaken with reference to the assessment steps set out in Historic England's guidance document GPAP3 'The Setting of Heritage Assets'. This sets out a staged approach to taking decisions on setting as follows:

- **Step 1**: Identifying the heritage assets affected and their settings.
- **Step 2**: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).
- **Step 3:** Assessing the effect of the Proposed Development on the significance of the asset(s).
- **Step 4:** Maximising enhancement and minimising harm; and
- **Step 5:** Making and documenting the decision and monitoring outcomes.

[9] Britain from Above available online at https://britainfromabove.org.uk/

1.4.10 Steps 1 and 2 are relevant to establishing the baseline condition; steps 3, and 4 deal with assessing the impact of the change and measures for mitigating any identified impact which will be considered as part of the ES Chapter.

1.4.11 Each heritage receptor is ascribed a value in accordance with a five-point scale as shown in **Table 1.2** below:

Table 1.2: Criteria for Establishing Sensitivity of Heritage Assets (adapted from ICOMOS)

Sensitivity (value)	Asset Categories
High	• Remains of inscribed international importance, such as World Heritage Sites. • Grade I and Grade II* Listed Buildings. • Grade I and Grade II* Registered Parks and Gardens. • Scheduled Monuments. • Registered Battlefields. • Conservation Areas containing important buildings; and • Undesignated archaeological assets of clear national or international importance.
Medium	• Grade II listed Buildings. • Conservation Areas. • Grade II Registered Parks and Gardens. • Undesignated buildings, monuments, sites, or landscapes that can be demonstrated to have heritage value equivalent to the designation criteria; and • Designated or undesignated archaeological remains or sites that have regional interest.
Low	• Locally Listed Buildings as recorded on a local authority list. • Undesignated buildings, monuments, sites, or landscapes that can be demonstrated to have heritage value equivalent to the local listing criteria; and • Archaeological remains of limited value but with a potential to have interest at a local level.
Very Low	• Buildings, monuments, sites, or landscapes identified as being of negligible or no historic, evidential, aesthetic, or communal interest; and • Archaeological resources that have little or no surviving archaeological interest.

1.4.12 An impact can be characterised in terms of timing, scale, duration, and reversibility. These can be described as short, medium, or long-term, permanent, or temporary and can be positive or negative.

1.4.13 A direct impact on a heritage receptor is likely to result from changes to the physical fabric of the asset. An indirect impact is likely to result from changes to the receptor's setting.

1.4.14 In considering the potential magnitude of an impact, a professional judgement has been made about the receptor's susceptibility to change as a result of the Development. **Table 2.2** below sets out criteria that has been used to determine the magnitude of an impact, which can vary from 'Major to 'No change'.

Table 1.3: Criteria for Establishing Magnitude of Impact

Magnitude of Impact	Criteria for Assessing Impact
Major	• Change such that the significance of the asset is totally altered or destroyed. • Comprehensive change to setting
Moderate	• Change to the asset, such that it is significantly modified. • Change to the setting such that it is significantly modified.
Minor	• Change to the asset, such that the asset is slightly different. • Change to the setting.

Negligible	• Little change to the fabric or setting that would materially harm significance, approximating to a 'no change' situation.
No Change	• No change to fabric or setting that would harm significance.

1.4.15 The assessment to determine the significance of the effect uses a matrix that considers the sensitivity of the receptor against the magnitude of impact from the Development. The significance of effect is determined by the interaction of the receptor's sensitivity to change and the magnitude of impact (change) (**Table 1.4**). Effects that are graded as **Major** or **Moderate** are considered '**significant'** with respect to the EIA regulations. Effects can be adverse, beneficial, or neutral.

Table 1.4: Significance of Effects Matrix

		Magnitude of Impact				
		No change	**Negligible**	**Minor**	**Moderate**	**Major**
Sensitivity	**High**	No Effect	Minor Adverse/ Beneficial	Moderate Adverse/ Beneficial	Major Adverse/ Beneficial	Major Adverse/ Beneficial
	Medium	No Effect	Minor Adverse/ Beneficial	Minor Adverse/ Beneficial	Moderate Adverse/ Beneficial	Major Adverse/ Beneficial
	Low	No Effect	Negligible	Minor Adverse/ Beneficial Negligible	Minor Adverse/ Beneficial	Moderate Adverse/ Beneficial
	Not significant	No Effect	Negligible	Negligible	Negligible	Minor Adverse/ Beneficial

EIA "Significant Effects" versus NPPF "harm"

1.4.16 The degree of impact on a heritage receptor within the NPPF falls into three categories: substantial harm, less than substantial harm, and no harm. There are more categories of impact used in the EIA assessment methodology in the ES Built Heritage Chapter than that used for the NPPF. In this sense, the EIA is more nuanced and would result in a greater range of outcomes in terms of the degree of impact.

1.4.17 EIA grades impact as neutral, negligible, minor adverse/beneficial, moderate adverse/beneficial, and major adverse/beneficial. For the purposes of this assessment, impact that is assessed as beneficial is disregarded, as a positive effect would not be considered harmful in NPPF terms.

1.4.18 The 'less than substantial harm' category under the NPPF applies to a much broader range of impact, which could fall at the lower or upper ends of 'less than substantial harm.' The NPPF categories of harm and the EIA categories do not align with each other, so it is important that both assessments are carried out.

1.4.19 The purpose of this assessment is to identify those receptors considered likely to experience a significant effect as a result of the Proposed Development. However, in order to ensure that the assessment also meets the requirements of the NPPF, Section 4.3 sets out the assessment against Section 16 of the NPPF and identifies the levels of harm in accordance with the categories set out in the NPPF.

1.5 Site Visit

1.5.1 The assessment included a site visit undertaken in 2024 in order to determine the topography of the Site and existing land use, the nature of the existing buildings, identify those assets which are likely to experience an impact and assess factors which may impact their significance. The site visit also extended beyond the Site for the purposes of scoping heritage assets, particularly in relation to understanding any relationship or intervisibility with the Proposed Development, as required by Historic England guidance.

1.6 Assumptions and Limitations

1.6.1 The following assumptions and limitations apply to this assessment:

- The baseline assessment has been based on information readily available at the time of undertaking the assessment.
- The baseline assessment relies on the accuracy of secondary source data. There is always some degree of uncertainty in relation to these sources.
- During the site visit, weather conditions, the time of day and seasonal factors influenced the visual assessment and photographic record of the environment; and
- Access to private properties has not been obtained.

2 Built Heritage Baseline Appraisal

2.1 Introduction

2.1.1 The following section provides a summary of the historical development of the Site and its environs, compiled from sources listed in the references section in addition to assessment following site visit. This report will only reference those built heritage receptors that are directly relevant to the discussion.

2.1.2 Understanding the history and context of the relevant heritage receptors is important to establishing their setting and the contribution that their setting makes to their sensitivity. Historic England guidance on setting advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to a receptor's sensitivity (significance).

2.2 Historic Background

2.2.1 Whilst this assessment does not consider the archaeological potential of the Site, a desk-top review of the Historic Environment Record (HER) has been undertaken, and entries have been referenced in this section where they are relevant to understanding the wider historic environment context.

Prehistoric period (900,000 BC–AD 43)

2.2.2 The Palaeolithic period saw alternating warm and cold phases with intermittent occupation. There is evidence of Bronze Age settlement within the area with the discovery of a farmstead at Fitzwilliam College (CB15416). There is also evidence in the city of occupation throughout the Iron Age with the remains of a settlement on Castle Hill dating from the 1st century BC.

2.2.3 Previous archaeological investigations across the wider site have found evidence confirming continuous settlement in the area throughout the later Bronze and Iron Age, including roundhouses, pit-wells and granary settings. By the late Iron Age three farmsteads are known to have existed[10]. These farming communities appear to have existed throughout the Late Bronze and Iron Ages, with several farmsteads continuing into the Roman period[11].

Romano-British period (AD43 – AD410)

2.2.4 During the Roman period, Cambridge was a small settlement known as Duroliponte, which means 'Fort at the Bridge'. Originally constructed as a military outpost, it soon transitioned to a civilian settlement. The Roman road 'Via Devana' ran to the north of the Site, along what is now Huntingdon Road. There is also evidence of a high-status residence within the wider Site, as well as four cemeteries.[12]

Medieval period (AD410 – AD1540)

2.2.5 Though evidence for the Anglo-Saxon period is more limited in comparison to later and earlier eras, Anglo-Saxon remains associated with a cemetery (HER ref: 1859483) were recorded during the construction of Girton College in the 19th century, indicating settlement in the area.

2.2.6 The medieval settlement of Howes, located alongside Huntingdon Road, is first recorded in 1219. It has traditionally been situated at the present location of Howes Place, in close proximity to the site[13]. The village likely benefitted from trade coming into Cambridge along

[10] eddington-cambridge.co.uk/wp-content/uploaPds/archaeology_nwc_booklet_autumn_2017.pdf
[11] eddington-cambridge.co.uk/wp-content/uploaPds/archaeology_nwc_booklet_autumn_2017.pdf
[12] eddington-cambridge.co.uk/wp-content/uploads/archaeology_nwc_booklet_autumn_2017.pdf
[13] *CCCAFU_reportB81.pdf*

Huntingdon Road and may have housed drovers before they entered the city[14]. However, records of it cease after 1600 and it is believed to have been abandoned in the 16th century[15]. Historically the site fell partly within the historic parishes of Girton and Madingley.

Post-Medieval and Modern periods (AD1540 – present)

2.2.7 From the 16th century to the mid-19th century, the Cotton family gradually acquired the majority of both the Girton and Madingley parishes, including land within the site[16]. Girton College, on the north side of Huntingdon Road, was first constructed in the 1870s and then continued to expand into the 20th century. Several trenches have been discovered on the Site, and it likely these were involved with training during the First World War, when New Zealand troops were stationed in the area[17]. From the end of the 19th century Cambridge has expanded both around and into the Site, either through residential development or the construction of facilities associated with the University.

Map Regression (see Appendix C where provided)

2.2.8 At the time of the 1841 Tithe Map (not reproduced) most of the parish of Girton, including much of the land within the Site, was under the ownership of Sir St Vincent Cotton. The majority of the land was in agricultural use, although a gravel pit and Washpit Brook also appears, although not labelled at this time. In relation to Madingley, only a small area of the site is shown on the Tithe Map. The land is recorded as a plantation and is today known as Pheasant Plantation. This area is also within the ownership of Sir St Vincent Cotton. The south-eastern section of the Site lies within the parish of Cambridge St Giles for which no Tithe Map is available. At this time, the Site was rural in character with some individual houses shown to the north of Huntingdon Road. However, the area in this period is located well outside the city limits of Cambridge.

2.2.9 Spalding's Map of Cambridge of 1888 does not extend as far west as the site. However, it shows that by this time the centre of Cambridge as being defined by the colleges and their associated grounds and gardens. Large areas of open space extend east and west from the centre and the wider area appears as open land, most likely in agricultural use.

2.2.10 The First Edition Ordnance Survey (OS) Map of 1888 records only minor changes to the site and its surroundings since 1842. The site appears as undeveloped land, most likely in agricultural use. To the east of the site, The Observatory is shown, accessed off Madingley Road and set within formal grounds. Gravel Hill Farm is located at the eastern extent of the Site; set around a central courtyard the farm sits within a large plot with private gardens to the north. Trinity Conduit Head is annotated to the southeast and features a series of small ponds. Huntingdon Road by this time is well established, although development is confined in the most part on the periphery of the city. Built form is relatively sparse to the north of Huntingdon Road; but Howe House is shown, annotated as being 'on the site of How House'. The property is set back from the road, set within a large formal garden with what appears to be a lodge house at the entrance to the driveway.

2.2.11 Girton College is shown as an H-shaped building, again set within a formal landscape which includes a lodge to the south of the main building. A cemetery and gravel pit are annotated to the southeast of the college. Opposite the College, Howhill Farm is recorded. This appears to consist of a large courtyard complex of presumably agricultural outbuildings, though there is no identification of specific structures. The buildings shown are all long rectangular structures set around a central courtyard and accessed from Huntingdon Road to the north. Several trackways lead southwards towards a series of small, wooded areas.

2.2.12 Washpit Brook is labelled and flows through the site. It is partially lined by trees. The Site is divided into a series of fields, the boundaries of which are generally shown as being heavily

[14] eddington-cambridge.co.uk/wp-content/uploads/archaeology_nwc_booklet_autumn_2017.pdf

[15] Girton: Introduction | British History Online

[16] Girton: Manors | British History Online

[17] archaeology_nwc_booklet_autumn_2017.pdf

planted. The 1903 OS Map reveals only minor changes to the Site and its surroundings. The courtyard complex at Howhill Farm appears unchanged, aside from a long wing extending south-west. The woodland to the south appears extant while that to the east is no longer recorded. A new section of woodland appears to the north. Aside from Girton College there remains little additional development to the north of Huntingdon Road. Girton College itself however has expanded considerably by this time to the east, including the gardens, which now extend to Girton Road. The 1903 OS Map shows the southern section of the Site as being in agricultural use at this time. There are several smaller plots adjacent to Huntingdon Road, including a nursery with associated structures opposite Howe House. Further south along Huntingdon Road is a public house labelled Traveller's Rest, today part of Cambridge North Premier Inn. The Site, on its southern boundary, included Gravel Hill Farm which included a courtyard complex of agricultural buildings with rectangular footprints, with an opening facing west and labelled 'P', possibly for pump. Opposite this entrance was a group of several other buildings, mostly probably also agricultural but also possibly the farmhouse, characterised by its irregular footprint. To the east of the farm were several gravel pits.

2.2.14 To the west of the Site the landscape is also agricultural. Between the Site and Madingley Road a number of properties and buildings are recorded, which includes several houses as well as the Mischief Public House and the University Observatory. To the north the cemetery of St. Giles and St. Peter is recorded, accessed off Huntingdon Road, and a large residence labelled Wychfield is located to the east. Opposite Wychfield, to the north of Huntingdon Road, a residential estate is recorded, marking the start of the expansion of Cambridge. However, the land surrounding the Site remains largely rural in character.

2.2.15 The 1927 OS Map shows little change in the site and the surrounding area. To the south of Howhill Farm two buildings have been constructed. These are likely houses still extant today, Howelands and Girton Gate. Further north, also adjacent to Huntingdon Road, a plantation has been created in the current location of the A14. Some additional structures have been erected in the grounds of Girton College, particularly to the northern end of the Site. Opposite the college, along Girton Road, there has been extensive residential development, with the entire eastern side of the road now lined with houses. Several additional structures have been erected in the plots south of Huntingdon Road opposite Howe House.

2.2.16 To the north of Huntingdon Road there has been some residential development as well as the construction of the National Institute of Agricultural Botany building, which remains extant. Close to the southern boundary of the site, Gravel Hill Farm is now labelled University Farm. The courtyard of the farming complex has now been largely infilled though the original buildings are still largely similar. The buildings opposite are largely similar, though what may be the farmhouse has now been extended to the north-west and north-east. The stables have also been extended to the south-west and south-east.

2.2.17 To the east of University Farm the Poultry Nutrition Institute Farm has been created. This consists of several largely rectangular structures to the north of University Farm in addition to possibly several pens further east. To the south of University Farm, the footprint of Madingley Rise remains unaltered. To the west of University Farm Conduit Head Road has been laid out. Two properties close to the site boundary have been constructed, Grithow Field and Conduit Head. Beyond the south-east boundary of the Site, adjacent to the cemetery of St. Giles and St. Peter, Storey's Way and its associated residential development has been constructed.

2.2.18 The 1946 OS Map shows limited change within the majority of the Site, which has remained in the most part as open agricultural land. Residential development has intensified in the area surrounding the Site, with houses now lining the south side of Huntingdon Road. University Farm appears to have been extended with several additional buildings being constructed to the north. The meteorological station is still shown, having first appeared on the 1927 map. To the east of the University Farm, the Poultry Nutrition Institute Farm has expanded and now consists of several mostly rectangular structures to the west of Storey's Way in addition to a large rectangular structure north of University Farm replacing most of the earlier buildings.

2.2.19 Subsequent 20th century mapping shows limited changes within the Site and its immediate surroundings. Changes include the reconfiguration of sites such as University Farm, and

Howe Hill Farm, but these are generally minor in nature. By the 1973 OS map, agricultural buildings to the north, on the current site of the Barcroft Centre, have been entirely replaced by a significantly larger complex labelled Animal Research Station. Bunker's Hill Farm has been demolished and replaced by housing, still extant. To the north of Huntingdon Road there has been an intensification of residential development.

2.2.20 To the south of the Site, residential development has intensified along Conduit Head Road, and to the west Lansdowne Road has been created with associated residential development. Development has increased around the University Observatory, likely connected to the University of Cambridge, and Churchill College is recorded south of Storey's Way. Residential development has also increased south of Madingley Road, and south of Conduit Head Road the University of Cambridge School of Veterinary Medicine has been constructed. By this stage the area surrounding the Site is no longer forms the rural setting of Cambridge but rather forms part of the suburban expansion of the city. By 1980 the M11 had been constructed to the west of the Site, forming its western boundary.

3 Sensitivity of Built Heritage Receptors

3.1 Scoping

3.1.1 In accordance with Step 1 of the methodology recommended by the Historic England guidance GPA 3, built heritage receptors (assets), both designated and non-designated, within the wider environs of the Site have been through a scoping exercise.

3.1.2 The initial assessment utilised modern and historic mapping, aerial photography, Google Earth, National Heritage List, and the HER, to identify which receptors within the study area may experience an impact from the Proposed Development.

3.1.3 Following the site walkover, the majority of built heritage receptors within the study area have been scoped out of this assessment. This is as a result of the separation distance, intervening vegetation and built form which surrounds the Site, including existing residential areas. In addition to this, the Site holds no historical or functional connection with these receptors. As such, it is considered that the Site does not form part of the setting of these receptors, nor does it make any meaningful contribution to their heritage sensitivity and they have not been taken forward for assessment.

3.1.4 For completeness, a full list of all built heritage receptors within the study area has been provided in the Gazetteer of heritage receptors (**Appendix D**). This sets out a brief summary of their heritage sensitivity, alongside a commentary of the scoping assessment for completeness.

Designated Heritage Receptors

3.1.5 A desk-top review of the Site and its environs identified 125 designated heritage receptors within a 750m study area from the site boundary, including several Grade II* listed buildings and six conservation areas. These are shown on **Figure 3, Appendix A**.

3.1.6 Following the initial scoping and confirmed by the site walkover, the designated heritage receptors noted at **Table 3.1** have been scoped into this assessment and are likely to experience an impact as a result of the Development.

3.1.7 The resulting impact arising from the Proposed Development and significance of the effects is set out in **Table 4.1**. The receptors have been grouped by their geographical location and historic connections.

Table 3.1: Designated Built Heritage Receptors Scoped into Assessment

Receptor Name	Grade	Historic England List Entry No
Girton College	II*	1331334
Lodge, Girton College	II	1127293
Schlumberger Gould Research Centre and attached perimeter wall to the north	II*	1438644
Northumberland dome at the Observatory	II	1126157
The Observatory	II	1126156
Chapel, Churchill College	II	1331925
Research Flats, Churchill College	II	1331924
American Cemetery	Grade I Registered Park and Garden	1001573
West Cambridge Conservation Area	Conservation Area	N/A
Histon Road Cemetery	Grade II* Registered Park and Garden	1001569

Receptor Name	Grade	Historic England List Entry No
Conduit Head Conservation Area	Conservation Area	N/A
Shawms	II*	1268363
Spring House	II	1380900
Willow House	II*	1331936
Salix	II	1227614
White House	II	1126037
Storey's Way Conservation Area	Conservation Area	N/A
29 Storey's Way	II	1331882
30 Storey's Way	II	1343647
48 Storey's Way	II	1126090
Garden of 48 Storey's Way	Grade II Registered Park and Garden	1422759
54 Storey's Way	II	1126091
56 Storey's Way	II	1068856
Howes Place	Conservation Area (Jan 24)	N/A

Non-designated Heritage Receptors

3.1.8 The Greater Cambridge Shared Planning Local List has been reviewed and a 250m study area applied. This is considered appropriate and has been agreed with the LPAs given the lower level of significance of non-designated heritage assets as well as the fact that the majority of these assets are located within an urban townscape setting and most will not experience any meaningful change to their setting. There are no locally listed buildings within the site boundary. There are several locally listed buildings within the study area. Those non-designated assets scoped into the assessment are noted in **Table 3.2** below.

Table 3.2: Non-designated Built Heritage Receptors Scoped into Assessment

Receptor Name	Local List Reference
136 Huntingdon Road	BLI 0174
138 Huntingdon Road	BLI 0175
141 Huntingdon Road ('Wayside', Storey's Way)	BLI 0176
143-145 Huntingdon Road	BLI 0177
162 Huntingdon Road	BLI 0178
171 Huntingdon Road	BLI 0179
173 Huntingdon Road	BLI 0180
183 Huntingdon Road	BL1 0181
Conduit Rise, Conduit Head Road	BLI 0089
Clements End, Conduit Head Road	BLI 0088
25 Storey's Way	BLI 0398
34 Storey's Way	BLI 0399
44 Storey's Way	BLI 0400
52 Storey's Way	BLI 0401
Mortuary Chapel of All Souls, All Souls Lane	BLI 0004
National Institute of Agricultural Botany (NIAB), Huntingdon Road	BLI 0171
Nos. 1-14 Howes Place	BLI

3.2 Significance/Sensitivity Assessment

Designated Heritage Receptors

3.2.1 Where assets are located within the same street, or form part of a group (i.e. college campus) they have been assessed as a group .

Girton College and Girton Lodge

3.2.2 As a Grade II* listed building Girton College is of high heritage sensitivity and as Grade II, the lodge is of medium sensitivity. Girton College was one of the first women's colleges established in Cambridge, marking a significance milestone in the advancement of female education. First founded in 1869 in Hitchin, the college's present site was acquired in 1872 and opened in 1873. Significant figures involved with the college's foundation include Emily Davies and Barabara Bodichon, both prominent campaigners for women's rights in the 19th century. Notable alumni of the college include Queen Margrethe II of Denmark, Arianna Huffington, Lady Hale (former President of the Supreme Court of the United Kingdom), Lady Higgins (former President of the International Court of Justice) as well as members of the Japanese Imperial Family and Yawnghwe Royal Family of Burma. The college's associations both within Britain and beyond add to its cultural and social interest.

