

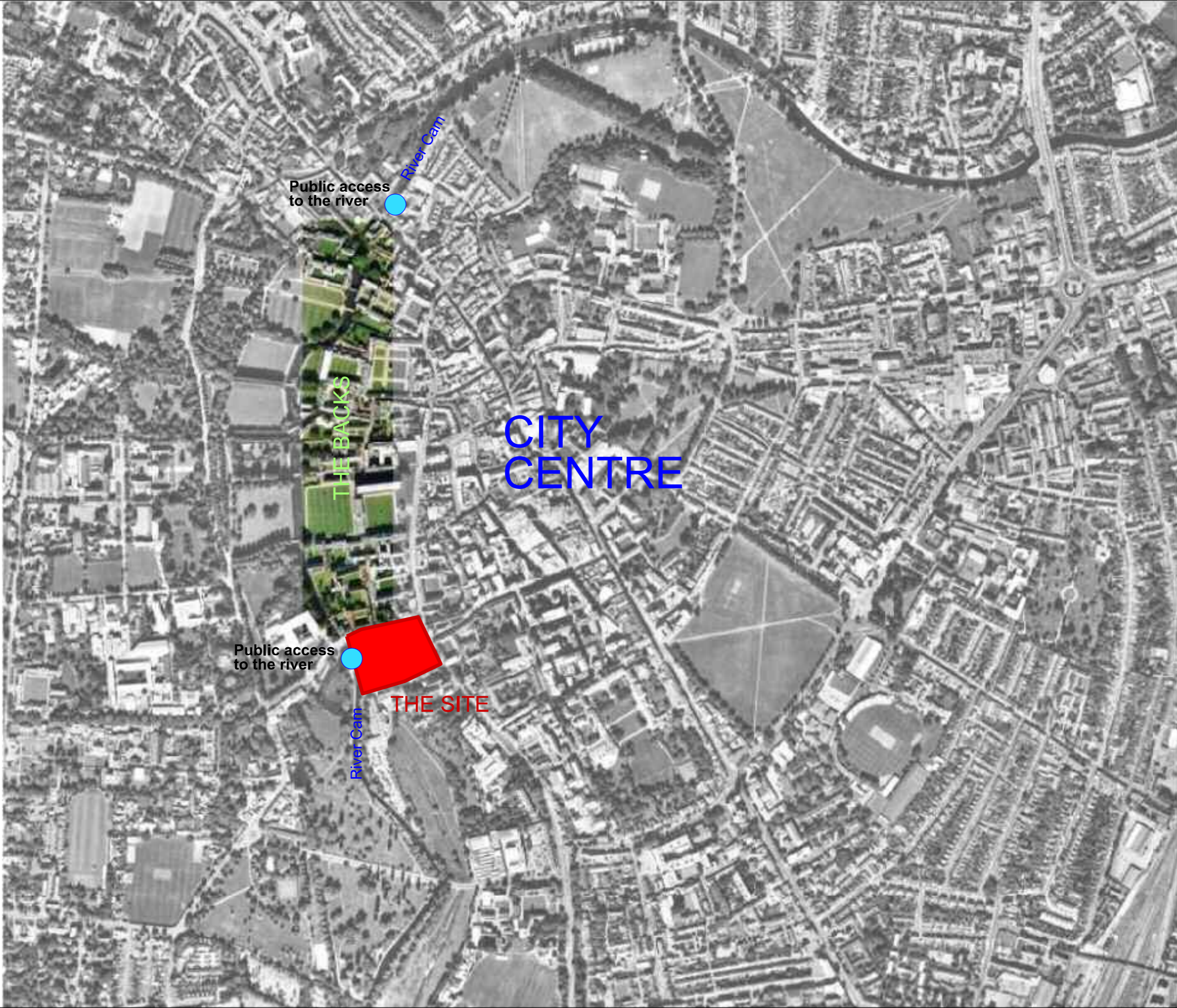
Site Analysis Document

PROJECT Cambridge University; Mill Lane
ADDRESS Mill Lane, Cambridge
CLIENT Cambridge University
DATE January 2008

SIGNED:
Partner
SHEPPARD ROBSON

SIGNED:
Project Leader
SHEPPARD ROBSON

DATE:



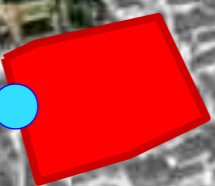
Public access to the river

River Cam

THE BACKS

CITY CENTRE

Public access to the river



THE SITE

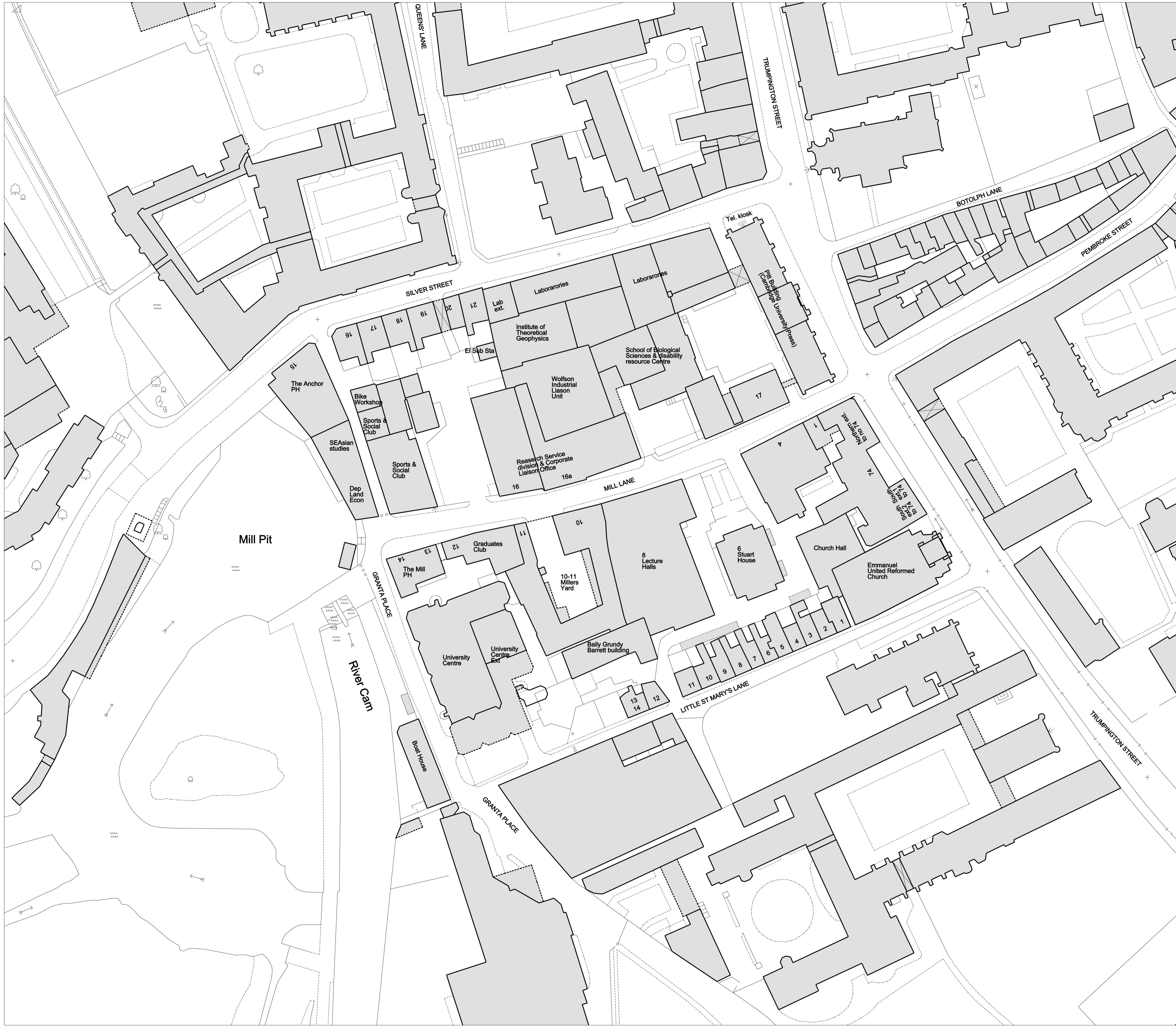
River Cam



SITE LOCATION
S | K | 0 | 1 | 9 | 3522 Mill Lane