3.2.3 Girton college building is listed at Grade II* and was designed by Alfred Waterhouse. The building holds architectural and artistic interest through its design and quality. Waterhouse was one of the most prominent architects of the 19th century, also designing the Natural History Museum in South Kensington, Manchester Town Hall, Manchester Assize Courts, Rochdale Town Hall, Whitehall Court in Westminster, the Prudential Assurance Building on Holborn and Eaton Hall amongst others. Waterhouse is known for combining red brick with terracotta in his designs, as seen at Girton College. His design here also combines Neo-Gothic with Tudor Revival in a traditional collegiate courtyard layout and is clearly intended to emulate the historic institutions of the University of Cambridge. It also holds historic interest through its associations with the Waterhouse family, having been constructed in 1873 with later additions of 1876, 1883 and 1886. In the 1890s and 1900s Waterhouse's son Paul designed Cloister Court and part of Woodland Court, while in the 1930s his grandson Michael designed the library and completed Woodlands Court. There is also an association with Sir Gilbert Scott who consulted on the alterations in the early 20th century.

3.2.4 Girton Lodge dates from the latter half of the 19th century and is listed at Grade II. There are no details in the documentary record relating to the architect of the lodge; however, it is designed in a similar architectural style to the main buildings. The lodge sits adjacent to Huntingdon Road, albeit set back from the road. The building's significance is derived from its architectural and historic interest as forming part of the campus of Girton College.

3.2.5 The immediate surroundings of the college are defined by its substantial grounds. Covering over 50 acres, the gardens at Girton make a positive contribution to the significance of the asset, by cultivating an atmosphere of isolated tranquillity, intended to facilitate academic pursuits. Historically the college's location was chosen to discourage the attention of male students in the city towards the women residents, reflective of the 19th century attitudes towards female propriety. The immediate setting of the college remains largely similar at the time of its construction.

3.2.6 The college grounds are surrounded by mature planting. When it was first constructed in the 1870s, the wider setting of the college beyond the immediate grounds was entirely rural and agricultural in character. However, over the course of the 19th and 20th centuries, the expansion of Cambridge has significantly altered this wider setting. The area surrounding the college is now largely suburban in nature and whilst the land to the north remains open and undeveloped, the college is now located within the city limits.

3.2.7 The Site is located to the south of the college and historically formed part of the landholdings of Sir St Vincent Cotton, alongside the site of the college. Sir Cotton was forced to sell much of his estate in the mid-century to pay for his debts, which is recorded in the 1872 Licence for

the College[18], while the sale of the freehold of the initial college site in 1881 is recorded as J.G. Barlow and others[19]. The college would later expand south-east, to the junction of Girton and Huntingdon Road. The college minutes record negotiations with Sir Cotton for this plot being undertaken in 1871[20], though it appears that the transaction was still not complete by the time of the 1888 OS Map. As both the Site and the receptor formed part of the historic manor of Girton, with Sir Cotton himself selling part of the estate directly, there exists an associative relationship between the two. Changes over the past two centuries however, including the breakup of the estate as well as urban encroachment from Cambridge, have eroded this relationship. Both the Site and Girton College are currently owned by the University of Cambridge, and today, as a result of physical and functional changes, including the fragmentation of the original estate, the development of new infrastructure, and the shift in land use, there is no visible or functional indication of the historic associative relationship between the two.

West Cambridge Conservation Area

3.2.8 The West Cambridge Conservation Area is a receptor of medium sensitivity. It was first designated in March 1972 with later extensions in 1984 and 2011. The adopted Conservation Area Appraisal summaries the special interest of the Conservation Area as being derived from:

"Today the Conservation Area is notable for its spacious residential streets, lined with large mainly detached houses of the late 19th or early 20th centuries. Many of these are built in red brick with occasional tile hanging in the Arts and Crafts style then popular and some are exceptional architecturally. Old Newnham, to the south of the Conservation Area, has a number of older buildings on smaller scale plots, which are also important to its character. The domestic scale of these buildings contrasts with the much larger University buildings which have been built from the same period onwards, with several late 19th century Colleges (Newnham, Selwyn, Ridley Hall) being located just off Grange Road. Later, 2 between Burrell's Walk and West Road, the 1920s Clare College Memorial Court and the 1930s University Library were added. The Library has been extended more recently to become the largest building in the Conservation Area. Since the 1950s the development of the Sidgwick Site, between West Road and Sidgwick Avenue, has provided a large complex of very individual University buildings, mostly designed by prestigious architects. Further University and College buildings have been added along, or just off, Grange Road, such as Robinson College (1980s) and, more recently, the Centre for Mathematical Sciences, Wilberforce Road.

Despite the differences in form, scale, and materials between the original residential properties and the much larger University and College buildings, the very high quality of nearly all of the structures means that the area retains a spatial cohesion. There are virtually no commercial buildings in the Conservation Area, the predominant uses being either residential or educational. Most importantly, an attractive setting is provided for these buildings by the many large green spaces, hedges and areas of woodland, which remain in the Conservation Area. Some of these are part of planned historic gardens which once surrounded detached 19th century buildings, and which now serve a new purpose by complimenting the many modern buildings within the Conservation Area. The College playing fields, adjacent Green Belt and the open spaces are important contributions to the character of the Conservation Area. These green, open spaces have an important relationship with the blocks of buildings. The areas also provide the setting for views into and out of the City Centre, as they are part of the transition from country to city and vice versa."

3.2.9 The Conservation Area is divided into a series of character areas, the closest of which to the Site is Character Area 1: Huntingdon Road to Madingley Road. The Appraisal notes the key characteristics of this area as being:

- Location on two major arterial routes into Cambridge.

[18] Girton College Archives GCGB 1/8/1
[19] Ibid. GCGB 1/8/1
[20] Ibid. GCGB 2/1/2

- Five large 20th century Colleges (Fitzwilliam, Murray Edwards (formerly New Hall), St Edmund's, Lucy Cavendish and Churchill) to the north.
- Department of Earth Sciences and the Cambridge Observatory to the west, centred on the listed Observatory with its adjoining dome, which is concealed from the road by thick woodland.
- Residential uses mainly to the south along Madingley Road, with large, detached family houses with spacious gardens dating to the early to mid-20th century; and
- The large open green space to the west of the main building of Churchill College is extremely visible and makes an important contribution to the character of the area.

3.2.10 The setting of the Conservation Area is defined primarily by the suburban expansion of Cambridge from the 19th and early-20h century, as well as the large, landscaped grounds associate with the collegiate campuses that occupy this part of Cambridge.The Site is located to the west and north of the Conservation Area and is physically and visually separated by existing landscape features and built form. The Site at its closest point would likely be considered to form part of the townscape setting of the Conservation Area, but the remainder of the Site is located at some distance. There is no associative or functional relationship between the Site and the Conservation Area, such that the Site is not considered to make any contribution to the heritage significance of the Conservation Area. ***Schlumberger Gould Research Centre & attached perimeter wall to the north***

3.2.12 As a Grade II* Listed Building the Schlumberger Gould Research Centre is a receptor of high sensitivity. The heritage interest of the Listed Building is derived from its significance from its architectural and aesthetic interest. The listing description states:

> *"The Schlumberger Gould Research Centre in Cambridge, built in 1985 for the oil industry research company, Schlumberger, to the designs of Sir Michael Hopkins (Michael Hopkins and Partners, now Hopkins Architects), is listed at Grade II* for the following principal reasons:*
>
> - *Architectural interest: it is a particularly important building of the early 1980s by Sir Michael Hopkins, one of Britain's foremost contemporary architects, and embodies innovative features and characteristics of the British High-Tech Movement.*
> - *Technological interest: it is a highly innovative industrial building using new materials, technology and design solutions, built for a forward thinking client that demanded a fully flexible and highly prestigious building which promoted the company and reflected the advanced design and technology of its products.*
> - *Historic interest: its strong historic association with Schlumberger, an internationally significant player in the history of oil exploration.*
> - *Degree of survival: despite some minor alterations to the interior, the building has survived remarkably intact, significantly contributing to its high degree of special interest".*

3.2.13 It goes on to note:

> *"The Schlumberger brief incorporated a development in two phases. The second phase, completed in 1992, is too young to be considered for listing at this time (2016). The initial phase, of 5600 m2, was designed to house a drilling testing station, a pumping station, laboratories, offices, computer rooms, library, meeting spaces and a canteen/restaurant. The brief asked for a design that was 'creative yet functional, attractive but not flashy' (Architectural Review, February 1984), and stressed the need for good connectivity and communication between the*

different activities and departments. A requirement for good natural lighting was specified for the Test Station resulting in the use of a Teflon-coated fibreglass membrane, the first for a major roof covering in the United Kingdom. The Test Station equipment is designed to replicate real drilling conditions with a high pressure chamber and drilling 'pits' included in the design, wherein pressures of 10,000 psi and drilling temperatures of 170o C can be achieved. With such extremes safety was a significant consideration. The north wall was designed to blow out in case of an explosion and, no doubt, the fabric roof covering, provided and manufactured by Stromeyer and engineered by Ove Arup and Partners, not only provided the required lighting but would if needed enable explosive pressures to escape upwards.

The side ranges, housing laboratories, computer rooms, meeting spaces, the library and offices, use a single-storey post and truss structure clad in glass and profiled steel sheeting, a development of the system developed by the Hopkins's for their own home in Hampstead (Listed at Grade II). Work began in September 1983, and the company began to fully occupy the building in early 1985. An initial proposal for fabric canopies to provide brise soleil was rejected, and Schlumberger opted instead for external blinds to regulate temperatures for their staff in the side ranges. The temperature control under the membrane proved to be a challenge too, and the comfort level in the Winter Garden is not always easily maintained.*

Since the building has been occupied, original structures in the service yard became obsolete and have been removed".

3.2.14 The designation also specifically excludes specific elements including *"…the testing pits and high pressure chamber, the floor, the testing machinery, and the gantry crane in the Test Station; as well as the partition walls, and fixed furnishings and fittings in the side ranges, are not of special architectural or historic interest. Also, not of special architectural or historic interest are the metal fences and gates attached to the perimeter wall of the service yard to the north".*

3.2.15 The receptors immediate setting is defined by its extensive grounds with a car park to the north, accessed from High Cross to the west. To the south is a large-scale modern extension which is specifically excluded from the listing but is a prominent feature within the immediate setting of the Listed Building. The building forms part of the wider university campus to the south of Madingley Road, the character of which is defined by large-scale laboratory and research buildings. The M11 is to the west and forms a strong physical and visual break between the city limits and the surrounding countryside. The asset's setting may be described as urban fringe, with the neighbouring academic institutions contributing to its significance as other examples of research facilities, likely in association with the University of Cambridge.

3.2.16 The Site is located at some distance to the north of the receptor and there is no known functional or associative relationship between the two. Given the separation distance and the intervening built form, landscape features, and topography it is not considered that the Site forms part of the setting of the receptor, nor does it make any contribution to its heritage interest.

The Observatory and Northumberland Dome

3.2.17 The heritage interest of these two receptors is intrinsically linked, as such they have been considered as a group.

3.2.18 Listed at Grade II the Observatory and Northumberland Dome are receptors of medium sensitivity.

3.2.19 The Observatory was established in 1822 to the designs of John Clement Mead, is two storeys built of ashlar in the Neo-Greek architectural style. The heritage interest of the building

is derived from its architectural and historic interest as a result of its contributions to science and education.

3.2.20 Founded by the University of Cambridge, the observatory and the dome have played a key role in the development of astronomy in the UK. The Northumberland Dome is located to the south of the Observatory and dates from c.1838. The dome houses the Northumberland Telescope, which at its time of installation it was one of the largest refracting telescopes in the world.

3.2.21 The receptors hold architectural, cultural, and historic interest as a result of their 19th century classical designs. Whilst the dome has been reconstructed, the form and materials preserve its historic character and do not diminish its interest. The Observatory has key associations with several notable astronomers including John Couch Adams and Arthur Eddington which add to the heritage interest of the receptors as well as forming part of the University's public outreach programme.

3.2.22 The setting of these receptors is defined by the surrounding semi-rural landscape. Located on the western edge of the city, the observatory and dome are located within a well-defined plot, surrounded by mature trees, gardens and low-rise development. The area along Madingley Road has a strong academic character. Whilst historically the dome would have featured as a landmark feature on the skyline, today it is entirely surrounded by mature trees which give a sense of enclosure, obscuring views from the surrounding townscape.

3.2.23 The Site is located to the northwest of the receptors and is not appreciable as a result of the intervening built form and landscape features. The Site is not considered to make any contribution to the heritage interest of the receptors, other than forming part of its wider townscape setting.

Chapel, Churchill College

3.2.24 As a Grade II Listed Building, the chapel is a receptor of medium sensitivity. Built between 1961 and 1968 to the designs of Sheppard Robson and Partners the chapel is a modern interpretation of a Byzantine basilica. The building holds architectural interest as a result of its unique design and key architectural features such as the timber roof, central lantern and the large concrete members externally which five the building a monumental presence despite its small size.

3.2.25 The building is reflective of the liturgical revolution that occurred in the mid-20th century which is evident in the square plan of the internal worship space. At the time of the chapels' foundation, there was an intense divide in the college as to whether the construction of a chapel was appropriate, as such it was determined that it would be built on land at the edge of the college campus.

3.2.26 The chapel also holds group value with the nearby Grade II listed Research Flats.

3.2.27 The chapel is located to the western extent of the college site and for the reasons set out above, this means that the building is both visually and physically separate from the main college buildings. The building is set within an area of open ground, backing on to the sports fields to the south. Several large mature trees are positioned around the chapel, providing an element of screening from the surrounding footpaths. Built form to the north comprises of the brutalist Churchill College Flats with the large pyramidal atrium of the Moller Institute being a focal point.

3.2.28 The Site is located to the northwest of the receptor and is both physically and visually separate. As a result of this separation, combined with the intervening built form and landscape features, the Site is not considered to form part of the setting of the receptor, nor does it contribute to its heritage interest.

Research Flats, Churchill College

3.2.29 As a Grade II Listed Building, the research flats are a receptor of medium sensitivity. Constructed between 1959-60, also to the designs of Sheppard Robson Architects. The flats are of brown brick with flat roofs"[21].

3.2.30 The heritage interest of the building is derived from its architectural interest as part of the original masterplan for Churchill College. The building is of the distinctive modernist architectural style that defines the Churchill campus, using brick and concrete in a modular layout. Constructed to provide accommodation for graduate students and visiting academics, the receptor is also of historic interest as part of the original phases of development for the college, which is considered as a pioneer in modern architecture. It holds group value with the adjacent chapel which is contemporary in date and was designed by the same architect.

3.2.31 The receptor is accessed off Churchill Road and forms part of the cohesive townscape of the college's 50-acre site, being located on the edge of the open space allowing for views to the south across the college sports pitches.

3.2.32 The immediate setting of the receptor is defined by its designed landscape which makes a positive contribution to its heritage interest. Each unit features an outdoor terrace and to each elevation is a formal landscaped area bisected by footpaths providing access to the individual flats.

3.2.33 The Site is located to the northwest of the receptor and is both physically and visually separate. As a result of this separation, combined with the intervening built form and landscape features, the Site is not considered to form part of the setting of the receptor, nor does it contribute to its heritage interest.

American Military Cemetery RPG

3.2.34 As a Grade I RPG the American Military Cemetery is a receptor of high sensitivity. It is included on the Register of Parks and Gardens of Special Historic Interest for the following reasons:

- *A unique example of a Post-War Military Cemetery (mid-1950s) of the highest design quality and social importance.*
- *It commemorates the lives of all US servicemen who perished in Britain in World War II and contains the remains of over 3800 war dead.*
- *The landscape design was by Olmsted Brothers, an internationally renowned landscape firm which created a striking and moving formal design applied to a commemorative landscape, dominated by monumental architecture including a chapel, wall of remembrance and flagpole.*
- *The uniformity of the individual headstones and their formal arrangement in a regular pattern across a large area set on lawn contributes an exceptional character, equalled in England by the military cemetery at Brookwood.*
- *The cemetery survives in excellent condition with components including a variety of high quality structures and a memorial chapel.*

3.2.35 The asset's immediate setting is defined by its rural surroundings which contributes to its heritage interest given that its location was chosen to serve as a peaceful location for quiet contemplation and commemoration of the dead. However, the construction of the A428 c.450m to the north-west and the M11 1.35km to the east has resulted in noise intrusion which undermines this tranquillity and peaceful setting of the receptor. To the west of the cemetery is

[21] RESEARCH FLATS, CHURCHILL COLLEGE, Non Civil Parish - 1331924 | Historic England

heavy woodland planting along the boundary with Madingley Road, which obscures views outwards.

3.2.36 The Site is located to the northeast, beyond the M11 and as a result of the visual and physical separation it does not form part of the setting of this receptor. There are limited views outwards from towards the Site from within the cemetery; however, given the distances between them, it is not considered that the Site makes any meaningful contribution to the heritage interest of this receptor.

Histon Road Cemetery RPG

3.2.37 As a Grade II* RPG Histon Road Cemetery is a receptor of high sensitivity. The designation description gives the reasons for designation as being:

- An early (1843) garden cemetery, designed for a provincial city.
- The cemetery was laid out by the author and designer who was most influential on mid-late C19 cemetery design, J.C. Loudon (d.1843).
- The cemetery embodies Loudon's most important ideas on cemetery design and is an early example of the grid pattern layout adopted for many later cemeteries.
- The only example of a cemetery by Loudon which was executed without modification to his design.
- The layout survives intact with elements including boundary wall, lodge and gateway, path system, and monuments although its chapel has been demolished.

3.2.38 Opened in 1842, Histon Cemetery was established as a Nonconformist burial ground during a period of rapid urban expansion and growing public health concerns. Loudon's innovative design, featuring a grid layout and a focus on order, hygiene, and aesthetics, became a model for later cemeteries across Britain. The cemetery also reflects the social history of Cambridge, serving as the final resting place for over 8,000 individuals, many of whom were local residents.

3.2.39 The setting of the cemetery is defined by Histon Road to the west and Victoria Road to the south and the surrounding townscape is defined by low-rise residential terraced properties. The cemetery features several large, mature trees which give it a sense of enclosure, and the area is welcome green space within the otherwise suburban townscape.

3.2.40 The Site is located c.730m to the west of the receptor and is both physically and visually separate by virtue of the intervening built form. The Site does not form part of the setting of the cemetery, nor does it contribute to its heritage interest.

Conduit Head Road Conservation Area

3.2.41 As a result of their close associative relationship, the heritage significance of the Conservation Area and associated Listed Buildings (as described below) are closely related.

3.2.42 The Conduit Head Road Conservation Area is a receptor of medium sensitivity. The Conservation Area was first designated in 1984 and the latest appraisal dates from January 2024. The appraisal contains the following summary of the asset's special interest:

"*Conduit Head Road Conservation Area comprises a 20th century residential development, built between 1914 and the 1990s. The buildings are generally large, detached properties, set in sizeable, mature gardens. The area developed in a piecemeal fashion, displaying a variety of different architectural styles. A number of Modernist houses, built in the 1930s and 1960s, are of particular note. These buildings provide a high quality and progressive architectural character in the area.*

The Conservation Area retains a significant amount of mature vegetation. This, coupled with the dog-legged and quiet nature of the private road itself, acts to provide a sense of enclosure and seclusion in the area, with few long views available and the majority of buildings screened from the road."

3.2.43 The setting of the Conduit Conservation Area is defined by the suburban expansion of Cambridge, including Phase 1 of the wider North West Cambridge proposals. Whilst historically the Conservation Area was located in an open rural setting; today, the surrounding area has undergone extensive change, resulting in a more urbanised setting within which the Conservation Area provides a tranquil and verdant relief.

3.2.44 The Site is located to the north of the receptor with the north boundary of the Conservation Area being adjacent to the Site. The remainder of the Site is located to the west of the receptor and is physically and visually separate. There is no functional or associative relationship between the receptor and the Site, and although historically the land would have formed part of the rural agricultural setting that surrounded the city, the 20th century expansion and development of the nearby colleges has resulted in this setting becoming urbanised.

3.2.45 Whilst the area of the Site to the north forms part of the wider townscape that surrounds the Conservation Area, as a result of the extensive planting to the property boundaries, the Site is not readily appreciable from within the boundary and is considered to make a limited contribution to its heritage interest. The remainder of the Site to the west does not make any contribution to the significance of the Conservation Area.

Willow House

3.2.46 As a Grade II* listed building, Willow House is a receptor of high sensitivity. The receptor derives from its architectural and historic interest as an early example of modernist architecture, heavily influenced by the work of Le Corbusier.

3.2.47 The property holds architectural interest as a result of its association with George Checkley, to who's design the building was constructed in 1932. The property is two-storeys, built of concrete with white render. As is common for the architectural style, the building includes a strong emphasis on light and space. Commissioned by Dr. McCombie (Kings College), the house was part of a wave of modernist homes that began to appear in the city in the early 20th century. Previous alterations have resulted in several changes to the internal layout, splitting the property into two dwellings; however, more recently work has been undertaken to try and undo some of the unsympathetic alterations, such that they have not diminished the architectural quality of the building.

3.2.48 The building forms a group with the White House and Salix, given their similar date. The White House was also designed by Checkley.

Salix

3.2.49 As a Grade II Listed Building, Salix is a receptor of medium sensitivity. Its heritage interest is derived from its architectural innovation, historical associations, and its contribution to a unique enclave of early 20th-century modernist design.

3.2.50 The house was constructed between 1933-34 and includes several period features indicative of its architectural style. This includes flat roofs and terraces, corner windows with metal framed glazing, and a cantilevered canopy over the entrance door. These features aid in our appreciation of the modernist architectural response. It holds historic interest through its association with Dr Mark Oliphant, who was a prominent Austrian physicist as well as it links to the development of college residential architecture.

3.2.51 The building holds group value with Salix and White House, which are similar in date and are designed using similar architectural design principles.

White House

3.2.52 The White House, as Grade II listed, is a receptor of medium sensitivity. The heritage interest of the property is derived from its architectural and historic interest as one of the earliest Modernist houses in Britain and the first of its kind in Cambridge.

3.2.53 Designed by George Checkley as his private dwelling, the architectural design is characteristic of the modernist style, featuring flat roofs and steel framed windows. The building is rectangular in plan, and it embodies modernist ideals of functionalism and simplicity. The receptors association with Checkley adds to its historic interest as does its associative relationship with other modernist buildings from the same period.

Setting of Willow House, Salix, and White House

3.2.54 The immediate setting of these Listed Buildings (Willow House, Salix and White House) is defined by their domestic gardens. In the most part the properties are well screened from Conduit Head Road by the mature trees and planting along their boundaries, which are characteristic of the surrounding streetscape. The wider setting of the receptors comprises the Conduit Head Conservation Area and the properties are positive features that make a positive contribution to the character and appearance of the Conservation Area.

3.2.55 There is no functional or associative relationship between the Site and these receptors, which are physically and visually separate. The extensive mature planting which are characteristic of the townscape, combined with the intervening built form and separation distance means that the Site simply forms part of the wider townscape setting of these receptors and does not make any meaningful contribution to their heritage interest.

Shawms

3.2.56 As a Grade II* Listed Building, Shawms is a receptor of high sensitivity, and its heritage interest is derived from its architectural and aesthetic interest as an example of the Modern Movement style. Designed by Margaret Justin Blanco White in 1938, the building exemplifies modernist architecture during the interwar period, showcasing clean lines, functional design, and a strong emphasis on light and space. Originally designed to be constructed in reinforced concrete; however, due to shortages of materials White amended the design to use timber in the construction. As a result, Shawms is therefore one of only a few timber-clad modernist houses of this period in the UK. The property retains many of its original features, adding to its architectural interest.

3.2.57 The building also holds historic interest through its association with Blanco White who was a notable female architect and is considered a pioneer of the time.

3.2.58 The immediate setting of Shawms is defined by its large residential garden which extends to the south of the property. The garden is largely enclosed by mature trees and planting, creating a sense of containment and limiting any appreciation of the property from within the surrounding area. The wider setting is defined by the Conduit Head Conservation Area. The Conservation Area comprises large, detached houses, many of which are designed in the Modernist style, set within generous gardens. The streets are defined by generous vegetation, greenery and trees. To the west is a single field which has been retained as open space within the wider North West Cambridge development. This field is identified as containing ridge and furrow which is visible as extant earthworks.

3.2.59 Beyond this is the nearly complete Phase 1 development at Eddington. The area surrounding this receptor has undergone extensive change throughout the 21st century, with the urban expansion of Cambridge resulting in the receptor now being located in a distinctly urban townscape setting.

3.2.60 The Site is located to the north of the receptor and there is no known associative or functional relationship between the two. The Site forms part of the wider setting of the receptor, which

has already experienced significant change; however, it is not considered to make any meaningful contribution to its sensitivity.

Spring House

3.2.61 As a Grade II Listed Building, Spring House is a receptor of medium sensitivity. The heritage interest of the property is derived from its architectural and historic interest. Designed by Colin St John Wilson in the Modern style. John Wilson is best known for designing the British Library. Spring House was constructed between 1965 and 1967 as an Artist's House and Studio and is an early example of his domestic work.

3.2.62 Spring House is of architectural interest as a result of its design, which embraces Modernist ideals. The building avoids the characteristic starkness of high modernism and incorporates natural materials and textures to create softer and more intimate spaces. The concrete Roman tile roofs add an element of sculptural quality, creating a unique architectural approach. The list description notes that *"The elevational to front and side reminiscent of Aalto's Saynatsalo Town Hall, Finland (1950-2), particularly in the treatment of the broad stack".* The design also enshrines the principles of Modernism with the external spaces being just as important as the internal.

3.2.63 The setting of the Listed Building is defined by its large residential garden which extends to the east. The garden is largely enclosed by mature trees and planting, creating a sense of containment and limiting any appreciation of the property from within the surrounding area. The wider setting is defined by the Conduit Head Conservation Area. The Conservation Area comprises large, detached houses, many of which are designed in the Modernist style, set within generous gardens. The streets are defined by generous vegetation, greenery and trees.

3.2.64 To the east is an area of mature woodland with modern development to the southeast at Bradrushe Fields, beyond which is the Institute of Energy and Environmental Flows.

3.2.65 The Site is located to the north of the receptor and there is no known associative or functional relationship between the two. The Site forms part of the wider setting of the receptor, which has already experienced significant change; however, it is not considered to make any meaningful contribution to its sensitivity.

Storey's Way Conservation Area

3.2.66 The heritage sensitivity of the Storey's Way Conservation Area is medium. Designated in 1984, the Conservation Area Appraisal was adopted in April 2008. The Conservation Area Appraisal describes the special interest of the Conservation Area as being 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".*

3.2.67 It identifies three distinct character areas which includes the central area, colleges and grounds, and the Ascension Parish Burial Ground. The Conservation Area covers an area of early 20th century residential development

3.2.68 As Grade II Listed Buildings the receptors at Storey Way are of medium sensitivity. Given their close proximity and associations with Ballie Scott, the properties have been considered

together. The heritage sensitivity of the receptors is set out in their listing descriptions, noted below:

29 Storey's Way

- *Design: it is a good example of the finely crafted Neo-Georgian style that Baillie Scott adopted later in his career.*
- *Architectural interest: it has a well-proportioned composition enlivened by subtle variations in plane, towering chimney stacks, and delicate Georgian-inspired detailing.*
- *Interior: this displays the same high level of design and craftsmanship in an elegant Georgian style, and the survival of the configuration and fittings of the service area further enhances the special interest of the house.*
- *Architect: Baillie Scott is one of the most accomplished and prolific architects of the late C19/ early C20 and has around sixty listed buildings to his name.*
- *Context: the house forms part of an exceptional suburban development in West Cambridge which encompasses the work of some of the most notable architects of the day.*
- *Group value: it is one of an important cluster of five listed Baillie Scott houses in Storey's Way with which it has considerable group value.*

30 Storey's Way

- *Design: as one of Baillie Scott's smaller houses, it aptly demonstrates his belief that such dwellings should be designed as a 'roomy cottage' rather than 'a mansion in miniature'.*
- *Architectural interest: inspired by the architect's love of old buildings which lull and soothe the spirit, the low sweep of the roof with its tall chimney stacks and profusion of gabled dormers conveys a sense of shelter and warmth, and the plan form provides an easeful fluidity of living space.*
- *Materials: the essential nature of the building materials are drawn out by thoughtful handling, so that the plaster on the walls retains its characteristic texture of subtle modifications, and the flowers and foliage on the modelled plasterwork of the fireplaces (one of the loveliest features in the house) give the impression of having 'been coaxed from their white bed'.*
- *Architect: Baillie Scott is one of the most accomplished and prolific architects of the Arts and Crafts Movement and has around sixty listed buildings to his name.*
- *Context: the house forms part of an exceptional suburban development in West Cambridge which encompasses the work of some of the most notable architects of the day.*
- *Group value: it is one of an important cluster of five listed Baillie Scott houses in Storey's Way with which it has considerable group value.*

48 Storey's Way and Garden of 48 Storey's Way RPG

3.2.69 As Grade II Listed Building and Grade II RPG the receptors are of medium heritage sensitivity. Given their close associative relationship, they have been considered as a group. No.48 Storey's Way derives its significance from its architectural and artistic interest as a 1913 Arts and Crafts house designed by M. H. Baillie Scott.

3.2.70 The list description states that the receptor was designated for the following reasons:

- *Architect: Baillie Scott is one of the most accomplished and prolific architects of the Arts and Crafts Movement and has around sixty listed buildings to his name.*
- *Architectural interest: it is one of Baillie Scott's most accomplished works, comparable in interest to his highly graded pieces, and is masterly in its composition, plan form, detailing and craftsmanship.*
- *Planning: the plan form represents the culmination of the architect's ideas about layout and function, providing a fluid living space and a distinctive spatial quality in which views and vistas are created along the axes.*
- *Interior: this is meticulously detailed and beautifully crafted.*
- *Materials: high quality building materials are used throughout, their essential nature drawn out by thoughtful handling.*
- *Intactness: the decorative elements and joinery have survived with a high level of intactness, as has the original plan form which has been subject to only minor modification in the service area.*
- *Context: the house forms part of an exceptional suburban development in West Cambridge which encompasses the work of some of the most notable architects of the day.*
- *Group value: it has group value with the garden, which is being recommended for registration, and is one of an important cluster of five listed Baillie Scott houses in Storey's Way.*

3.2.71 The Grade II RPG at No.48 Storey's Way dates from 1913 and was also designed by M.H. Baille Scott. It is included on the Register of Parks and Gardens of Special Historic Interest for the following reasons:

> *Designer: it is by one of the most accomplished and prolific designers of the Arts and Crafts Movement whose work is well represented on the List*
>
> *Design interest: it is a highly significant work that embodies Baillie Scott's fundamental ideas about garden design and a unified approach to planning. The design of the garden is carefully integrated with that of the house to create an open and dynamic relationship between the inside and outside space, and demonstrates the serious thought he gave to small, everyday gardens that involved a realistic amount of maintenance for their owners.*
>
> *Intactness: the layout has remained in almost its complete original state and retains nearly all the features seen in early photographs.*
>
> *Rarity: it is not only a rare and important survival of a suburban Arts and Crafts garden but is the only known example of a garden of this scale by Baillie Scott to have survived in anything like its original condition.*
>
> *Group value: the garden and house form an ensemble of exceptional importance as one of the best examples of Baillie Scott's seminal and influential work. The garden has considerable group value with the house which is listed at Grade II* and is part of an important cluster of five listed Baillie Scott houses in Storey's Way.*

Context: the garden forms part of an exceptional suburban development in West Cambridge which encompasses the work of some of the most notable architects of the day.

54 and 56 Storey's Way

3.2.72 As Grade II listed buildings these are receptors of medium sensitivity. Nos. 54 and 56 Storey's Way hold architectural and historic interest as high-quality examples of early 20th century domestic architecture. No.54 was designed by renowned architect M.H. Baillie Scott and is designed in the Neo-Georgian style with distinctive features. No.56, also designed by Scott is in the Picturesque style and it is thought that Scott resided in the property. Together the buildings represent the aspirations of early 20th century suburban development in Cambridge.

Setting of Storey's Way Conservation Area and Associated Listed Buildings

3.2.73 The immediate setting of the Listed Buildings at Storey's Way is defined by their generous plots with mature gardens, often screened by hedges or boundary walls, contributing to the verdant, semi-rural character of the surrounding streets. Properties are set back from the main road with large front and rear gardens which give the are a semi-rural character.

3.2.74 The wider setting is defined by the Storey's Way Conservation Area which includes significant areas of 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. The receptors are not visible within long or medium distance views from the wider townscape, given the low scale of the development and they all make a positive contribution to the significance of the Conservation Area.

3.2.75 The setting of the Conservation Area is characterised by the institutional and residential development associated with the early 20th century suburban expansion of the city and the nearby colleges. It is defined by its architectural richness and the integration of built form into the surrounding high-quality landscape.

3.2.76 The Site is located to the west of the receptors and is visually separate as a result of the mature landscape planting that along the existing property boundaries. As a result, the Site is not considered to form part of the setting of the Listed Buildings, nor does it contribute to their heritage interest. The Site does form part of the townscape setting of the Conservation Area, but given its enclosed nature it is not considered to make any meaningful contribution to its heritage significance.

Howes Place Conservation Area

3.2.77 The Howes Place Conservation Area was designated in January 2024 and is a receptor of medium sensitivity. The adopted Conservation Area Appraisal contains the following summary of the asset's special interest:

3.2.78 "*This area is a 1921 architect designed development of 14 houses and a boiler laundry house (which was later converted to two residential flats – Nos. 6A and 6B) and a 3 storey institutional building. Later additions to Howes Place, Nos. 16-18, have been sympathetically integrated into this original plan using the original formal landscaping. In addition to the formal landscaping of rows of pleached limes and beech and other neatly trimmed hedges, the number of mature trees and hedges, which lie to the rear of the Howes Place properties, in NIAB's grounds and on the field and property boundaries in the area, are significant. They reinforce the ties between the function of NIAB and the landscape in general*."

3.2.79 The area is characterised by early 20th century development and the site was originally chosen due to its location outside the city, meaning it was ideal for the growing of plants and testing at the National Institute of Agricultural Botany. Whilst today, the area forms part of the suburbs of Cambridge, the horticultural character remains discernible through the remaining formal landscaping found in the Conservation Area.

3.2.80 The Site is located to the south of the Conservation Area, beyond the residential properties along Huntingdon Road. However, there is no apparent functional or associative relationship between the two. The Site forms part of the wider townscape setting of the Conservation Area; however, as a result of the intervening bult form, landscape features, and topography the Site is not considered to make any meaningful contribution to the heritage interest of the receptor.

Non-Designated Heritage Assets

3.2.81 As Locally Listed Buildings, all of the receptors considered in this section are of low sensitivity. The buildings are identified on the CCCs Local List; however, no information is provided as to their reasons for inclusion. For the purposes of this assessment, the properties have been grouped together based on their position along the street which is considered to be a robust approach.

Nos 136, 138, 141, 143-145 Huntingdon Road

3.2.82 A brief description of the properties is set out in the Cambridge Suburbs and Approaches: Huntingdon Road[22] document, which are reproduced below:

- No 136: *"No. 136 and 136A, a large, detached house in the Norman Shaw Old English style, Building of Local Interest, now made into two semi-detached properties, with a well-detailed side extension to no.136A".*
- No 138: *"No.138, Neale House, a large gabled brick house with a timber framed gable over the entrance, Building of Local Interest".*
- No 141: *"On the opposite side of Storey's Way, no.141 'Wayside' (W.D. Collins, 1912, Building of Local Interest) shows the influence of C. F. A. Voysey in the use of roughcast and tapering forms".*

3.2.83 No details are provided in relation to No.143-145; however, the property is a semi-detached pair, contemporary with the surrounding residential development and forms part of the 20th century residential expansion in the early 20th century.

3.2.84 The immediate setting of these receptors is defined by their domestic garden, with numerous mature trees located along their boundaries. The wider setting is defined by Huntingdon Road, with similar detached and semi-detached properties of the same age constituting their surroundings. This area developed as part of Cambridge's urban and suburban expansion in the 20th century, and the setting is defined by a suburban townscape character.

3.2.85 Historically the properties along Huntingdon Road would have been set within a rural landscape, outside the extent of the city. However, the construction of research facilities associated with the University of Cambridge to the south has encroached upon this setting, as had the recent construction of the North West Cambridge scheme at Eddington nearby, eroding the original rural character of this area.

3.2.86 The Site is located immediately to the south of the receptors and is one of only a few areas of surviving open land that would have historically defined its setting. However, there does not appear to be any functional or associative relationship between the Site and receptors. Whilst the Site forms part of the townscape setting of these properties, it is considered to make little, if any, contribution to their heritage interest.

162 Huntingdon Road

3.2.87 Within the Cambridge Suburbs and Approaches: Huntingdon Road document, a brief description of the property is provided:

[22] Cambridge Suburbs and Approaches

"No.162, L-shaped on plan, the porch in the angle with a steep swept copper roof, and with an adjoining tall corbelled and canted oriel window. The main roofs are clad with glazed pantiles, a detail extended to the attached contemporary garage. Building of Local Interest."

3.2.88 The property holds architectural and historic interest as part of the early 20th century development of Cambridge. It forms a group with the properties to the south and is of a similar architectural style to the surrounding streetscene.

171, 173, and 183 Huntingdon Road

3.2.89 Within the Cambridge Suburbs and Approaches: Huntingdon Road document, a brief description of each property is provided:

> "*No.183, a design of North European character, with a prominent pantiled mansard roof, contemporary attached garage at the front, and entrance placed on the diagonal between house and garage. The building is little altered and is on the local list*."
>
> "*No. 173, Kapitza House, circa 1930, by H. C. Hughes for Dr Peter Kapitza and showing the influence of avantgarde continental developments. This too is a Building of Local Interest but has had its windows replaced*."
>
> "*No. 171, built in 1931 by H. C. Hughes for Dr Alden Wright, with an original built-in garage. This, combined with the building's simple form and clean lines, and distinctive tall corner window, gave it a modern, functional, aesthetic. The building is Building of Local Interest. Unfortunately, the original windows have been replaced with UPVC and the garage incorporated into the ground floor accommodation*."

3.2.90 The heritage sensitivity of the receptors is derived from their architectural and aesthetic interest as part of the early 20th century expansion of the city. Nos.171 and 173 also hold historic value as a result of their association with prominent architect H.C. Hughes. Hughes was inspired by the Arts and Crafts Movement and designed buildings reminiscent of that style during the inter-war period. He was also responsible for the design of several other buildings within Cambridge from this period, including Fen Court at Peterhouse College and Salix (Conduit Head Road). No.171 also possesses historic interest through its association with Peter Kapitza, a renowned Soviet physicist whose research focussed on low-temperature physics.

Setting

3.2.91 The setting of these receptors is defined by their residential plots and the suburban townscape in which they are located. The Site is located, in the most part, at significant distance from the receptors and there is no apparent functional or associative relationship between them. The Site forms part of the wider townscape setting of the properties along Huntingdon Road; however, as a result of the intervening bult form, landscape features, and topography the Site is not considered to make any meaningful contribution to the heritage interest of the receptors.

Conduit Rise and Clements End

3.2.92 The properties are described in the Conduit Head Rise Conservation Area as:

- Conduit Rise: "*Conduit Rise was built by Harry Redfern. Constructed in an Arts and Crafts style, it is located behind a tall painted brick wall and is of two storeys plus attic. The walls are rendered and painted white, with a heavily pitched tile roof above and some weatherboarding to gable ends. A number of chimney stacks form a prominent part of the roofline. These are built in pale yellow and red brick with red brick detailing to the top. The windows are timber framed casements*."

3.2.93 The receptor derives its significance from its architectural and historic interest as a good example of an 19th century Arts and Crafts style dwelling, as well as through its association with the architect Harry Redfern. Redfern was appointed to commissions for both the Universities of Oxford and Cambridge, designing laboratories for both institutions and also undertaking restoration work. He also undertook ecclesiastical work, such as at St. Michaels in Abingdon, in addition to serving as chief architect for the Home Office State Management Scheme, designing New Model Inns.

- Clements End: *"Of two storeys with a hipped tiled roof, the building is rendered and painted pale pink. The main façade fronts on to the road. Symmetrically arranged, it is of three bays. The central bay projects forward beneath a plain parapet, with a Georgian-style door with semi-circular fanlight to the ground floor, and a central window flanked by a single window to either side to the first floor. The right and left bays each contains a single window to both the ground and first floors. All windows are timber casements. The south elevation contains a square bay window carried from the ground to first floors*."

3.2.94 The receptor derives its significance from its architectural and historic interest through its association with the architect Harold Tomlinson. Working primarily in Cambridge, Tomlinson designed the ADC Theatre as well as the first Cambridge Airport building in the 1930s.

3.2.95 The immediate setting of the receptors is defined by their private gardens which features mature landscaping and contribute to the heritage interest by maintaining a sense of privacy and enclosure which was characteristic of the surrounding properties. The wider setting to the south-west and south-east is characterised by the large, detached houses along Conduit Head Road, each including substantial gardens and planting. These properties are located within the Conduit Head Conservation Area and the adjacent properties exemplifies the original suburban setting of the receptors. To the north-west, separated by a field, Phase One of the North West Cambridge development is encroaching up on the setting of the Conservation Area.

3.2.96 The Site is located to the northeast of the receptors with the north boundary of the Conservation Area being adjacent to the Site. There is no functional or associative relationship between the receptors and the Site, and although historically the land would have formed part of the rural agricultural setting that surrounded the city, the 20th century expansion has resulted in this setting becoming urbanised. Whilst the Site forms part of the wider townscape that surrounds the receptors, as a result of the extensive planting to the property boundaries, the Site is not readily appreciable from within the and does not make any contribution to their heritage interest.

Nos. 25, 34, 44, and 52 Storey's Way

3.2.97 The Storey's Way Conservation Area Appraisal describes the buildings as follows:

3.2.98 No.25 Storey's Way was built in 1924 and is part of the early 20th century expansion of Cambridge. Designed by H C Hughes, the building is characteristic of other properties of this period. It is described as *"…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".*

3.2.99 No. 34 dates from 1923 and was designed by Prof. F Blackman as his own private residence. It is described as *"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 pargetted 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".*

3.2.100 Nos.44 and 52 are slightly earlier in date (1913) but are characteristic of the architectural style of the surrounding area. The are described as:

- No. 44: *"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 pargetted 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"*

- No.52: "*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"*

3.2.101 These receptors are located within the Storey's Way Conservation Area which defines their immediate setting. Set within large plots with well-established gardens, the properties form a group with many of the other residential properties that characterise the Conservation Area.

3.2.102 The setting of the Conservation Area and these receptors is characterised by the institutional and residential development associated with the early 20th century suburban expansion of the city and the nearby colleges. It is defined by its architectural richness and the integration of built form into the surrounding high-quality landscape.

3.2.103 The Site is located to the west of the receptors at its closest point with the remainder of the Site being located at some distance to the west. The majority of the Site is both physically and visually separate. As noted previously, the receptors within the Conservation Area are not appreciable from within the wider townscape as a result of the extensive mature planting within the Conservation Area. As a result, the Site is not considered to form part of the setting of the receptors, nor does it contribute to its heritage interest.

Mortuary Chapel of All Souls, All Souls Lane

3.2.104 The heritage sensitivity of this receptor is derived from its architectural and historic interest as a fine example of mid-Victorian Gothic architecture to the designs of W.M. Fawcett. The chapel was built in the late 19th century to serve the St Giles and St Peter's Burial Ground, and it remained in use as a mortuary chapel until the late 1990s.

3.2.105 The building holds historic interest through its links with Fawcett, who was appointed to numerous prominent commissions within Cambridge, including with the University. Some of his work includes the New Museums, Hughes Hall, additions and alterations to Kings College, Emmanuel College, Peterhouse College, and the restoration of Queen's College. As well as this, the chapel is also associated with several prominent figures of the time, including the philosophers Ludwig Wittgenstein and George Edward Moore as well as members of the Darwin family who are interred in the associated grounds[23].

3.2.106 The structure is a good example of 19th century Gothic Revival architecture, with features such as a plate tracery rose window, trefoil lancet windows, a small belfry, buttresses, and a scissor brace roof truss. Materials include flint elevations with stone dressings. The roof was retiled c.2000 while insertion of rooflights at the same time has somewhat harmed its significance[24].

3.2.107 The immediate setting of the receptor is its associated burial ground The mature planting and sense of peaceful isolation contributes to the function of the building as a place of peaceful contemplation of the dead. The burial ground has a functional association with the receptor and contributes to its heritage interest, being a remnant of the original function of the building.

[23] Luke Jacob All Souls Chapel Cambridge.pdf

[24] Luke Jacob All Souls Chapel Cambridge.pdf

3.2.108 In its wider setting, urban encroachment has resulted in the receptor being surrounded by modern residential development. The suburbanisation of the surrounding townscape has resulted in a loss of its historic tranquil setting.

3.2.109 The Site is located to the northwest of the receptor and is both physically and visually separate. As a result of this separation, combined with the intervening built form and landscape features, the Site is not considered to form part of the setting of the receptor, nor does it contribute to its heritage interest.

National Institute of Agricultural Botany (NIAB) and Nos.1-14 Howes Place

3.2.110 These receptors are located within the Howes Place Conservation Area. The Conservation Area Appraisal provides an overview of the properties architectural and historic interest of these receptors.

- Nos. 1-14: *"Nos. 1 to 12, 14 and 15 Howes Place were constructed to wrap around a central green, set back from the street, with Nos. 3 and 4 Howes Place and Nos. 9 and 10 Howes Place each forming an 'H' plan to negotiate the corners. Nos. 14 and15 Howes Place form a further 'H'-shape but are not included within the Conservation Area. It may have been originally planned to repeat the same pattern of development on the opposite side of the street.*

  The Royal Visit, on 18th October 1921, included a tour of Howes Place which had a Laundry House in the middle which originally supplied the houses with heating and hot water from a central boiler. It appears that Nos. 6A and 6B were the Laundry House, as the building has a central location and is of a different design and plan form from the other properties. At the time of the visit, three houses were occupied by officers' widows, and one house was of a special plan intended for seriously disabled officers.

  The houses are built as two-storey semi-detached properties joined by linking 2 metre high gated, brick walls. They were constructed in the pseudo 18th century polite architectural style with vertical sliding sashes, and symmetrically similar to the former NIAB Headquarters building, however, these buildings have tiled hipped roofs with sprocket eaves…"

- NIAB: *"The 'E'-shaped plan of the building is enclosed on the south western side with walls and gate piers forming a gravelled courtyard. The building is of pseudo 18th century polite architectural style with vertical sliding sashes in a symmetrical form. Constructed of white brick under a hipped mansard plain 9 tiled roof of two and a half-storey, with a three-storey entrance, Pevsner had in 1970 already recognised the architectural importance of NIAB: "1921 by Morley Horder. An extension by JBF Cowper & Poole (1955) is of no architectural interest, though the red-brick stores and boiler house of 1963 are. Aluminium curtain-walling on a brick ground floor." This building has recently been converted to provide 68 residential dwellings.*

3.2.111 *The extensions and additions to the rear of the building are only visible where they are close to the property boundary on Howes Place or Lawrence Weaver Road. The 1955 extension is not of particular architectural interest and is thought to negatively affect the character as well as the visual link between Nos. 14 and 15 Howes Place on the western side of the street…"*

3.2.112 The setting of these receptors is defined by the Howes Place Conservation Area, the character of which is derived from its planned layout of mock 18th-century houses, designed in the early 20th century by architect Percy Morley Horder. Properties are set within generous plots bounded by mature trees and hedgerows which contribute to the leafy and verdant character.

3.2.113 The Site is located to the south, beyond the residential properties along Huntingdon Road. However, there is no apparent functional or associative relationship between the two. The Site forms part of the wider townscape setting of these receptors; however, as a result of the

intervening bult form, landscape features, and topography the Site is not considered to make any meaningful contribution to the heritage interest of these receptors.

4 Significance of Effect

4.1 Introduction

4.1.1 The following section sets out a proportionate assessment of impact on built heritage receptors that would be affected either directly or indirectly by the Development.

4.1.2 This section is intended to inform the potential for significant effects to heritage receptors that may arise because of the Development. This assessment therefore appraises the worst-case scenario.

4.2 Significance of Effects

4.2.1 The assessment in **Table 4.1** below sets out the assessment of impact arising from the Development on the built heritage receptors.

4.2.2 Due to the separation distance between the Site and the majority of the receptors within the study area, combined with the townscape character, topography, intervening built form and landscape features, the majority of the built heritage receptors that have been scoped into this baseline assessment will not experience any meaningful change to their setting, that would result in any impact on their sensitivity.

4.2.3 The assessment in **Table 4.1** identifies that the following receptors have the potential to experience a significant effect as a result of the Proposed Development:

- Conduit Head Road Conservation Area

4.2.4 Where an effect is identified, unless stated as beneficial this should be considered an adverse impact.

4.3 Assessment against Policy

4.3.1 It is accepted that the Development would result in a degree of change to the setting of the Conduit Head Road Conservation Area through the introduction of built form immediately to the north of the receptor. The submitted parameter plans, and illustrative Masterplan demonstrate how the Development can be built out to minimise any impact on the identified heritage receptors.

4.3.2 As noted in the methodology, where receptors have been assessed as experiencing a negligible or minor adverse significance of effect; this impact, when applying the policy tests at paragraphs 214 and 215 of the NPPF, is considered to fall within the category of less than substantial harm.

4.3.3 The potential impact on Conduit Head Road Conservation Area is identified to be a moderate adverse significance of effect. In NPPF terms, this impact is also considered to be less than substantial harm.

4.3.4 As such, paragraph 215 of the NPPF is engaged in respect of all designated heritage assets where there is a negligible, minor or moderate adverse effect in EIA terms and any harm must be weighed against the public benefits secured by the proposals. These benefits can be environmental, economic, and/or social benefits, and can include direct heritage benefits such as enhancement to the setting(s) of heritage assets.

4.3.5 The impacts identified in this assessment have been appraised against the worst-case scenario. There is potential for these impacts to be reduced through additional mitigation measures secured at the reserved matters stage. It is envisaged that through the detailed design of the Proposed Development including architectural treatment, materiality, layout, and landscape design. This would ensure that the scheme delivered a high-quality development

that responds positively to the local character of the surrounding area and that any impact to the sensitivity of the Conservation Area could be reduced to a minor adverse significance of effect. Such an impact would likely continue to fall within the category of less than substantial harm in NPPF terms.

4.3.6 Where the Proposed Development has been assessed as having potential to cause adverse impacts to designated heritage receptors, i.e. where the significance of effect is concluded to be negligible / minor / moderate effects (**Table 4.1**), these effects would fall within the bracket of less than substantial harm when considered in NPPF terms. As such, the harm must be weighed against the public benefits of the Proposed Development (paragraph 215).

4.3.7 In regard to non-designated heritage receptors, where adverse effects are concluded in Table 4.1. This would be considered harmful, and in accordance with paragraph 216 of the NPPF, a balanced judgement must be made, having regard to the scale of harm and the sensitivity of the receptor.

4.3.8 The public benefits of the Proposed Development are considered to outweigh any identified heritage harm and are set out in the accompanying Planning Statement.

Table 4.1 Built Heritage Effects

Heritage Receptor	Sensitivity	Construction Phase			Operational Phase		
		Description	Magnitude of impact	Significance of Effect	Description	Magnitude of impact	Significance of Effect
Girton College	High	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Minor	The receptor will be retained, and any impact arising from the operational phase will arise from the presence of new built form, access, infrastructure, and landscaping, which will bring about a change within the setting of the receptor. The Site makes a limited contribution to the interest of the receptor, which is set back within its plot and is well screened from Huntingdon Road. Historically the Site formed part of the land holdings of the Cotton family; however, any such links are no longer discernible, and the Site simply forms part of the wider townscape setting of the receptor. The submitted parameter plans show careful consideration to the layout, scale, and landscaping in order to limit any potential impact. Built form is located to the south of Huntingdon Road, beyond the existing row of residential properties. Those buildings of greater scale are located centrally within the Site in order to help minimise visual impact. Glimpsed view of the roofline of the College is possible across the Site, from the M11 to the south. However, these views are not designed, and the building does not appear as a landmark within these views, and they do not contribute to our appreciation of the collegiate character of the receptor in its campus setting. Overall, the resulting impact on the sensitivity of the receptor will be reduced as a result of the separation distance, intervening mature landscaping and topography of the Site.	Negligible	Minor
Lodge, Girton College	Medium	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase.	Minor	Minor	The receptor will be retained, and any impact arising from the operational phase will arise from the presence of new built form, access, infrastructure, and landscaping, which will bring about a change within the setting of the receptor. The Site makes a limited contribution to the interest of the receptor, which is located along Huntingdon	Minor	Minor

		The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.			Road, opposite existing residential development. Historically the Site formed part of the land holdings of the Cotton family; however, any such links are no longer discernible, and the Site simply forms part of the wider townscape setting of the receptor. The submitted parameter plans show careful consideration to the layout, scale, and landscaping in order to limit any potential impact. Built form is located to the south of Huntingdon Road, beyond the existing residential properties and to the northwest of the receptor. Those buildings of greater scale are located centrally within the Site in order to help minimise visual impact. Overall, the resulting impact on the sensitivity of the receptor will be reduced as a result of the separation distance, intervening mature landscaping and topography of the Site.		
Schlumberger Gould Research Centre and attached perimeter wall to the north	High	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	No change	No Effect	The receptor will be retained and is located c.263m to the south of the Site. The closest built form to the receptor is proposed at c.500m. Given the separation distance from the Site, combined with the existing landscape features and built form, the Proposed Development will not result in any meaningful change to the setting of the receptor, such that there would be no impact on its heritage sensitivity.	No Change	No Effect
Northumberland Dome at the Observatory	Medium	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	No Effect	The receptor will be retained and is located c.170m southeast of the Site. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 4 to 5 storeys. The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, which would cause a low level of harm to its sensitivity.	Minor	Minor
The Observatory	Medium	The receptor is to be retained and there is potential for indirect	Negligible	Negligible	The receptor will be retained and is located c.170m southeast of the Site. The parameter plans show that	Minor	Minor

		impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.			the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 4 to 5 storeys. The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a minor change to the wider townscape setting of the receptor		
Chapel, Churchill College	Medium	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	No change	No Effect	The receptor will be retained and is located c.135m southeast of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 4 to 5 storeys. The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is due to the topography, intervening built form and landscape features.	Negligible	Minor
Research Flats, Churchill College	Medium	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	No change	No Effect	The receptor will be retained and is located c.135m southeast of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 4 to 5 storeys. The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is due to the topography, intervening built form and landscape features.	Negligible	Minor
American Military Cemetery RPG	High	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and	No change	No Effect	The receptor is located c.1.5km to the west of the Site at its closest point. The Site does not form part of the setting of the receptor, nor does it contribute to its heritage sensitivity. The Proposed Development would not result in any change that would impact the sensitivity of the receptor as a result of the extent of separation, including the M11 and the intervening landscape	No change	No Effect

		topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.			features which mean the Site is not appreciable from within the cemetery.		
136 Huntingdon Road	Low	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	Negligible	Negligible	The receptor will be retained and is located c.190m northeast of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is due to the topography, intervening built form and landscape features.	Negligible	Negligible
138 Huntingdon Road	Low	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	Negligible	Negligible	The receptor will be retained and is located c.190m northeast of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is due to the topography, intervening built form and landscape features.	Negligible	Negligible
141 Huntingdon Road (Wayside)	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Minor	Minor	The receptor will be retained and is located c.130m northeast of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is primarily due to the intervening boundary	Minor	Minor

					planting which in the most part screens the Site from the receptor.		
143-145 Huntingdon Road	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Minor	Minor	The receptor will be retained and is located c.90m northeast of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Minor	Minor
162 Huntingdon Road	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Minor	Minor	The receptor will be retained and is located c.100m northeast of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is due to the separation distance; the Site is to the south of existing built form opposite the receptor combined with the intervening mature planting which in the most part screens the Site from the receptor.	Minor	Minor
171 Huntingdon Road	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Minor	Minor	The receptor will be retained and is located c.50m northeast of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is primarily due to the intervening boundary	Minor	Minor

					planting which in the most part screens the Site from the receptor.		
173 Huntingdon Road	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Minor	Minor	The receptor will be retained and is located c.50m northeast of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Minor	Minor
183 Huntingdon Road	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Minor	Minor	The receptor will be retained and is located c.50m northeast of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Minor	Minor
West Cambridge Conservation Area	Medium	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	Minor	Minor	The Conservation Area boundary is located immediately south and southeast of the eastern extent of the Site, in the area proposed for academic floorspace, student accommodation, and co-living. The building heights parameter plan shows a maximum height of 5 storeys immediately adjacent to the Conservation Area boundary. The character of the Conservation Area in this location is defined by large academic buildings of between 3 and 4 storeys to the south of Madingley Road.	Negligible	Minor

					The Site forms part of the townscape setting of the receptor but is not considered to make any meaningful contribution to its heritage sensitivity. It is therefore considered that the introduction of development of a similar nature and scale would be appropriate within the setting of this receptor and combined with the existing mature boundary planting, the Proposed Development would result in a negligible impact to the sensitivity of this receptor through a change to its townscape setting.		
Histon Road Cemetery RPG	High	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	No change	No effect	The receptor is located c.750m to the east of the Site at its closest point. The Site does not form part of the setting of the receptor, nor does it contribute to its heritage sensitivity. The Proposed Development would not result in any change that would impact the sensitivity of the receptor as a result of the extent of separation distance and intervening built form, topography and landscape features.	No change	No effect
CONDUIT HEAD CONSERVATION AREA							
Conduit Head Road Conservation Area	Medium	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Minor	The Conservation Area boundary is located immediately to the south of the eastern portion of the Site, in the area proposed for academic floorspace, student accommodation, and co-living. The building heights parameter plan shows a maximum height of 4 storeys immediately adjacent to the Conservation Area boundary. The character of the Conservation Area is that of low-rise residential development in the modernist architectural style set within large verdant plots and streets. The Site forms part of the townscape setting of the receptor but is not considered to make any meaningful contribution to its heritage sensitivity. Given the proximity of the Site to the receptor and the maximum parameters proposed in this part of the Site, there is potential for the development to result in an adverse impact to the receptor through the	Moderate	Moderate

					introduction of built form of greater scale and density within its immediate setting.		
Shawms	High	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Minor	The receptor will be retained and is located c.50m southwest of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity. This is primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Minor
Spring House	Medium	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Minor	Minor	The receptor will be retained and is located c.50m south of the Site at its closest point. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Minor
Willow House	High	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	Negligible	Minor	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Minor

Salix	Medium	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	Negligible	Minor	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Minor
White House	Medium	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	Negligible	Minor	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Minor
Conduit Rise	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Negligible	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Negligible
Clements End	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its	Negligible	Negligible	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3 storeys	Negligible	Negligible

		setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.			The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.		
STOREY'S WAY CONSERVATION AREA							
Storey's Way Conservation Area	Medium	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Minor	Minor	The Conservation Area is located immediately to the east of the eastern extent of the Site. The building heights parameter plan shows built form of between 3 and 5 storeys in this part of the Site. Those areas of greatest scale have been positioned centrally within this part of the Site in order ensure that built form steps down towards the existing residential development to the north and east. The Site forms part of the townscape setting of the Conservation Area; however, it makes only a limited contribution to its heritage sensitivity. Given the proximity of the Site to the receptor, there is potential for the development to impact the receptor through the introduction of built form within its immediate setting. However, in the most part the development would be screened by the existing mature planting that surrounds the Conservation Area, helping to limit any adverse impact.	Minor	Minor
Mortuary Chapel of All Souls	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Minor	Minor	The receptor will be retained and is located c.40m east of the Site. The parameter plans show that the area at closest proximity to the receptor is proposed for mixed residential accommodation and co-living at a maximum height of 3 storeys. The Site forms part of the setting of the chapel, with the undeveloped land contributing to a sense of peacefulness and tranquillity. The Proposed Development will result in the introduction of built form within close proximity to the receptor; further urbanising its townscape setting which is considered harmful.	Minor	Minor
25 Storey's Way	Low	The receptor is to be retained and there is potential for indirect	Negligible	Negligible	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed	Negligible	Negligible

		impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.			for academic floorspace, student accommodation, and co-living at a maximum height of 3-5 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.		
29 Storey's Way	Medium	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Minor	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3-5 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Minor
30 Storey's Way	Medium	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Minor	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3-5 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a minor impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Minor	Minor
34 Storey's Way	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase.	Negligible	Negligible	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3-5 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a minor impact on its heritage sensitivity,	Minor	Minor

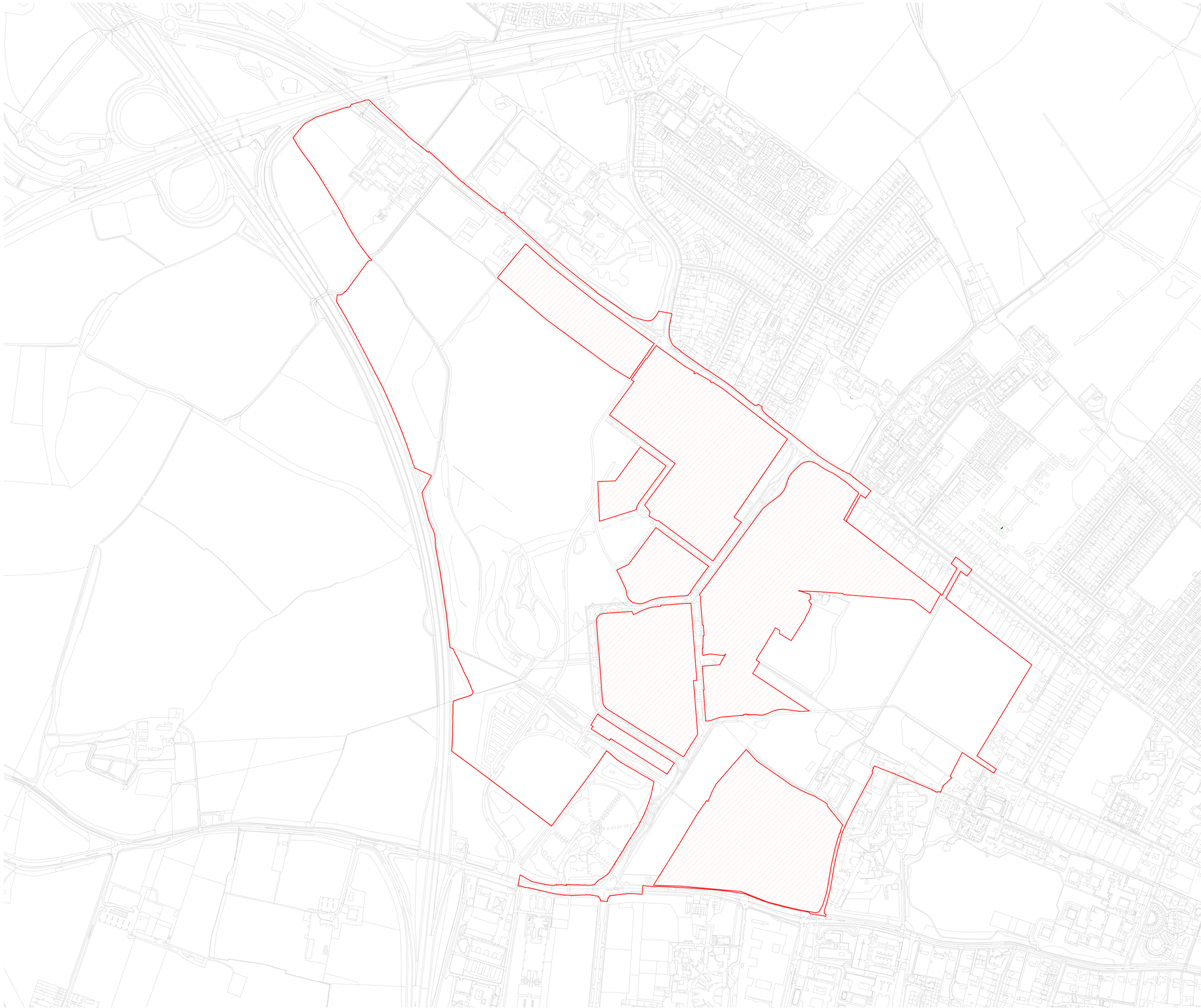
		The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.			which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.		
44 Storey's Way	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Negligible	The receptor will be retained and is located c.40m west of the Site. The parameter plans show that the area at closest proximity to the receptor is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3-5 storeys. The Site forms part of the setting of the receptor but does not make any meaningful contribution to its heritage sensitivity. The Proposed Development will result in the introduction of built form within close proximity to the receptor; further urbanising its townscape setting which has the potential to result in a low level of harm.	Minor	Minor
48 Storey's Way	Medium	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Minor	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3-5 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Minor
52 Storey's Way	Low	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Negligible	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3-5 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Negligible
54 Storey's Way	Medium	The receptor is to be retained and there is potential for indirect	Negligible	Minor	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed	Negligible	Minor

		impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.			for academic floorspace, student accommodation, and co-living at a maximum height of 3-5 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.		
56 Storey's Way	Medium	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Minor	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3-5 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Minor
Garden of 48 Storey's Way RPG	Medium	The receptor is to be retained and there is potential for indirect impacts to the listed building through noise, vibration, dust and the visibility of construction machinery and materials within its setting, during the construction phase. The impacts would be temporary in nature and will be mitigated by the adoption of a CEMP.	Negligible	Minor	The receptor will be retained. The parameter plans show that the area at closest proximity is proposed for academic floorspace, student accommodation, and co-living at a maximum height of 3-5 storeys The Site is not considered to make any contribution to the sensitivity of the receptor and whilst the Proposed Development would result in a change to the wider townscape setting of the receptor, it would result in a negligible impact on its heritage sensitivity, which is reduced primarily due to the intervening boundary planting which in the most part screens the Site from the receptor.	Negligible	Minor
HOWES PLACE CONSERVATION AREA							
Howes Place Conservation Area	Medium	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and	Negligible	Minor	The Conservation Area is located c.90m to the northeast of the Site. The character of the area is derived from its 20th century uniformed architectural style and association with the NIAB. Its setting is defined by the existing low-rise residential development along Huntingdon Road. The Site forms part of the townscape setting of the receptor but is not considered to make any	Negligible	Minor

		topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.			meaningful contribution to its heritage sensitivity, being both visually and physically separated by Huntingdon Road. As a result of this and the intervening built form, landscape features, and topography of the Site it is not considered that that development would result in any meaningful impact to the sensitivity of the receptor.		
National Institute of Agricultural Botany (NIAB), Huntingdon Road	Low	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	Negligible	Negligible	The receptor will be retained and is located c.115m to the south of the Site. The closest built form to the receptor is proposed at c.250m. Given the separation distance from the Site, combined with the existing landscape features and built form, the Proposed Development will not result in any meaningful change to the setting of the receptor, such that there would be only a negligible impact on its heritage sensitivity.	Negligible	Negligible
1-14 Howes Place	Low	The receptor is to be retained and impacts during the construction period would be indirect. The Site does not make any contribution to the sensitivity of this receptor, such that as a result of the intervening distance, existing landscape features and topography, the receptor would not experience any meaningful change to its setting during the construction phase of the development.	Negligible	Negligible	The receptor will be retained and is located c.115m to the south of the Site. The closest built form to the receptor is proposed at c.250m. Given the separation distance from the Site, combined with the existing landscape features and built form, the Proposed Development will not result in any meaningful change to the setting of the receptor, such that there would be only a negligible impact on its heritage sensitivity.	Negligible	Negligible

Appendix A:

Figures



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No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Status codes:

- **S1 - Suitable for Coordination**
- **S2 - Suitable for Information**
- **S3 - Suitable for Review & Comment**
- **S4 - Suitable for Review & Authorization**
- **S5 - Suitable for Review & Acceptance**
- ***An* - Approved & Accepted as Stage complete**

Rev	Description	Date
P01	Red Line - update	11.07.24
P02	Red Line - update	12.07.24
P03	Red Line - update	22.07.24
P04	Red Line - update	23.07.24
P05	Red Line - update	03.10.24
P06	Red Line - update	07.10.24
P07	Red Line - update	08.10.24
P08	Red Line - update	30.10.24
P09	Red Line - update	01.11.24
P10	Red Line - update	29.11.24
P11	Red Line - update	28.02.25
P12	Red Line - update	06.03.25
P13	Red Line - update	11.03.25
P14	Red Line - update	19.03.25
P15	Red Line - update	02.04.25
P16	Red Line - update	04.04.25

Key

Site application boundary - measured area = 114 Hectares (excludes hatched areas)

Excluded from application - measured area = 56 Hectares

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Hawkins\
Brown

Project
NWC - 2024 Masterplan
Eddington, North West
Cambridge,
CB3 1AF

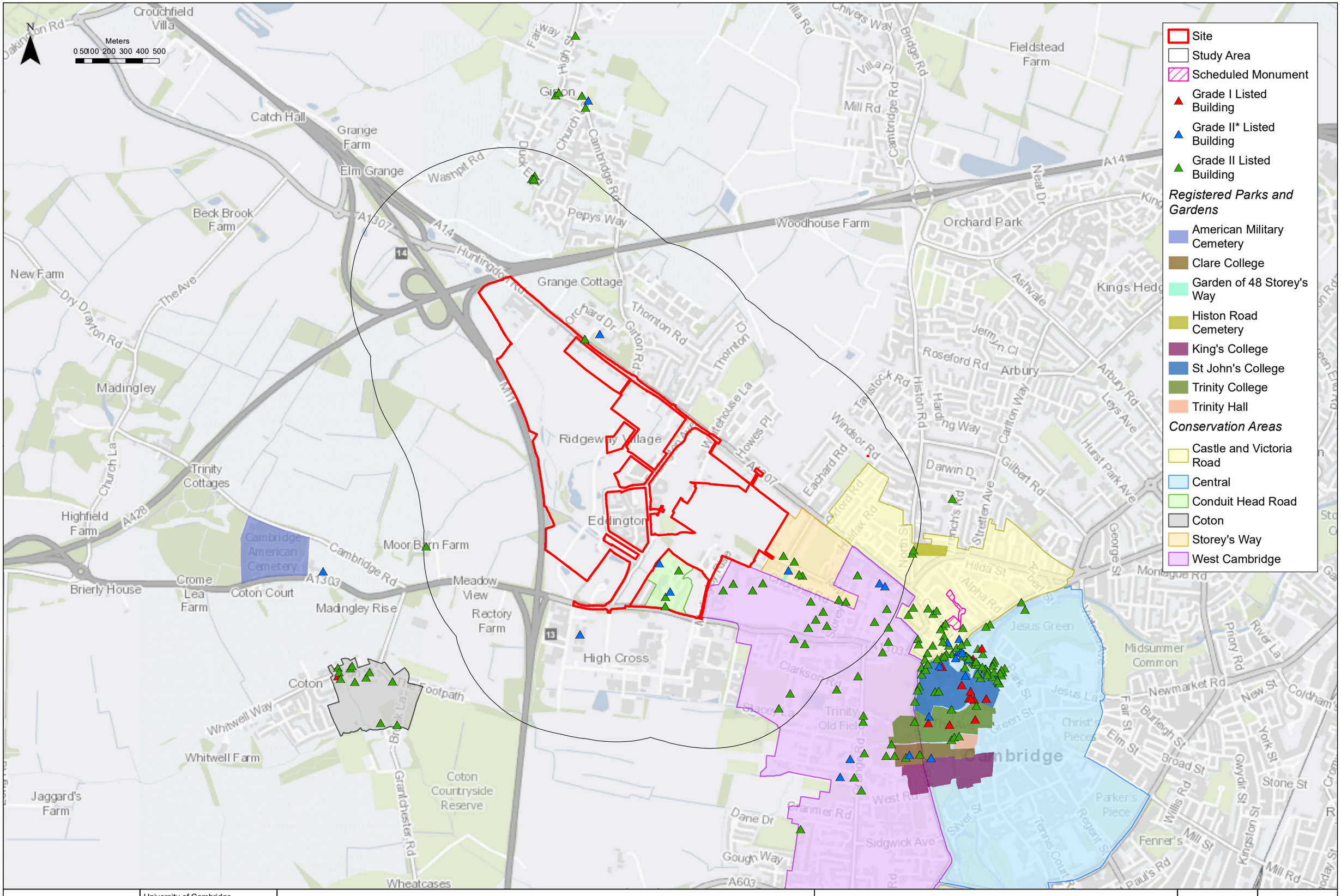
Drawing
Site Location Plan

Scale @ A1	**Date**
As indicated	10/03/2025
Drawn By	**Checked By**
JM	DG

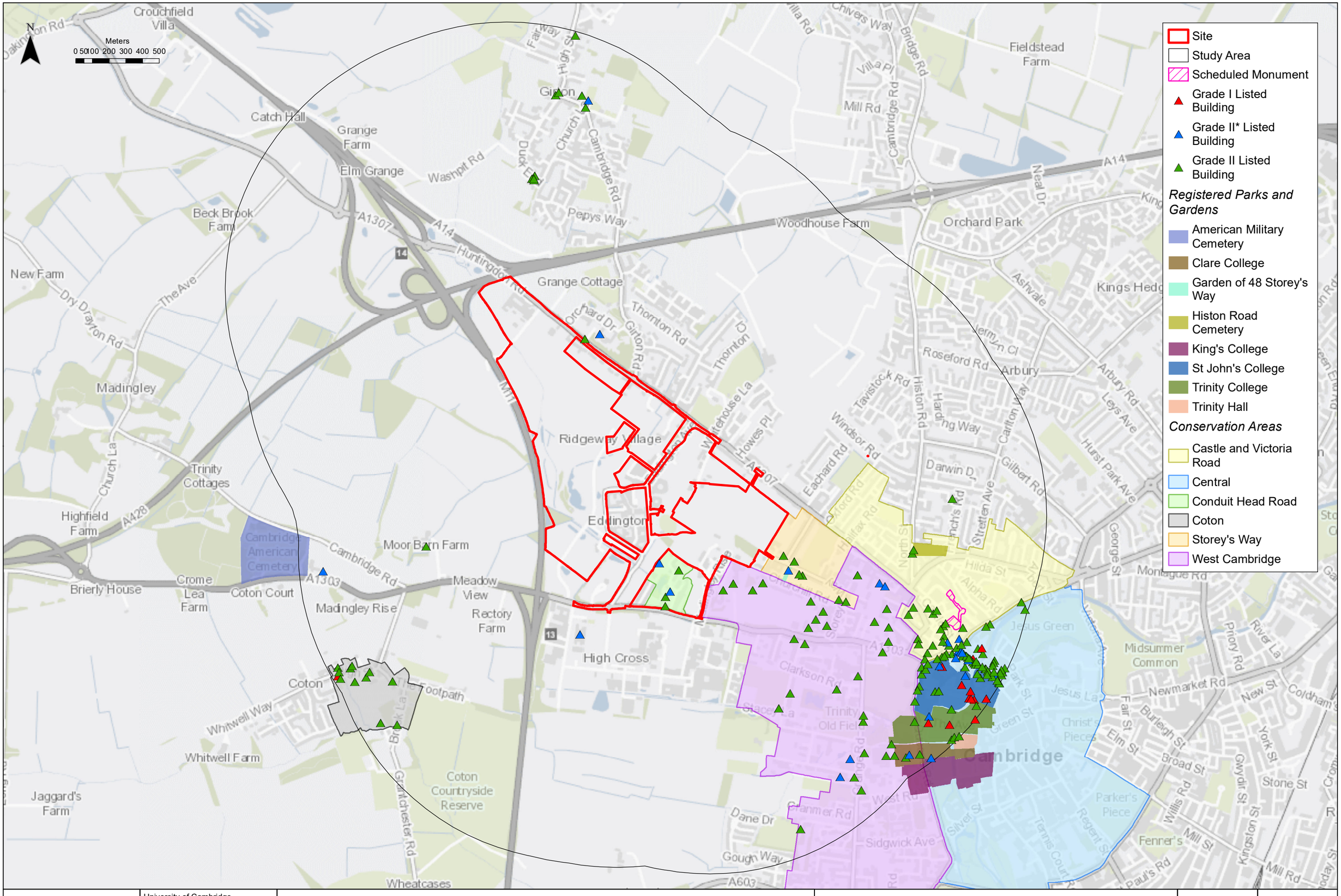
Job Number	**Status**	**Purpose of Issue**
240061	SK	Information

Drawing No.
PP1-10001

Rev
P16



Stantec	University of Cambridge Estates Division	**North West Cambridge (NWC), Eddington, Cambridge, CB3 1AS** Designated Heritage Assets in a 750m Study Area	Contains OS data © Crown Copyright and database right 2020 © Historic England 2025 Contains Ordnance Survey data © Crown copyright and database right 2025	1:20,000 @ A3	Date: 24/07/2025
				Drawn: ELT	Checked: LK
				Figure 01	Rev A



Stantec	University of Cambridge Estates Division	**North West Cambridge (NWC), Eddington, Cambridge, CB3 1AS** Designated Heritage Assets in a 1.5 km Study Area	Contains OS data © Crown Copyright and database right 2020 © Historic England 2025 Contains Ordnance Survey data © Crown copyright and database right 2025	1:20,000 @ A3	Date: 24/07/2025
				Drawn: ELT	Checked: LK
				Figure 02	Rev A

APPENDIX B:

Decision-Making Framework

Planning framework

The Government issued a revised version of the NPPF in 2025 and supporting revised Planning Practice Guidance in 2023. The purpose of the planning system is to contribute to the achievement of sustainable development, and the NPPF has a presumption in favour of such, where it meets needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is achieved within the context of economic, social, and environmental objectives.

The NPPF recognises that heritage assets are an irreplaceable resource which 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (para 189). The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not.

National Planning Policy Framework

Section 16 of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The relevant paragraphs are reproduced in full below:

Paragraph 207 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 203 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.

Paragraph 210 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.

Paragraphs 214 and 215 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 215 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 219 guides local planning authorities to look for opportunities for new development within conservation areas 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 or better reveal the significance of the asset should be treated favourably.

Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2014 with updates.

Local Planning Policy

Cambridge Local Plan, 2018

Policy 55: Responding to context

Development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high quality places. Development will:

a. identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site.
b. be well connected to, and integrated with, the immediate locality and wider city; and
c. use appropriate local characteristics to help inform the use, siting, massing, scale, form, materials and landscape design of new development.

Supporting text:

An understanding of and appropriate response to context will ensure that the special character of Cambridge is protected and enhanced. The context of a development describes the setting of a site or area including land uses, open spaces, the built and natural environment and social and physical characteristics. Proposals for new development should create a scale and form that is appropriate to existing buildings, the public realm and open spaces, which complement the local identity of an area. It is essential that the context of any proposal be considered early on as part of the design process. A development that responds positively to its context is one that will either enhance areas of existing high quality or will seek to introduce distinctiveness to areas of weaker character. The outcome of this thorough understanding and well considered response should be the successful integration of new development into the natural, built and historic environment.

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

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

d. 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.
e. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area.
f. 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.
g. 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
h. 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.

Supporting text:

Cambridge's historic and natural environment defines the character and setting of the city and contributes significantly to Cambridge residents' quality of life. Against the backdrop of a successful, growing city, it is important to preserve and enhance the historic and natural environment to ensure that Cambridge remains compact and walkable and that the connection between the city's historic core and the wider countryside is maintained. The city has a varied architectural heritage, from the internationally recognised grandeur of King's College Chapel to the more modest vernacular buildings reminiscent of an East Anglian market town. The number of grade I and grade II* listed buildings is high, with an exceptional concentration of collegiate buildings around the arc of the River Cam. Green open spaces such as the commons, greens and The Backs are also key features of the city's life and layout. In addition, there are a number of registered parks and gardens of special historic interest, including college grounds, cemeteries and the Cambridge University Botanic Garden.

Archaeological work in Cambridge has discovered remains from early prehistory, with significant settlement known from at least the Iron Age. Development within the city's boundaries has revealed significant archaeological remains, some of which are of national importance, and further discoveries are to be expected.

Viewed simply, Cambridge has an historic centre surrounded by concentric rings of development. This development takes the form of the commercial city core, surrounded by mainly collegiate and university buildings and open spaces. A pre-university urban core existed on Castle Hill, with other remains extending towards the current centre. Beyond the open spaces, which include The Backs, Midsummer Common, Jesus Green and Parker's Piece, the city takes on a predominantly residential character. This comprises different areas of townscape character, including the large Victorian houses to the west of the city centre, railway-related development of the Newtown and Romsey areas, inter-war development to the south and west and the post-war suburbs of King's Hedges, Arbury, and Abbey wards.

Given the rich tapestry of Cambridge's historic and natural environment and the strategic objectives of this local plan, the strategy for its management is, in itself, one of a multi-document, multi-layered approach which includes a number of interrelated initiatives, policies and players. Together, as illustrated in figure 7.1, they represent Cambridge's historic environment strategy, the components of which will be added to and updated as necessary and provide the necessary tools to realise the ongoing management of the city's heritage assets. Planning decisions will be made having regard to the content of the relevant components of the strategy.

The conservation of a designated heritage asset is a material planning consideration and the higher the significance of the asset, the more weight will be given to its preservation and/or enhancement. The level of information or investigation required to support a proposal that could impact on a heritage asset needs to be proportionate to the work proposed to the asset and to its significance. Scheduled monuments/archaeological areas, listed buildings, conservation areas and registered parks and gardens are all designated heritage assets. Listed building descriptions, conservation area appraisals and management plans and suburbs and approaches studies should be referred to as a material consideration in making and determining applications. In order to comply with the requirements of the NPPF (2012), it may be necessary to access other sources of information such as the Historic Environment Record, and commission further evaluation, in order to properly understand the significance of the asset and to be able to explain the impact that a proposal may have on that significance.

It is important to identify and assess the impact of the development on the special character of the heritage asset in the Cambridge context. This could include:

- the effect on views or the setting of buildings and spaces.
- how the proposals will preserve or enhance the character or appearance of a conservation area; and
- consideration of how the scale, height, massing, alignment and materials respond to the local context.

Before undertaking any works to a designated heritage asset, the significance of that asset must be clearly understood, as well as the potential impact of the development. Where listed buildings are concerned, it is important to address the full impact of modern building standards concerning aspects such as fire prevention, sound and thermal insulation, energy-efficiency savings and disabled access. Pre application meetings are strongly recommended to ensure that standards can be accommodated without jeopardising the special interest of the building. Applicants considering works to a listed building are also advised to consult best practice guidance.

Given the high potential for assets of archaeological importance in the urban area, applicants should also obtain archaeological advice. Consideration needs to be given to the potential for harm or substantial harm to such assets, and to their setting. Further information on heritage assets can be obtained from the Cambridgeshire Historic Environment Record.

Policy 62: Local heritage assets

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.

Where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

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.

Supporting text:

Local heritage assets, including buildings, structures, features and gardens of local interest, are an important element of the rich history of the city and reinforce local distinctiveness and sense of place. The National Planning Policy Framework (NPPF, 2012) requires local planning authorities to have an up-to-date understanding of the local historic environment and its significance. Although not likely to meet the current criteria for statutory listing, local heritage assets are important to their locality by reason of their cultural, architectural and historical contribution. For example, the Council currently has a local list of more than 1,000 buildings of local interest, which are of significant character and distinctiveness and should be protected from inappropriate development. The local list forms part of Appendix G and will be updated in the Council's annual monitoring report.

The retention of local heritage assets may be achieved through appropriate adaptive re-use or change of use. Building Regulations allow a more flexible approach to meeting the required standards when altering buildings of local interest.

South Cambridgeshire Local Plan, 2018

Policy NH/14: Heritage Assets

1. Development proposals will be supported when:
   a. They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details.
   b. They create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways.

2. Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly:
   c. Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens.
   d. Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents.
   e. The wider historic landscape of South Cambridgeshire including landscape and settlement patterns.
   f. Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks.
   g. Historic places.
   h. Archaeological remains of all periods from the earliest human habitation to modern times.

A core planning principle of the NPPF (2012) is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Heritage assets are buildings, monuments, sites, places, areas or landscapes which are significant because of their historic interest. They are irreplaceable but can be vulnerable to neglect or unsympathetic change.

The district's character is largely shaped by its heritage, including that of its much loved historic villages and countryside. Villages stand out in the landscape, with a variety of forms which respond to their locations such as at the edge of Fens or on hilltops or valley sides. Agricultural and food processing buildings are characteristic, and the varied geology is reflected in traditional materials such as brick, tile, clunch and clay batt.

Challenges facing the historic environment include preserving the district's special rural character and scale of building, the degree of change generated by prosperity, the impact of intensive agriculture on historic landscapes and archaeology, the need to find new uses for traditional farm, food-processing and industrial buildings, and securing the future of unoccupied buildings such as historic garden pavilions. Understanding, conserving and enhancing the historic environment will be an essential part of master planning the growth planned within the district helping to create a sense of place.

The distinctive character and quality of life given by the historic environment of the area has been key to its economic success. Many important Hi-Tech and Bio-Tech organisations and businesses are based in large historic houses and their parkland settings. Strategic management plans are an important tool for achieving successful growth. Historic farm and industrial buildings can provide a range of size and type of premises for smaller businesses. Retaining historic pubs in use is important for village life as well as conservation.

Heritage is an essential component of plans from a village or neighbourhood level to that of the district. A full understanding of the historic environment, including traditional materials as used in vernacular buildings, is needed to inform plans, identify opportunities for conservation and enhancement, and to be able to reinforce local identity and create a sense of place.

The conservation of heritage assets does not prevent all change but requires it to be managed in a way which does not compromise heritage significance and exploits opportunities for enhancement. Section 12 of the NPPF (2012) provides guidance regarding the consideration of development proposals on heritage assets. In summary the more important the asset, the greater the weight should be applied to its conservation. Where development would lead to the substantial harm or total loss of significance of a designated asset, the local planning authority should refuse consent unless demonstrated it is necessary to achieve substantial public benefit that outweigh the harm or loss. Proposals leading to less than substantial harm to the significance should also be weighed against public benefits of the proposal. For proposals affecting non-designated assets a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the heritage asset.

Non-designated heritage assets of archaeological interest which are of equal significance to scheduled monuments will be considered in the same way as designated heritage assets.

Finding viable uses which sustain rather than compromise the significance of historic buildings is fundamental to conservation (though not possible for all buildings). The need to secure the future of buildings may require a flexible approach to other policies or enabling development, Section 106 agreements and other planning contributions. Buildings at risk will be monitored and action taken to secure their repair and encourage sustaining uses. The Council is committed to ensuring the future viable uses of assets within the district.

Decisions on development proposals must be based on a good understanding of how the proposals will affect heritage. Applicants must describe the significance of any heritage assets, including any contribution from their setting. The level of detail must reflect the importance of the asset and clearly identify the potential impact of the proposal.

Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, developers must submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Prospective developers should contact the County Council's Historic Environment Team for information to establish whether there is known or potential archaeological interest and the need for investigation and evaluation at an early stage.

Different levels of information are available on different types of heritage asset and parts of the district. For some development proposals, more research will be required. It will always be important to investigate sites and their context on the ground.

The Cambridgeshire Historic Environment Record, maintained by the County Council, provides information on heritage assets, including non-designated and designated heritage assets with archaeological interest. Other information on heritage assets and local heritage character is available on national websites, from the County Council's Historic Environment Team, and in District Council Conservation Area Appraisals and SPDs. The Council's web site and officers will give advice on sources of information.

Where development resulting in the loss of a heritage asset is permitted, the developer will be required to record and advance the understanding of the heritage asset to be lost. The results of assessments and investigations which are required and collected as part of development management are of public interest and will be made accessible, normally through the Cambridgeshire Historic Environment Record.

The Council encourages people to be involved with and enjoy local heritage and, where appropriate, developers will be required to support public understanding and engagement, and interpretation.

North West Cambridge Area Action Plan, 2009

Policy NW2: Development Principles (3.r)

3. Planning permission will not be granted where the proposed development or associated mitigation measures would have an unacceptable adverse impact:

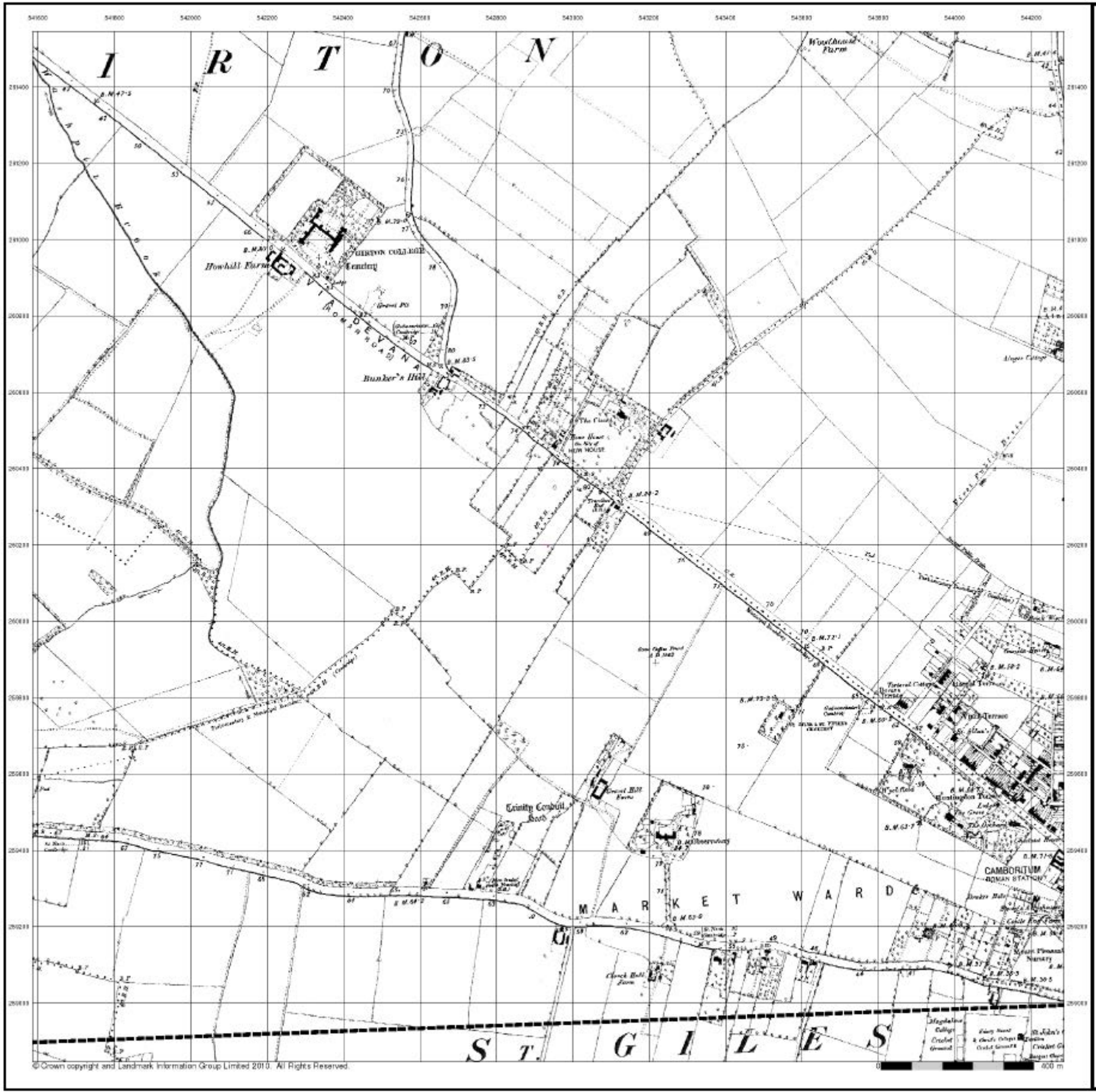
r) On adjacent Conservation Areas and Listed Buildings.

Supporting Text

For all development, an urban design-led approach will ensure that every proposal, whatever its scale, responds positively to the particular characteristics of a site and its surroundings and reinforces local distinctiveness.

Appendix C :

Historic Maps



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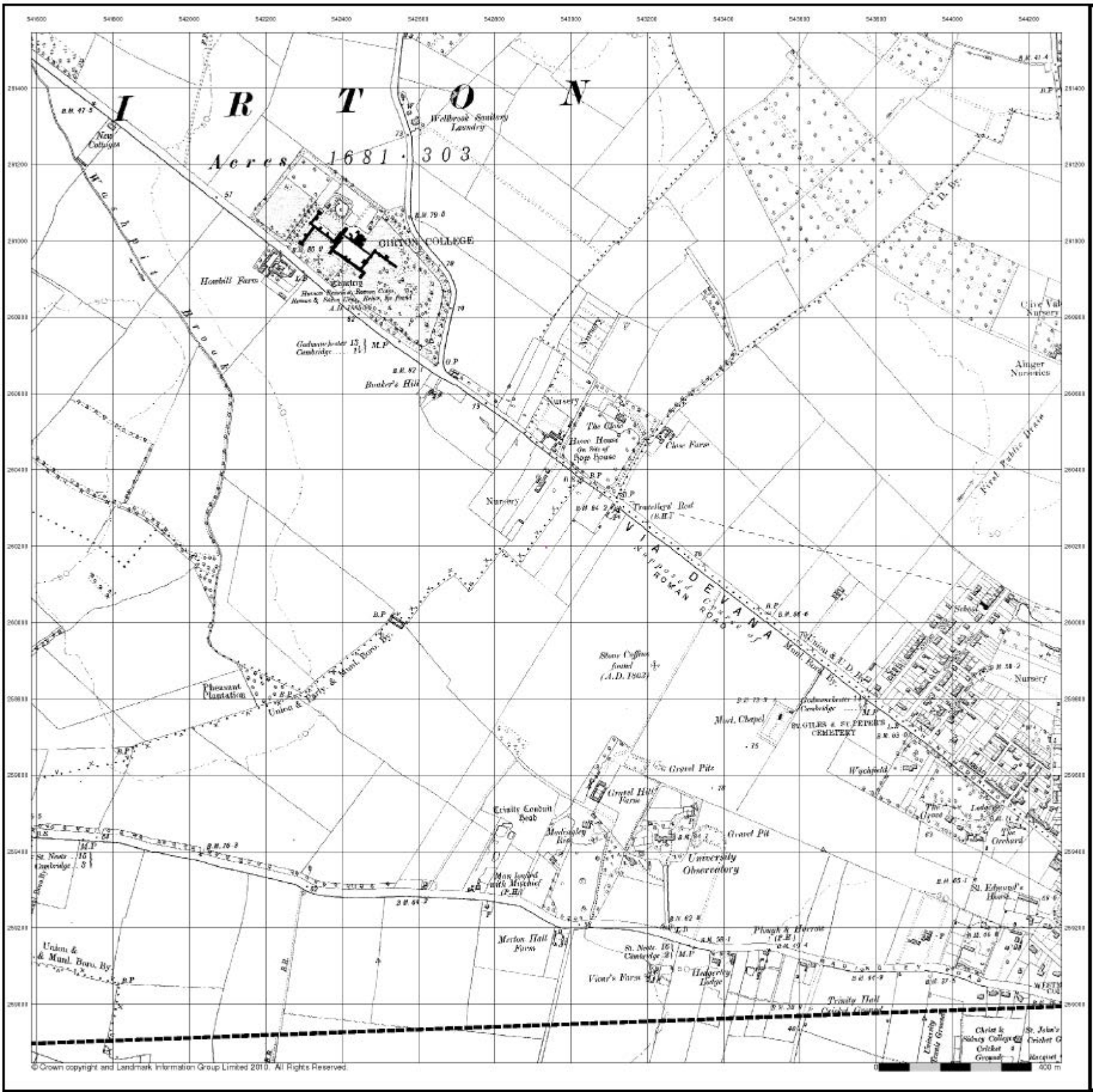

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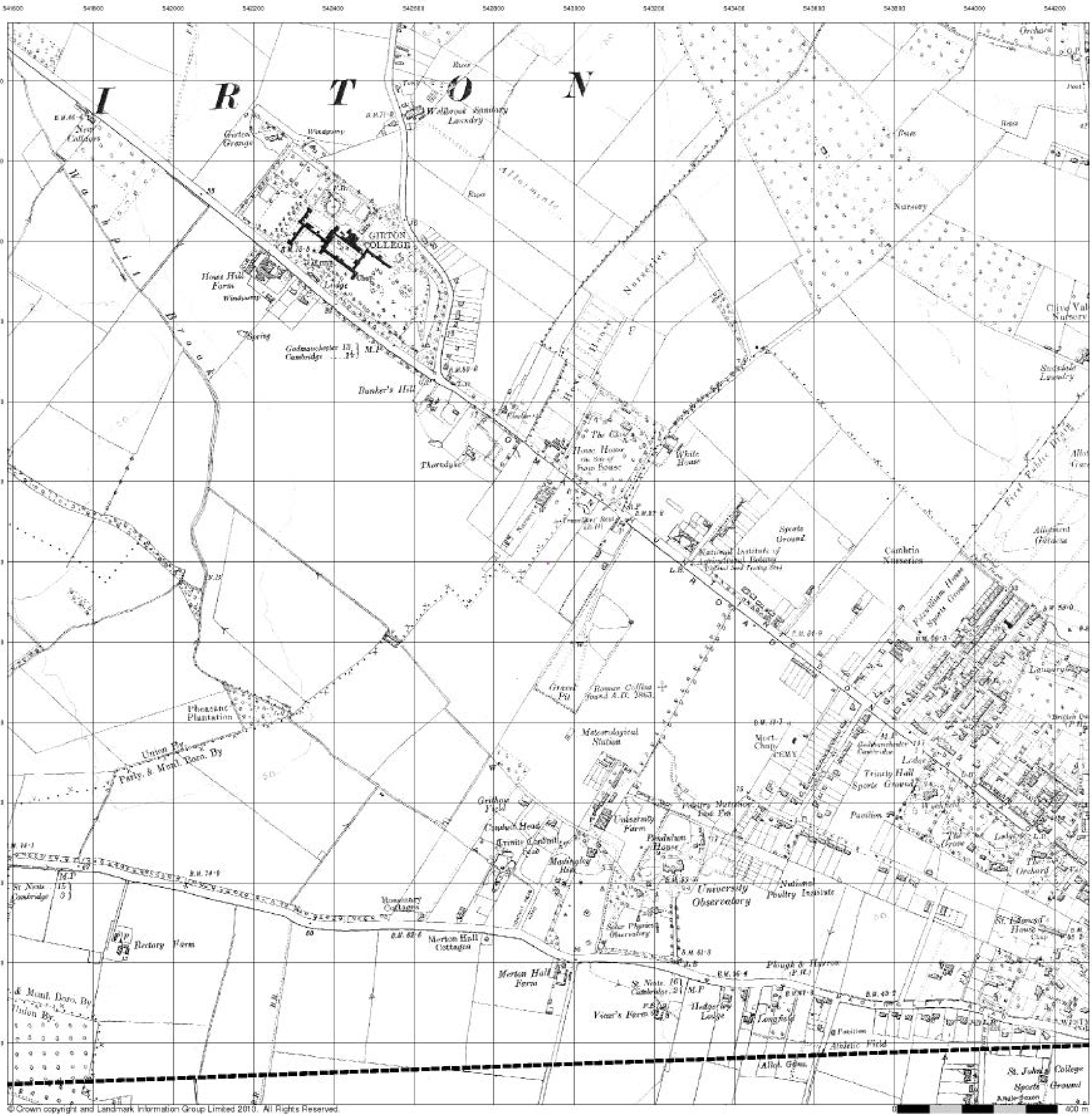

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Appendix D:

Gazetteer

Receptor	Designation / List Entry No	Record Type	Description / Sensitivity	Likely Impact	Scoped In / Out
Designated Receptors within 1.5km of site boundary					
Girton College	Grade II* NHLE: 1331334	Listed Building	Girton College, established in 1869, is of heritage significance as the first residential institution in the United Kingdom to provide women with access to university-level education on equal terms with men. Its foundation marked a pivotal moment in the history of gender equality and educational reform. The college's principal buildings, designed by Alfred Waterhouse in the Victorian Gothic Revival style, contribute to its architectural and historic value, reflecting both the progressive ideals of its founders and the broader 19th-century movement for social change. The site retains a high degree of integrity and authenticity, with its layout and built form illustrating the evolution of women's higher education.		Scoped In due to proximity to the site
Lodge, Girton College	Grade II NHLE: 1127293	Listed Building	Constructed in the late 19th century as part of Alfred Waterhouse's original masterplan, the Lodge exemplifies the Victorian Gothic Revival style that characterises the college's architectural identity. Its design, materials, and detailing are consistent with the broader composition of the college, contributing to the coherence and legibility of the historic campus.		Scoped In due to proximity to the site
Schlumberger Gould Research Centre And Attached Perimeter Wall To The North	Grade II* NHLE: 1438644	Listed Building	Designed by Hopkins Architects and completed in 1985, the building is a landmark example of the British High-Tech architectural movement. Its most distinctive feature is the innovative suspended glass-fibre fabric roof, which defines the central Winter Garden space and exemplifies the era's experimental use of materials and structural expression. The building was conceived to place research and testing operations at its heart, reflecting a progressive approach to industrial architecture. The perimeter wall contributes to the site's integrity, enclosing and defining the research complex.		Scoped In due to proximity to the site
Northumberland Dome At The Observatory	Grade II NHLE: 1126157	Listed Building	Originally constructed circa 1838, the dome was designed to house the Northumberland Telescope, one of the largest refracting telescopes of its time, underscoring the University of Cambridge's leading role in 19th-century astronomical research. The building is constructed in white brick with a movable copper dome and features a symmetrical three-bay elevation with brick pilasters and a central projecting porch, reflecting the restrained classical style typical of early observatory architecture. Although the dome has been reconstructed, the structure retains its historic form and continues to represent a significant phase in the development of astronomical instrumentation and scientific inquiry in Britain.		Scoped In due to proximity to the site
The Observatory	Grade II NHLE: 1126156	Listed Building	Constructed between 1822 and 1824, is of high heritage significance as a rare and early example of a purpose-built astronomical facility in Britain. Designed by J.C. Mead, it is his only known major architectural work and features a distinctive Greek Doric tetrastyle portico with a central dome housing the Northumberland Telescope. The building exemplifies early 19th-century scientific architecture, combining classical design principles with functional requirements for astronomical observation. It played a central role in the advancement of observational astronomy and remains closely associated with the University of Cambridge's Institute of Astronomy. The Observatory's architectural integrity, historical associations with prominent astronomers, and its continued use for educational and scientific purposes contribute to its value as a designated heritage asset		Scoped In due to proximity to the site
Chapel, Churchill College	Grade II NHLE: 1331925	Listed Building	Completed in 1967 and designed by Richard Sheppard, the chapel emerged from a unique compromise between secular and religious interests within the college community. Its construction followed a period of intense debate, resulting in its location on a leased plot at the edge of the college grounds, rather than within the main architectural ensemble. Architecturally, the chapel is a striking example of post-war ecclesiastical design, influenced by the liturgical reforms of the 1960s. Its plan is based on a Greek cross, expressed through bold concrete beams, with a timber roof and central lantern that create a contemplative, centrally focused worship space. The building's external form is defined by four over-scaled concrete members, echoing the Brutalist idiom of the main college buildings while asserting its distinct spiritual function. The chapel stands as a testament to mid-20th-century architectural innovation and the evolving role of religion in academic institutions		Scoped In due to proximity to the site
Research Flats, Churchill College	Grade II NHLE: 1331924	Listed Building	The Research Flats at Churchill College, Cambridge, are designated as a Grade II listed building, reflecting their architectural and historic significance within the context of post-war university expansion. Completed in the early 1960s as part of the original masterplan for the college, the flats were designed by Sheppard Robson, the architects responsible for the main college buildings. They exemplify the Brutalist architectural style, characterised by their use of raw concrete, modular forms, and functionalist design. The flats were intended to accommodate research fellows and visiting academics, supporting the college's mission to foster advanced scientific and technological scholarship. Their listing recognises the architectural coherence of the ensemble, the innovative planning principles of the period.		Scoped In due to proximity to the site
Histon Road Cemetery	Grade II* NHLE: 1001569	Registered Park and Garden	Established in 1843 by the Cambridge General Cemetery Company, it was designed by the influential Victorian horticulturist and cemetery reformer John Claudius Loudon. As one of only three cemeteries designed by Loudon, it is a rare and important example of his pioneering approach to cemetery planning, which combined rational layout, horticultural beauty, and public health considerations. The cemetery was laid out to serve the growing middle-class population of Cambridge, with a particular emphasis on Nonconformist burials, reflecting the religious and social diversity of the period. The site includes a lodge designed by E.B. Lamb and retains much of its original layout, including axial paths, planting schemes, and boundary treatments.		Scoped In due to proximity to the site
West Cambridge Conservation Area	N/A	Conservation Area	The West Cambridge Conservation Area is a diverse and historically layered part of the city that reflects the evolution of Cambridge from the 19th century to the present day. Designated in recognition of its special architectural and historic interest, the area includes a rich mix of collegiate, residential, and institutional buildings set within a verdant landscape framework. Key features include the historic colleges of Newnham and Selwyn, the University Library, and a number of significant villas and academic buildings along Grange Road, Madingley Road, and Barton Road. The area is characterised by generous plots, mature trees, and a semi-rural quality that contrasts with the denser urban core of Cambridge. Its spatial character, architectural variety, and strong visual connections to the surrounding landscape contribute to its distinct identity.		Scoped In due to proximity to the site
Conduit Head Conservation Area	N/A	Conservation Area	Designated in 1984 and extended in 2009, the Conduit Head Road Conservation Area is of notable architectural and historic interest, recognised for its distinctive interwar residential character and its contribution to the semi-rural setting of northwest Cambridge. The area is defined by spacious plots, mature landscaping, and a cohesive collection of architect-designed houses, many of which reflect the influence of the Arts and Crafts and early Modernist movements. Notable buildings include "Shawms" (Grade II*), designed by Marshall Sisson, and other individually significant dwellings influenced by architects such as Justin Blanco White. The area's layout, generous gardens, and tree-lined streets contribute to its tranquil and verdant character, while its proximity to the University's scientific departments and observatories adds to its contextual significance.		Scoped In due to proximity to the site
Shawms	Grade II* NHLE: 1268363	Listed Building	Shawms is a rare and highly significant example of early Modern Movement domestic architecture in Cambridge. Designed in 1938 by M.J. Blanco White, the building exemplifies the progressive architectural ideals of the interwar period, combining functionalist design with innovative construction techniques. It is timber-framed on a concrete raft foundation, with horizontal weatherboard cladding and a flat felt roof, reflecting the influence of European modernism. The house features a distinctive roof conservatory, extensive use of sliding plate-glass windows, and a minimalist aesthetic that prioritises light, openness, and connection to the garden. Internally, it retains original features such as hardboard wall		Scoped In due to proximity to the site

			cladding and an open ladder staircase with an iron handrail. Shawms is of particular importance for its architectural integrity, its association with a pioneering female architect, and its contribution to the character of the Conduit Head Road Conservation Area	
Spring House	Grade II NHLE: 1380900	Listed Building	Spring House was designed between 1965 and 1967 by Colin St John Wilson with assistance from M.J. Long. Conceived as an artist's house and studio, the building exemplifies the sensitive integration of Modernist design principles with domestic scale and craftsmanship. Its L-shaped plan, pale cavity brick walls, and mono-pitched Roman tile roofs reflect a Scandinavian influence, particularly that of Alvar Aalto's Saynatsalo Town Hall. The house features a double-height studio space, open timberwork, and a cut-away corner terrace that blurs the boundary between interior and garden. Internally, the use of timber columns, partitions, and built-in furniture creates a warm, tactile environment that supports both living and creative work. The building's thoughtful spatial composition and material palette contribute to its special interest, while its association with two of Britain's most respected post-war architects enhances its historic value	Scoped In due to proximity to the site
Willow House	Grade II* NHLE: 1331936	Listed Building	Willow House was designed in 1932 by George Checkley, a key figure in the introduction of the International Modern style to Britain. Constructed with a reinforced concrete frame and finished in white-painted render, the house exemplifies early Modernist principles through its clean lines, flat roof, and functional plan. The composition features a split-level, one-and-a-half-storey central hall and living space, flanked by a study and service areas, with a raised bedroom above. The design integrates horizontal window bands, cantilevered balconies, and a restrained material palette, reflecting Checkley's engagement with European modernism, particularly the work of Le Corbusier. Willow House is one of the earliest and most refined examples of Modernist domestic architecture in Cambridge,	Scoped In due to proximity to the site
Salix	Grade II NHLE: 1227614	Listed Building	Salix, formerly known as Brandon Hill, is a Modernist house of notable architectural and historic significance, designed in 1933–34 by H.C. Hughes for the physicist Mark Oliphant. It is one of the earliest private houses in Cambridge to adopt the International Modern style, characterised by its L-shaped plan, flat bitumenised roof, white-painted rendered brickwork, and prominent corner windows. The house was extended in 1936 to include additional first-floor accommodation. Salix forms part of a distinguished group of interwar Modernist houses on Conduit Head Road, alongside White House and Willow House. Its design reflects the progressive architectural ideals of the period and its association with Oliphant, an influential scientist who worked under Ernest Rutherford, adds further historic value.	Scoped In due to proximity to the site
White House	Grade II NHLE: 1126037	Listed Building	The White House is a significant example of early 20th-century domestic architecture in Cambridge, reflecting the transition from Edwardian to interwar design sensibilities. Its symmetrical façade, sash windows, and traditional materials contribute to the architectural coherence of the surrounding residential area.	Scoped In
Storey's Way Conservation Area	N/A	Conservation Area	The Storey's Way Conservation Area is of heritage significance due to its cohesive collection of early 20th-century houses, many of which were designed by prominent local architects. The area is characterised by generous plots, mature landscaping, and a variety of Arts and Crafts and Neo-Georgian architectural styles. It reflects the planned suburban expansion of Cambridge and retains a strong sense of place and architectural integrity.	Scoped In
29 Storey's Way	Grade II NHLE: 1331882	Listed Building	29 Storey's Way is an example of interwar domestic architecture. Its design features, including red brickwork, timber detailing, and steeply pitched roof, are characteristic of the Arts and Crafts movement. The property contributes positively to the architectural and historic character of the area.	Scoped In
30 Storey's Way	Grade II NHLE: 1343647	Listed Building	30 Storey's Way is of local architectural interest, forming part of the cohesive streetscape. Its traditional materials and design elements reflect the early 20th-century suburban development of Cambridge and contribute to the area's special character.	Scoped In
48 Storey's Way	Grade II NHLE: 1126090	Listed Building	48 Storey's Way is a notable example of Arts and Crafts-inspired architecture, with features such as decorative brickwork, gables, and leaded windows. It contributes to the architectural diversity and historic interest of the surrounding streetscene.	Scoped In
54 Storey's Way	Grade II NHLE: 1126091	Listed Building	54 Storey's Way is a well-preserved interwar house that exemplifies the suburban expansion of Cambridge in the early 20th century.	Scoped In
56 Storey's Way	Grade II NHLE: 1068856	Listed Building	56 Storey's Way is of architectural and historic interest as part of the planned development of the Storey's Way area. Its design reflects the influence of the Arts and Crafts movement and contributes to the area's cohesive character.	Scoped In
Garden Of 48 Storey's Way RPG	Grade II NHLE: 1422759	Registered Park and Garden	The garden of 48 Storey's Way is included in the Register of Parks and Gardens for its historic landscape design and contribution to the setting of the associated house. It retains original features such as formal planting, boundary treatments, and garden structures that reflect early 20th-century garden design principles.	Scoped In
Howes Place Conservation Area	N/A	Conservation Area	The Howes Place Conservation Area is of special interest for its planned layout and uniform architectural character. Developed in the early 20th century, it features a series of red-brick houses with consistent design elements, reflecting the influence of the Garden City movement. The area's mature trees and green spaces enhance its historic and aesthetic value.	Scoped In
American Military Cemetery Registered Park and Garden	Grade I NHLE: 1001573	Registered Park and Garden	The American Military Cemetery at Madingley is of historic and commemorative significance. Established during World War II, it serves as the final resting place for American service personnel and includes a chapel, memorial wall, and carefully designed landscape. The site is a poignant reminder of the transatlantic alliance, and the sacrifices made during the war.	Scoped In
Jesters	Grade II NHLE: 1164144	Listed Building	Jesters contributes to the architectural diversity and historic character of its surrounding area. Likely dating from the early to mid-20th century, it reflects the domestic scale and suburban development patterns of its time. While not listed, its retention of original features and its integration into the streetscape enhance its townscape value.	Scoped Out due to separation distance / intervening features
Water Pump	Grade II NHLE: 1331314	Listed Building	This historic water pump is a modest but important remnant of 19th-century public utilities. Typically cast in iron and located at a prominent junction or near a churchyard, such pumps served as vital communal resources before the advent of piped water. Its survival contributes to the understanding of local infrastructure and daily life in the Victorian period.	Scoped Out due to separation distance / intervening features
3, 5, And 7 Duck End	Grade II NHLE: 1317929	Listed Building	Nos. 3, 5, and 7 Duck End form a cohesive group of vernacular cottages, likely dating from the 18th or early 19th century. Constructed in traditional materials such as brick or timber frame with thatched or tiled roofs, they exemplify rural domestic architecture. Their group value and contribution to the historic character of Duck End enhance their heritage significance.	Scoped Out due to separation distance / intervening features
8 Duck End	Grade II NHLE: 1127334	Listed Building	8 Duck End is a representative example of rural vernacular architecture, possibly dating from the 19th century. Its modest scale, traditional materials, and setting within a historic hamlet contribute to its local significance. The building complements the surrounding historic environment and reflects patterns of rural settlement.	Scoped Out due to separation distance / intervening features
Cambridge Academy Of English	Grade II NHLE: 1127335	Listed Building	The Cambridge Academy of English occupies a building of local historic interest, potentially adapted from a 19th-century villa or institutional structure. Its continued use for educational purposes aligns with the broader academic character of Cambridge. Architectural features such as sash windows, brick detailing, and landscaped grounds contribute to its heritage value.	Scoped Out due to separation distance / intervening features
Binfield	Grade II NHLE: 1331333	Listed Building	Binfield is a detached residence of architectural and historic interest, likely constructed in the early 20th century. Its Arts and Crafts influences, including asymmetrical massing, decorative brickwork, and timber detailing, reflect the design trends of the period. The house contributes to the character of its residential area and may be associated with notable local figures or architects.	Scoped Out due to separation distance / intervening features
21 And 23 Cambridge Road	Grade II NHLE: 1331313	Listed Building	Nos. 21 and 23 Cambridge Road are semi-detached or paired houses of early 20th-century origin, contributing to the suburban expansion of Cambridge. Their architectural detailing, such as bay windows, gables, and original joinery, enhances their townscape value. They form part of a coherent streetscape and reflect the domestic architecture of their era.	Scoped Out due to separation distance / intervening features

Church Of St Andrew	Grade II* NHLE: 1164101	Listed Building	The Church of St Andrew is a parish church of medieval origin, with later additions and restorations. Constructed in flint and stone with a prominent west tower, it features Perpendicular Gothic detailing and historic fittings. The church is a focal point of its village, with high architectural, historic, and communal value.	Scoped Out due to separation distance / intervening features
Girton War Memorial	Grade II NHLE: 1428622	Listed Building	The Girton War Memorial is a poignant commemorative structure erected after the First World War to honour local servicemen. Typically constructed in stone and inscribed with names of the fallen, it holds strong communal and historic significance. Its location near the churchyard reinforces its role as a site of remembrance and reflection.	Scoped Out due to separation distance / intervening features
102 High Street	Grade II NHLE: 1127292	Listed Building	102 High Street is a historic dwelling of likely 18th- or early 19th-century origin, contributing to the linear development of the village. Its traditional materials, such as brick or render under a tiled roof, and its retention of original features enhance its architectural interest. The building forms part of a group of heritage assets along the High Street.	Scoped Out due to separation distance / intervening features
Madingley Mill At Mill Farm	Grade II* NHLE: 1163652	Listed Building	Madingley Mill is a historic watermill site, likely dating from the 18th or 19th century, associated with agricultural and industrial activity in the region. While the mill machinery may no longer be intact, the building and its setting retain significance for their contribution to the rural and economic history of the area.	Scoped Out due to separation distance / intervening features
Moor Barns Farmhouse	Grade II NHLE: 1163483	Listed Building	Moor Barns Farmhouse is a traditional rural dwelling of architectural and historic interest. Likely dating from the 17th or 18th century, it features vernacular construction techniques and materials, such as timber framing or brickwork, and contributes to the understanding of agricultural settlement patterns.	Scoped Out due to separation distance / intervening features
Clay Cottage	Grade II NHLE: 1331127	Listed Building	Clay Cottage is a modest vernacular dwelling of local historic interest. Its traditional form and materials, such as clay lump or brick, reflect regional building practices and contribute to the rural character of its setting.	Scoped Out due to separation distance / intervening features
Water Pump In Street North Of Chancel Of Church Of St Peter	Grade II NHLE: 1331128	Listed Building	This historic water pump, located near the Church of St Peter, is a surviving example of 19th-century public infrastructure. It holds local significance as a utilitarian feature that once served the community and now contributes to the historic streetscape.	Scoped Out due to separation distance / intervening features
Church Of St Peter	Grade I NHLE: 1127774	Listed Building	The Church of St Peter is of medieval origin, with architectural features spanning several centuries. It is significant for its historic fabric, including stonework, stained glass, and memorials, and for its role as a centre of worship and community life.	Scoped Out due to separation distance / intervening features
Coton War Memorial	Grade II NHLE: 1439976	Listed Building	The Coton War Memorial is a locally significant monument commemorating the residents of Coton who lost their lives in the World Wars. Typically constructed in stone and inscribed with names, it serves as a site of remembrance and contributes to the village's historic identity.	Scoped Out due to separation distance / intervening features
64 High Street	Grade II NHLE: 1331126	Listed Building	64 High Street is a historic residential property that contributes to the architectural character and historic development of the High Street. Likely dating from the 18th or 19th century, it retains traditional features and materials that reflect local building practices.	Scoped Out due to separation distance / intervening features
Rose Cottage	Grade II NHLE: 1127771	Listed Building	Rose Cottage is a picturesque vernacular dwelling of local historic interest. Its modest scale, traditional materials, and garden setting contribute to the rural charm and architectural diversity of the area.	Scoped Out due to separation distance / intervening features
The Rectory	Grade II NHLE: 1127773	Listed Building	The Rectory is a substantial historic residence associated with the local parish church. Often dating from the 18th or 19th century, rectories are significant for their architectural quality and their role in the ecclesiastical and social history of the community.	Scoped Out due to separation distance / intervening features
44 And 46 High Street	Grade II NHLE: 1162596	Listed Building	Nos. 44 and 46 High Street are a pair of historic dwellings that contribute to the architectural coherence and historic streetscape of the High Street. Their traditional design and materials reflect the evolution of domestic architecture in the area.	Scoped Out due to separation distance / intervening features
57 High Street	Grade II NHLE: 1127772	Listed Building	57 High Street is recognised for its architectural and historic interest. Likely dating from the 18th or early 19th century, it contributes to the character of the historic streetscape through its traditional form, materials, and detailing. The building is part of the evolving narrative of local domestic architecture and the continuity of settlement patterns in the area.	Scoped Out due to separation distance / intervening features
12 High Street	Grade II NHLE: 1331107	Listed Building	12 High Street, Coton is significant as a well-preserved example of a late 17th- or early 18th-century thatched cottage, showcasing traditional timber-framed construction and vernacular rural architecture. Its historic form, materials, and detailing reflect the domestic building traditions of Cambridgeshire and contribute to the character and historic interest of the village.	Scoped Out due to separation distance / intervening features
Manor Farmhouse	Grade II NHLE: 1127813	Listed Building	Manor Farmhouse is a 19th-century building situated within a conservation area, representing the agricultural heritage of its locality. Its form and setting evoke the rural past of the area, offering insight into historic land use and settlement patterns. The building may also retain original features such as timber framing or brickwork that enhance its architectural interest.	Scoped Out due to separation distance / intervening features
Cross	Grade II NHLE: 1162586	Listed Building	The Cross serves as a historic communal landmark, marking a traditional gathering place or route. Its presence is emblematic of the area's social and cultural history, and it remains a focal point of local identity and continuity.	Scoped Out due to separation distance / intervening features
Fitzwilliam College, Central Hall Building	Grade II NHLE: 1489400	Listed Building	The Central Hall Building at Fitzwilliam College is a distinguished example of mid-20th-century collegiate architecture. It reflects the post-war expansion of Cambridge University and demonstrates a refined integration of modernist design principles with academic function.	Scoped Out due to separation distance / intervening features
Fitzwilliam College, Chapel	Grade II NHLE: 1489402	Listed Building	The Chapel at Fitzwilliam College is a significant architectural and spiritual landmark. Its design harmoniously blends contemporary materials with ecclesiastical form, symbolising the enduring role of reflection and community within the college.	Scoped Out due to separation distance / intervening features
The Grove	Grade II NHLE: 1235123	Listed Building	The Grove is a historic residence of architectural and associative value. Its design and setting contribute to the layered narrative of the area, particularly within the context of the college estate.	Scoped Out due to separation distance / intervening features
Fitzwilliam College, New Court	Grade II NHLE: 1489406	Listed Building	New Court at Fitzwilliam College exemplifies modern collegiate residential architecture. Its layout and materials reflect evolving academic and residential needs while maintaining architectural coherence with the broader college environment.	Scoped Out due to separation distance / intervening features
63 Storey's Way	Grade II NHLE: 1268346	Listed Building	63 Storey's Way is a fine example of early 20th-century suburban architecture, likely influenced by Arts and Crafts or domestic revival styles. Its detailing and garden setting enhance the aesthetic and historic value of the area.	Scoped Out due to separation distance / intervening features
76 Storey's Way	Grade II NHLE: 1268347	Listed Building	76 Storey's Way complements the architectural character of the area, contributing to the planned residential environment. Its design and setting reinforce the quality and coherence of Storey's Way.	Scoped Out due to separation distance / intervening features

3 Linked Residential Courts Due West Of Central Buildings, Churchill College	Grade II NHLE: 1227711	Listed Building	These residential courts embody the modernist planning principles of Churchill College. Their modular design and integration with the landscape demonstrate a thoughtful approach to post-war student accommodation.	Scoped Out due to separation distance / intervening features
Central Buildings, Churchill College	Grade II NHLE: 1227706	Listed Building	The Central Buildings form the institutional and architectural heart of Churchill College. Designed by renowned architects, they reflect the college's founding ethos and commitment to innovation in education and design.	Scoped Out due to separation distance / intervening features
Wolfson Hall, Bracken Library And Bevin Rooms, Churchill College	Grade II NHLE: 1126008	Listed Building	These facilities represent the academic and communal core of Churchill College. Their architectural expression and spatial organisation support the intellectual and social life of the college, reinforcing its modernist identity.	Scoped Out due to separation distance / intervening features
3 Linked Residential Courts Due South Of Central Buildings, Churchill College	Grade II NHLE: 1373886	Listed Building	These courts continue the theme of modular, human-scaled residential design. Their orientation and relationship to the central axis of the college reflect careful masterplanning and a commitment to student wellbeing.	Scoped Out due to separation distance / intervening features
4 Linked Residential Courts Due Southwest Of Central Buildings, Churchill College	Grade II NHLE: 1126007	Listed Building	These courts further illustrate the architectural coherence and planning philosophy of Churchill College. Their repetition and variation contribute to a sense of unity and diversity within the campus.	Scoped Out due to separation distance / intervening features
House And Brock Brothers' Studio	Grade II NHLE: 1331872	Listed Building	This property holds significant artistic and architectural value, associated with the renowned Brock brothers. The studio offers rare insight into the working environment of notable sculptors, enhancing its cultural importance.	Scoped Out due to separation distance / intervening features
31 Madingley Road	Grade II NHLE: 1268371	Listed Building	31 Madingley Road is a distinguished example of interwar or post-war domestic architecture. Its design and setting contribute to the architectural richness and historical continuity of Madingley Road.	Scoped Out due to separation distance / intervening features
9 Wilberforce Road	Grade II NHLE: 1268352	Listed Building	9 Wilberforce Road exemplifies the integration of modern residential architecture within the academic context of Cambridge. Its design reflects the aspirations of a scholarly community and contributes to the area's architectural diversity.	Scoped Out due to separation distance / intervening features
Emmanuel College Sports Pavilion, Including Groundsman's House And Stable	Grade II NHLE: 1422595	Listed Building	This ensemble reflects the recreational and operational aspects of college life. The pavilion, groundsman's house, and stable form a cohesive group that illustrates the historical development of collegiate sports and estate management.	Scoped Out due to separation distance / intervening features
Kerbstones To Pool In Courtyard To West Of Hall, New Hall	Grade II* NHLE: 1227647	Listed Building	These kerbstones are integral to the designed landscape of New Hall's courtyard. Their detailing and placement contribute to the spatial and aesthetic coherence of the area.	Scoped Out due to separation distance / intervening features
Murray Edwards College (Formerly New Hall)	Grade II* NHLE: 1331922	Listed Building	Murray Edwards College, formerly New Hall, stands as a pioneering example of post-war educational architecture, notable for its bold modernist design and its role in advancing women's education within the University of Cambridge.	Scoped Out due to separation distance / intervening features
Chapel Of St Edmund's House (Roman Catholic)	Grade II NHLE: 1083566	Listed Building	The Chapel of St Edmund's House is a distinguished Roman Catholic place of worship, reflecting the spiritual heritage of the university and showcasing refined ecclesiastical architecture in a collegiate setting.	Scoped Out due to separation distance / intervening features
Elterholm, 12 And 12A Madingley Road	Grade II NHLE: 1422165	Listed Building	Elterholm, 12 and 12A Madingley Road, exemplifies early 20th-century domestic architecture, with its elegant proportions and landscaped setting contributing to the residential character of the area.	Scoped Out due to separation distance / intervening features
End House South And End House North	Grade II NHLE: 1322139	Listed Building	End House South and End House North form a distinctive architectural pair, their symmetrical design and period detailing offering a cohesive and visually striking presence on the street.	Scoped Out due to separation distance / intervening features
Marshall House	Grade II NHLE: 1268370	Listed Building	Marshall House is a fine example of interwar architecture, combining traditional materials with modernist influences to create a residence of both aesthetic and historical interest.	Scoped Out due to separation distance / intervening features
The Stone House And Associated Gate Piers	Grade II NHLE: 1422019	Listed Building	The Stone House and its associated gate piers are notable for their robust construction and classical detailing, representing a refined interpretation of traditional English domestic architecture.	Scoped Out due to separation distance / intervening features
Saxmeadham, Including Flank Walls, Front Boundary Wall And Gate Piers	Grade II NHLE: 1422623	Listed Building	Saxmeadham, with its flank walls, front boundary wall, and gate piers, presents a unified and imposing frontage, reflecting the architectural ambition of its period, and enhancing the streetscape.	Scoped Out due to separation distance / intervening features
3 Clarkson Road	Grade II NHLE: 1390957	Listed Building	3 Clarkson Road is a well-preserved example of early suburban development in Cambridge, its architectural features and mature garden setting contributing to the area's historic character.	Scoped Out due to separation distance / intervening features
Whewell House, Including Boundary Walls To South And West	Grade II NHLE: 1268367	Listed Building	Whewell House, including its boundary walls, is a distinguished residence that reflects the academic and residential traditions of Cambridge, with its architectural integrity and setting enhancing its significance.	Scoped Out due to separation distance / intervening features
Silbury Including Gate Piers And Plinth Wall	Grade II NHLE: 1268366	Listed Building	Silbury, with its gate piers and plinth wall, is a testament to the careful integration of architecture and landscape, offering a harmonious and dignified presence within its context.	Scoped Out due to separation distance / intervening features
Cambridge University Real Tennis Club And Professionals House	Grade II NHLE: 1422000	Listed Building	The Cambridge University Real Tennis Club and Professionals House are rare survivals of a historic sporting tradition, their continued use and architectural character underscoring their cultural value.	Scoped Out due to separation distance / intervening features
Robinson College	Grade II* NHLE: 1482703	Listed Building	Robinson College is a striking example of late 20th-century collegiate architecture, its bold use of brick and innovative spatial planning marking a departure from traditional college forms.	Scoped Out due to separation distance / intervening features
Claire Hall, University Of Cambridge	Grade II* NHLE: 1454213	Listed Building	Clare Hall exemplifies modern academic design, fostering a sense of community and intellectual exchange through its open layout and contemporary architectural language.	Scoped Out due to separation distance / intervening features

Elmside Including Boundary Wall And Gate	Grade II NHLE: 1268365	Listed Building	Elmside, with its boundary wall and gate, is a distinguished villa that reflects the suburban expansion of Cambridge, its architectural detailing and setting contributing to its heritage value.	Scoped Out due to separation distance / intervening features
University Library	Grade II NHLE: 1126281	Listed Building	The University Library is a monumental structure of national importance, combining classical and modernist elements to create a landmark of academic and architectural significance.	Scoped Out due to separation distance / intervening features
Entrance Gateway To The University Library **Entrance Gateway To The University Library Onto Burrell's Walk**	Grade II NHLE: 1338190	Listed Building	The Entrance Gateway to the University Library serves as a ceremonial threshold, its design and craftsmanship reflecting the gravitas of the institution it serves. The Entrance Gateway onto Burrell's Walk provides a dignified and contextual access point to the University Library, enhancing the approach and reinforcing the library's prominence.	Scoped Out due to separation distance / intervening features
Clare College, Gateway To The University Library	Grade II NHLE: 1320358	Listed Building	Clare College's Gateway to the University Library is a symbolic and functional link between historic and modern academic spaces, embodying the continuity of scholarly tradition.	Scoped Out due to separation distance / intervening features
Falling Warrior Sculpture In Clare College Memorial Court	Grade II NHLE: 1031585	Listed Building	The Falling Warrior sculpture in Clare College Memorial Court is a poignant and powerful work of art, commemorating sacrifice and enriching the cultural landscape of the college.	Scoped Out due to separation distance / intervening features
Clare College Memorial Court	Grade II NHLE: 1115639	Listed Building	Clare College Memorial Court is a solemn and architecturally refined space, designed to honour the memory of those lost while maintaining the collegiate aesthetic.	Scoped Out due to separation distance / intervening features
Clare College Registered Park And Garden	Grade II NHLE: 1000617	Registered Park and Garden	The Registered Park and Garden at Clare College is a carefully curated landscape that reflects centuries of horticultural and academic tradition, offering a tranquil and historically layered environment.	Scoped Out due to separation distance / intervening features
Trinity College, Entrance Gates To The Fellows' Garden	Grade II NHLE: 1331805	Listed Building	The Entrance Gates to the Fellows' Garden at Trinity College are finely crafted and symbolically significant, marking the transition into a private and contemplative collegiate space.	Scoped Out due to separation distance / intervening features
Trinity College, Field Gates To Queen's Road	Grade I NHLE: 1126266	Listed Building	The Field Gates to Queen's Road at Trinity College are functional yet elegant, contributing to the boundary definition and visual identity of the college grounds.	Scoped Out due to separation distance / intervening features
St John's College, Gate To Trinity Piece South East Of The Wilderness	Grade II* NHLE: 1125491	Listed Building	The Gate to Trinity Piece at St John's College is a historic feature that provides access to a secluded green space, reinforcing the college's spatial hierarchy and landscape design.	Scoped Out due to separation distance / intervening features
St Johns' College, Bridge Over Bin Brook Between Trinity And St John's Backs	Grade II NHLE: 1105681	Listed Building	The Bridge over Bin Brook between Trinity and St John's Backs is a picturesque and functional structure, enhancing connectivity while contributing to the scenic quality of the Backs.	Scoped Out due to separation distance / intervening features
Trinity College Registered Park and Garden	Grade II NHLE: 1000633	Registered Park and Garden	The Registered Park and Garden at Trinity College is a landscape of national importance, blending formal and informal elements to create a setting of exceptional beauty and academic resonance.	Scoped Out due to separation distance / intervening features
St John's College, Wilderness Fence Along Queens' Road And Bin Brook	Grade II NHLE: 1105691	Listed Building	The Wilderness Fence along Queens' Road and Bin Brook at St John's College is a defining boundary feature, its design and materials contributing to the character and enclosure of the college grounds.	Scoped Out due to separation distance / intervening features

St John's College, Boundary Wall On Queen's Road Between The Field Gate And Bin Brook	Grade II NHLE: 1332181	Listed Building	St John's College, Boundary Wall On Queen's Road between The Field Gate and Bin Brook is a notable heritage asset in Cambridge, distinguished by its unique architectural features, historical context, and its contribution to the surrounding urban fabric. It reflects the evolution of the city's academic, civic, or residential character and plays a vital role in preserving the identity and continuity of the area.	Scoped Out due to separation distance / intervening features
St John's College, Field Gate	Grade II NHLE: 1125490	Listed Building	St John's College, Field Gate is a notable heritage asset in Cambridge, distinguished by its unique architectural features, historical context, and its contribution to the surrounding urban fabric. It reflects the evolution of the city's academic, civic, or residential character and plays a vital role in preserving the identity and continuity of the area.	Scoped Out due to separation distance / intervening features
Merton College	Grade II NHLE: 1126104	Listed Building	Merton College is a historically significant site within the city's architectural and academic landscape. Its buildings and associated structures, such as Merton House and its garden wall, reflect the evolution of collegiate and residential architecture in Cambridge. The college's presence contributes to the layered character of the area, with its architectural detailing, materials, and spatial arrangement offering insight into the city's development over time.	Scoped Out due to separation distance / intervening features
Garden Wall at Merton House	Grade II NHLE: 1068625	Listed Building	The Garden Wall at Merton House holds heritage significance as a defining boundary feature that contributes to the historic character and setting of Merton House. Constructed with traditional materials and techniques, the wall reflects the architectural language of the associated residence and reinforces the sense of enclosure and privacy typical of period properties. Its presence enhances the visual continuity of the streetscape and offers insight into the spatial organisation and landscape design of historic domestic plots in Cambridge.	Scoped Out due to separation distance / intervening features
Merton House	Grade II NHLE: 1331886	Listed Building	Merton House is a distinguished example of early 20th-century domestic architecture in Cambridge, contributing significantly to the character of its surrounding streetscape. Its architectural detailing, proportions, and materials reflect the design sensibilities of its period, while its association with Merton College enhances its institutional and historical value. The house forms part of a cohesive group of heritage assets, including its garden wall, that together illustrate the evolution of residential and academic development in this part of the city.	Scoped Out due to separation distance / intervening features
St John's College, Four Gates Onto The Wilderness And The Scholars' Garden, North East Gate, North West Gate, South East Gate And South West Gate	Grade II NHLE: 1105683	Listed Building	These gates are significant not only for their craftsmanship and design, which reflect the college's historic identity, but also for their role in defining the spatial hierarchy and landscape structure of the college grounds. Each gate contributes to the sense of enclosure and transition between formal and informal garden spaces, reinforcing the contemplative and scholarly atmosphere of the college.	Scoped Out due to separation distance / intervening features
St John's College, High Walk Bridge Over Bin Brook	Grade II NHLE: 1332180	Listed Building	St John's College is one of the largest and most architecturally diverse colleges in Cambridge, with buildings spanning from the 13th to the 21st century. Its historic core includes medieval, Tudor, and Victorian structures, reflecting the evolution of collegiate architecture and academic life over centuries. The College's layout, courts, and bridges contribute significantly to the historic townscape and the River Cam setting. The bridge forms part of the pedestrian route within the College grounds, contributing to the historic landscape and circulation pattern. Its materials and design are sympathetic to the surrounding heritage assets, reinforcing the sense of continuity and enclosure within the College precinct.	Scoped Out due to separation distance / intervening features
32-38, Northampton Street	Grade II NHLE: 1331894	Listed Building	This terrace of timber-framed and brick houses is part of one of the most complete groups of historic domestic buildings in Cambridge. Likely dating from the 17th and 18th centuries, they retain original features such as Yorkshire sash windows and contribute to the strong group value of the street, which historically housed merchants and later students.	Scoped Out due to separation distance / intervening features
26-30, Northampton Street	Grade II NHLE: 1126113	Listed Building	Similar in character to Nos. 32–38, this group of buildings reflects the evolution of domestic architecture in the area. Their modest scale, traditional materials, and detailing contribute to the historic streetscape and the layered social history of Northampton Street.	Scoped Out due to separation distance / intervening features
The Merton Arms Public House	Grade II NHLE: 1126112	Listed Building	Formerly a public house, this building is a rare surviving example of a 19th-century inn on Northampton Street. It reflects the area's historic role as a gateway to the city and a hub for travelers and trade. Its continued presence adds to the social and communal value of the street.	Scoped Out due to separation distance / intervening features
21-24, Northampton Street	Grade II NHLE: 1331892	Listed Building	These buildings form part of the informal terrace that defines the south side of Northampton Street. Their architectural coherence and historic use as residences and inns contribute to the character and appearance of the conservation area.	Scoped Out due to separation distance / intervening features
Merton Hall	Grade II* NHLE: 1331893	Listed Building	Merton Hall is a 16th-century manor house with a distinctive Dutch gable, forming part of a group with the School of Pythagoras. Originally owned by Merton College, Oxford, it now serves as graduate accommodation. Its architectural detailing and historic associations enhance its significance.	Scoped Out due to separation distance / intervening features
School of Pythagoras	Grade I NHLE: 1126114	Listed Building	Dating from around 1200, the School of Pythagoras is the oldest secular building in Cambridge and a Grade I listed structure. Originally a private house, it has served various functions over the centuries and now houses the College archives. Its age, rarity, and architectural integrity make it of exceptional significance.	Scoped Out due to separation distance / intervening features
St John's College, New Court	Grade I NHLE: 1332178	Listed Building	New Court, also known as the 'Wedding Cake,' is a striking example of early 19th-century Gothic Revival architecture. Designed by Thomas Rickman, it reflects the romantic reinterpretation of medieval collegiate forms and contributes to the picturesque setting along the River Cam.	Scoped Out due to separation distance / intervening features
St John's College, New Bridge	Grade I NHLE: 1326664	Listed Building	This bridge, designed by Henry Hutchinson in 1831, is a key feature of the College's riverside landscape. Its elegant Gothic design complements New Court and enhances the visual and functional connectivity across the Cam.	Scoped Out due to separation distance / intervening features
St John's College, Master's Lodge	Grade II NHLE: 1104837	Listed Building	The Master's Lodge is a substantial domestic building reflecting the status of the College's head. Its architectural detailing and landscaped setting contribute to the collegiate character and hierarchy of the site.	Scoped Out due to separation distance / intervening features
St John's College, Stables Of Master's Lodge	Grade II NHLE: 1125487	Listed Building	These ancillary buildings are important for understanding the service arrangements of the College. Their traditional materials and form contribute to the historic character of the College grounds.	Scoped Out due to separation distance / intervening features
St John's College	Grade II* NHLE: 1000632	Listed Building	St John's College holds heritage value as one of the largest and most architecturally distinguished colleges in the University of Cambridge. Founded in 1511 by Lady Margaret Beaufort, it occupies a site rich in medieval history, including the former Hospital of St John. The College's built environment spans over five centuries, showcasing a remarkable range of architectural styles, from the Tudor origins of First Court to the Gothic Revival grandeur of New Court, designed by Thomas Rickman. The iconic Bridge of Sighs, completed in 1831, is a celebrated example of 19th-century collegiate bridge design and a key visual landmark over the River Cam. The College also includes the School of Pythagoras, the oldest secular building in Cambridge, and the Grade II* listed main College buildings, which reflect the evolution of academic and domestic architecture. Together, these elements contribute to the College's outstanding architectural, historical, and cultural value, reinforcing its role in the intellectual and civic life of the city.	Scoped Out due to separation distance / intervening features
Magdalene College, Benson Court Main Block	Grade II NHLE: 1125505	Listed Building	This block forms part of the historic core of Magdalene College, contributing to the enclosed court layout typical of Cambridge colleges. Its architectural detailing and materials reflect the College's development over time.	Scoped Out due to separation distance / intervening features

Magdalene College, Mallory Court, North West Range	Grade II* NHLE: 1332185	Listed Building	This range contributes to the architectural and spatial coherence of Mallory Court. Its design and materials are sympathetic to the historic context and reinforce the collegiate character of the site.	Scoped Out due to separation distance / intervening features
7-18, Northampton Street	Grade II NHLE: 1084322	Listed Building	This terrace is part of the best-preserved group of timber-framed buildings in Cambridge. Their historic fabric, including sash windows and brickwork, reflects the area's evolution from merchant housing to student accommodation.	Scoped Out due to separation distance / intervening features
19, Northampton Street	Grade II NHLE: 1331869	Listed Building	A standalone historic building that contributes to the group value of the street. Its architectural features and historic use enhance the character of the conservation area.	Scoped Out due to separation distance / intervening features
The Main And Secondary Gateway To Madingley Road And The Boundary Wall	Grade II NHLE: 1126155	Listed Building	These features mark the formal entrance to the College grounds and contribute to the sense of enclosure and historic boundary definition. Their materials and detailing are consistent with the College's architectural language.	Scoped Out due to separation distance / intervening features
Westminster And Cheshunt College	Grade II NHLE: 1126154	Listed Building	These institutions occupy a prominent site on the north side of Northampton Street. Their late 19th- and early 20th-century buildings, including a lantern-topped tower, reflect the expansion of theological education in Cambridge and contribute to the academic character of the area.	Scoped Out due to separation distance / intervening features
Marshall House	Grade II NHLE: 1268370	Listed Building	Part of Westminster College, Marshall House is a significant component of the College's architectural ensemble. Its design and setting within landscaped grounds enhance its heritage value.	Scoped Out due to separation distance / intervening features
The North West Range Of Westminster College	Grade II NHLE: 1331871	Listed Building	This range contributes to the formal layout and architectural coherence of Westminster College. Its materials and detailing reflect the institutional character of the site.	Scoped Out due to separation distance / intervening features
Westminster College Bounds	Grade II NHLE: 1126183	Listed Building	The boundary walls and gates of Westminster College define the extent of the site and contribute to the sense of enclosure and historic identity of the College.	Scoped Out due to separation distance / intervening features
Storey's Almshouses	Grade II NHLE: 1126142	Listed Building	Now known as the St John's Chop House, these former almshouses are a rare survival of early social housing in Cambridge. Their modest scale and historic function contribute to the social history of the area.	Scoped Out due to separation distance / intervening features
83 Castle Street	Grade II NHLE: 1126234	Listed Building	83 Castle Street is a fine example of early 19th-century domestic architecture, characterized by its symmetrical façade, sash windows, and traditional brickwork. The building contributes to the historic streetscape of Castle Street and reflects the residential development of the area during the Georgian period.	Scoped Out due to separation distance / intervening features
55-69 Castle Street	Grade II NHLE: 1336945	Listed Building	This terrace of houses represents a cohesive group of mid-19th-century dwellings, notable for their uniform architectural detailing and consistent building line. Their survival provides insight into the urban expansion of Cambridge during the Victorian era and the growth of middle-class housing.	Scoped Out due to separation distance / intervening features
1-5, Bell's Court	Grade II NHLE: 1111891	Listed Building	1–5 Bell's Court comprises a group of modest cottages that exemplify vernacular architecture. Their scale, materials, and layout reflect the working-class housing patterns of 19th-century Cambridge and contribute to the character of the local conservation area.	Scoped Out due to separation distance / intervening features
Social Service Department	Grade II NHLE: 1336970	Listed Building	The Social Service Department building, formerly part of the County Hall complex, is significant for its civic function and institutional architecture. Its design reflects early 20th-century public building trends, with restrained classical detailing and a formal layout.	Scoped Out due to separation distance / intervening features
The Castle Inn	Grade II NHLE: 1111867	Listed Building	The Castle Inn is a historic public house that has served the local community for centuries. Its architectural features, including timber framing and traditional signage, contribute to its landmark status and social value within the Castle Street area.	Scoped Out due to separation distance / intervening features
Caretaker's House In The Grounds Of County Hall And About Fifty Yards To The South	Grade II NHLE: 1126235	Listed Building	This ancillary building is historically associated with the former County Hall and exemplifies the support structures typical of civic complexes. Its modest scale and traditional materials complement the main buildings and reflect the operational needs of the site.	Scoped Out due to separation distance / intervening features
Cambridge Motte And Bailey Castle, Civil War Earthworks And The Buried Remains Of An Iron Age Defended Settlement, Roman Town And Former County Gaol	Scheduled Monument NHLE: 1006905	Scheduled Monument	This multi-period archaeological site is of exceptional national importance. It includes the remains of a Norman motte and bailey castle, Civil War fortifications, and earlier Iron Age and Roman settlements. The site also contains the buried remains of the former county gaol, making it a palimpsest of Cambridge's military, civic, and penal history.	Scoped Out due to separation distance / intervening features
Castle Street Methodist Church And Sunday School Including Front Gates And Railings	Grade II NHLE: 1096102	Listed Building	This late 19th-century church and its associated Sunday school are notable for their Gothic Revival architecture and community role. The decorative iron gates and railings enhance the setting, while the buildings themselves reflect the growth of nonconformist worship in Victorian Cambridge.	Scoped Out due to separation distance / intervening features
With Attached Workshop Range And Front Railings	Grade II NHLE: 1360789	Listed Building	The attached workshop range and railings form part of a historic artisan complex, illustrating the integration of residential and working spaces in 19th-century Cambridge. The survival of these elements provides valuable insight into the city's industrial heritage.	Scoped Out due to separation distance / intervening features
Church Of St Peter	Grade II* NHLE: 1331919	Listed Building	St Peter's Church is a Grade II* listed building of Saxon origin, rebuilt in the 12th century and restored in the 19th century. Its compact form, Norman doorway, and medieval tower make it one of the oldest and most architecturally significant churches in Cambridge.	Scoped Out due to separation distance / intervening features
Kettles Yard	Grade II NHLE: 1126115	Listed Building	Kettle's Yard is a unique house and gallery created by Jim Ede in the mid-20th century. It combines domestic architecture with a curated art collection, representing a pioneering approach to the display of modern art in a domestic setting. The building is listed for its architectural innovation and cultural significance.	Scoped Out due to separation distance / intervening features
Castle Brae	Grade II NHLE: 1111884	Listed Building	Castle Brae is a 19th-century residential building that contributes to the historic character of the Castle Hill area. Its traditional materials and detailing reflect the architectural vernacular of the period and its location near the historic motte enhances its contextual value.	Scoped Out due to separation distance / intervening features
Church Of St Giles	Grade II* NHLE: 1331828	Listed Building	St Giles' Church is a Grade II* listed parish church with origins in the 12th century. Extensively rebuilt in the 19th century by Butterfield, it features polychromatic brickwork and Gothic Revival detailing. The church is significant for its architecture and its role in the religious life of the community.	Scoped Out due to separation distance / intervening features

County Folk Museum	Grade II NHLE: 1331827	Listed Building	Housed in a former Victorian school building, the County Folk Museum (now the Museum of Cambridge) preserves the social history of the region. The building itself is architecturally significant for its educational origins and contributes to the cultural heritage of the city.	Scoped Out due to separation distance / intervening features
St Giles' War Memorial	Grade II NHLE: 1428626	Listed Building	This freestanding war memorial commemorates the local men who died in the World Wars. Its classical design and prominent location near St Giles' Church make it a poignant and historically significant monument within the community.	Scoped Out due to separation distance / intervening features
Magdalene College, Boundary Wall Of College Fronting Magdalene Street And Chesterton Lane	Grade II NHLE: 1125503	Listed Building	This historic boundary wall defines the edge of Magdalene College and contributes to the sense of enclosure and continuity along Magdalene Street. Constructed of traditional materials, it reflects the College's long-standing presence and architectural coherence.	Scoped Out due to separation distance / intervening features
Magdalene College, Walls Lining The Second Court On Northeast And Southwest Sides	Grade II NHLE: 1125501	Listed Building	These internal college walls are integral to the spatial organization of Magdalene College. Their construction and alignment reflect the historic development of the College's courts and contribute to the architectural unity of the site.	Scoped Out due to separation distance / intervening features
Magdalene College, Bright's Building	Grade II NHLE: 1125502	Listed Building	Bright's Building is a 19th-century addition to Magdalene College, notable for its restrained Gothic detailing and role in the expansion of student accommodation. It complements the older college buildings and reflects the Victorian phase of collegiate development.	Scoped Out due to separation distance / intervening features
Magdalene College, Pepys Building	Grade I NHLE: 1332183	Listed Building	The Pepys Building is a Grade I listed structure built between 1670 and 1703 to house the Pepys Library. It is a rare example of a purpose-built library from the period, featuring classical architecture, original bookcases, and a significant collection donated by Samuel Pepys.	Scoped Out due to separation distance / intervening features
Wentworth House	Grade II NHLE: 1331830	Listed Building	Wentworth House is a Georgian townhouse of architectural merit, featuring symmetrical proportions, sash windows, and a classical entrance. It contributes to the historic character of Chesterton Road and reflects the residential development of the area in the 18th century.	Scoped Out due to separation distance / intervening features
4-10 Chesterton Road	Grade II NHLE: 1126238	Listed Building	This terrace of Victorian houses is significant for its consistent architectural style and contribution to the streetscape. The buildings retain original features such as decorative brickwork and bay windows, illustrating the suburban expansion of Cambridge.	Scoped Out due to separation distance / intervening features
Pair Of K6 Telephone Kiosks By Jesus Lock Bridge	Grade II NHLE: 1395880	Listed Building	These iconic red K6 telephone kiosks, designed by Sir Giles Gilbert Scott, are listed for their design and cultural value. Positioned near Jesus Lock Bridge, they contribute to the historic street furniture of the area and are emblematic of mid-20th-century British design.	Scoped Out due to separation distance / intervening features
Cory House	Grade II* NHLE: 1126151	Listed Building	Cory House is a 19th-century institutional building, formerly associated with Magdalene College. Its robust construction and classical detailing reflect its educational function and contribute to the architectural diversity of the area. This building is a well-preserved example of early 19th-century domestic architecture, featuring traditional brickwork and sash windows. It contributes to the historic character of Northampton Street and the wider conservation area.	Scoped Out due to separation distance / intervening features
1 Northampton Street	Grade II* NHLE: 1331873	Listed Building	This building is a well-preserved example of early 19th-century domestic architecture, featuring traditional brickwork and sash windows. It contributes to the historic character of Northampton Street and the wider conservation area.	Scoped Out due to separation distance / intervening features
15, 15a, 15b, 16 Magdalene Street	Grade II* NHLE: 1347915	Listed Building	These properties form a group of historic buildings with varied architectural detailing, reflecting the piecemeal development of Magdalene Street. Their survival enhances the historic grain and visual interest of the street.	Scoped Out due to separation distance / intervening features
17 And 18 Magdalene Street	Grade II NHLE: 1126158	Listed Building	These adjoining buildings are notable for their timber framing and historic shopfronts. They illustrate the commercial and residential mix that has characterized Magdalene Street for centuries.	Scoped Out due to separation distance / intervening features
Magdalene College, Mallory Court	Grade II NHLE: 1125504	Listed Building	Mallory Court is a 20th-century addition to Magdalene College, designed to harmonize with the historic fabric of the College. Its layout and materials reflect the collegiate tradition while accommodating modern needs.	Scoped Out due to separation distance / intervening features
20 Magdalene Street	Grade II NHLE: 1101513	Listed Building	20 Magdalene Street is a historic townhouse with architectural features typical of the 18th century, including a symmetrical façade and classical doorway. It contributes to the historic streetscape and the setting of Magdalene College.	Scoped Out due to separation distance / intervening features
21 And 22 Magdalene Street	Grade II NHLE: 1331874	Listed Building	Nos. 21 and 22 Magdalene Street form a pair of early 19th-century townhouses with classical proportions and original sash windows. Their symmetrical façades and traditional materials contribute to the historic character of the street and reflect the urban development of Cambridge during the Georgian period.	Scoped Out due to separation distance / intervening features
23 Magdalene Street	Grade II NHLE: 1126159	Listed Building	23 Magdalene Street is a mid-19th-century building with a distinctive gabled frontage and decorative brickwork. It exemplifies Victorian architectural style and contributes to the varied historic streetscape of Magdalene Street.	Scoped Out due to separation distance / intervening features
24 Magdalene Street	Grade II NHLE: 1347908	Listed Building	24 Magdalene Street is a modest yet well-preserved example of early 19th-century domestic architecture. Its restrained classical detailing and historic shopfront reflect the mixed residential and commercial use of the area during that period.	Scoped Out due to separation distance / intervening features
Magdalene College, Benson Court	Grade II* NHLE: 1332186	Listed Building	Benson Court at Magdalene College is a 20th-century addition that respects the traditional collegiate layout. Its brick construction and fenestration patterns harmonize with the older college buildings, maintaining the architectural coherence of the site.	Scoped Out due to separation distance / intervening features
Post Office	Grade II NHLE: 1331875	Listed Building	The Post Office on Magdalene Street is a late 19th-century civic building with a robust brick façade and arched openings. It represents the expansion of public services in the Victorian era and contributes to the social history of the area.	Scoped Out due to separation distance / intervening features
26-28 Magdalene Street	Grade II NHLE: 1101458	Listed Building	26–28 Magdalene Street comprise a terrace of early 19th-century houses with rendered façades and timber sash windows. Their uniform appearance and scale contribute to the architectural rhythm of the street.	Scoped Out due to separation distance / intervening features
29 Magdalene Street	Grade II NHLE: 1126160	Listed Building	29 Magdalene Street is a three-storey townhouse with a distinctive bay window and decorative cornice. It reflects the architectural tastes of the late Georgian period and contributes to the historic urban fabric.	Scoped Out due to separation distance / intervening features

The Pickerel Inn	Grade II NHLE: 1101465	Listed Building	The Pickerel Inn is one of Cambridge's oldest public houses, with origins dating back to the 16th century. Its timber-framed structure, exposed beams, and historic signage make it a landmark of local social and architectural history.	Scoped Out due to separation distance / intervening features
Magdalene College, The Buildings Surrounding First Court	Grade I NHLE: 1125500	Listed Building	The buildings surrounding First Court at Magdalene College include medieval and later structures that define the historic heart of the college. Their varied architectural styles and materials reflect centuries of academic and architectural development.	Scoped Out due to separation distance / intervening features
31 Magdalene Street	Grade II NHLE: 1126161	Listed Building	31 Magdalene Street is a narrow-fronted townhouse with a steeply pitched roof and traditional fenestration. It contributes to the historic character of the street and reflects the evolution of domestic architecture in the area.	Scoped Out due to separation distance / intervening features
Magdalene Bridge, The Great Bridge	Grade II NHLE: 1331826	Listed Building	Magdalene Bridge, also known as the Great Bridge, is a 19th-century cast-iron structure that replaced earlier crossings of the River Cam. It is significant for its engineering design and its role in connecting the historic city centre with the north bank.	Scoped Out due to separation distance / intervening features
Magdalene College, Railings, Gate Piers And Gates To Garden On Magdalene Street	Grade II NHLE: 1332184	Listed Building	The railings, gate piers, and gates to the garden on Magdalene Street form an important boundary feature of Magdalene College. Their wrought ironwork and stone detailing enhance the setting of the college and contribute to the streetscape.	Scoped Out due to separation distance / intervening features
K6 Telephone Kiosk On The Quayside Pedestrian Area, Cambridge	Grade II NHLE: 1416702	Listed Building	The K6 telephone kiosk on the Quayside is a classic example of Sir Giles Gilbert Scott's iconic 1935 design. Its red-painted cast-iron structure is a familiar and cherished element of the British streetscape.	Scoped Out due to separation distance / intervening features
30 Bridge Street	Grade II NHLE: 1126225	Listed Building	30 Bridge Street is a late 18th-century commercial building with a traditional shopfront and upper residential accommodation. Its historic use and architectural detailing contribute to the mixed-use character of the area.	Scoped Out due to separation distance / intervening features
29 Bridge Street	Grade II NHLE: 1126263	Listed Building	29 Bridge Street is a Georgian townhouse with a symmetrical façade and original sash windows. It exemplifies the domestic architecture of the period and contributes to the historic setting of Bridge Street.	Scoped Out due to separation distance / intervening features
Windmill At Chesterton Mills	Grade II NHLE: 1337012	Listed Building	The windmill at Chesterton Mills is a rare surviving example of a 19th-century industrial structure. Its cylindrical brick tower and cap reflect the region's agricultural and milling heritage.	Scoped Out due to separation distance / intervening features
Lodge Of Cambridge General Cemetery	Grade II NHLE: 1126200	Listed Building	The Lodge of Cambridge General Cemetery is a Victorian gatehouse with Gothic Revival detailing. It served as the residence for the cemetery caretaker and contributes to the historic character of the burial ground.	Scoped Out due to separation distance / intervening features
Gates And Railings Of Cambridge General Cemetery Flanking Histon Road	Grade II NHLE: 1099097	Listed Building	The gates and railings flanking Histon Road at Cambridge General Cemetery are finely crafted examples of Victorian ironwork. They define the formal entrance to the cemetery and enhance its historic setting.	Scoped Out due to separation distance / intervening features

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