Scale @ A1: NTS

SHEPHERDSON



COMMENT

--

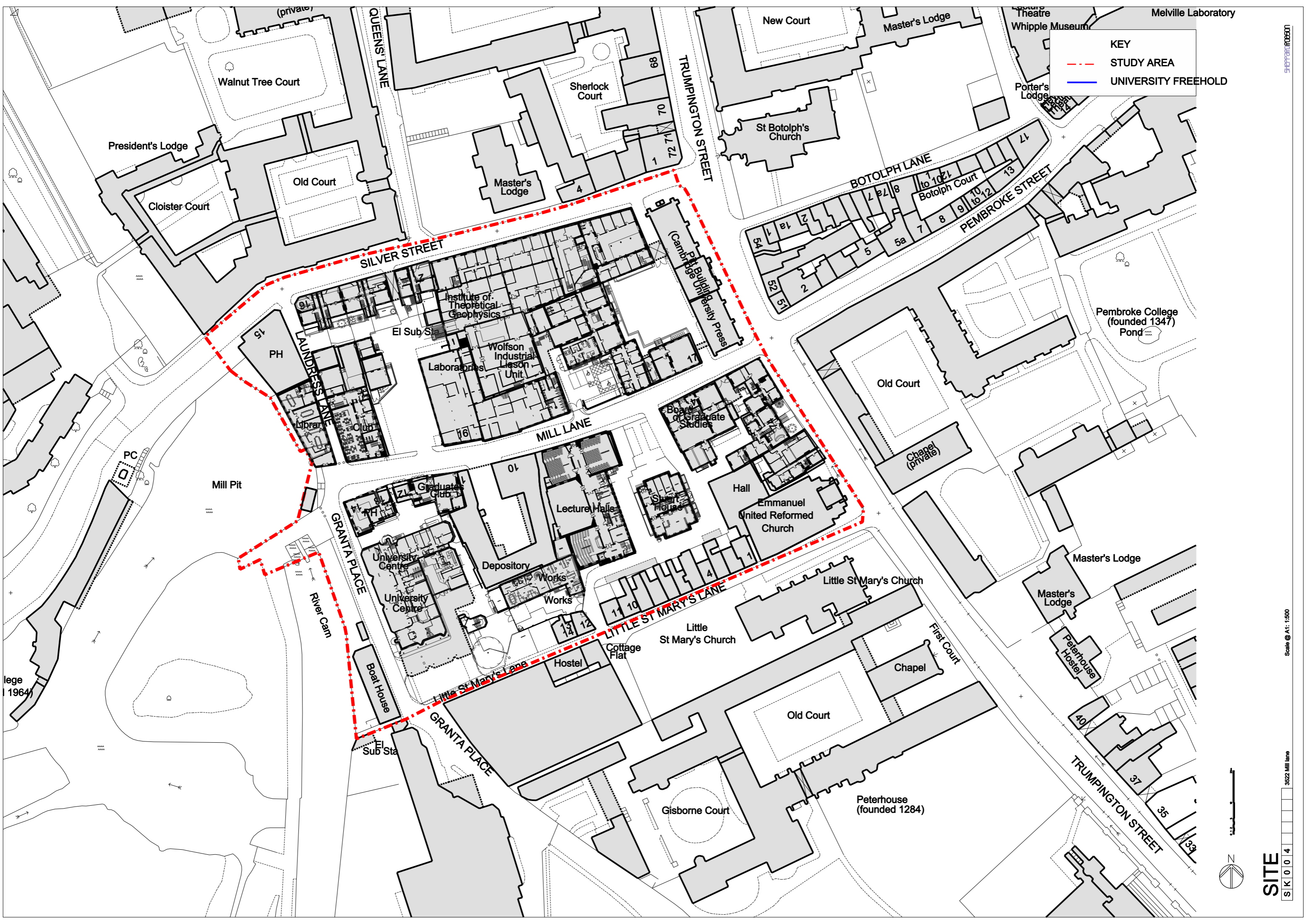


MILL LANE AREA

S K 0 0 1 3522 Mill lane

Scale @ A1: 1:500

SHEPPARD/ROBSON



KEY

- - - STUDY AREA
- UNIVERSITY FREEHOLD

SHEPPARD ASSOCIATES

Scale @ A1: 1:500

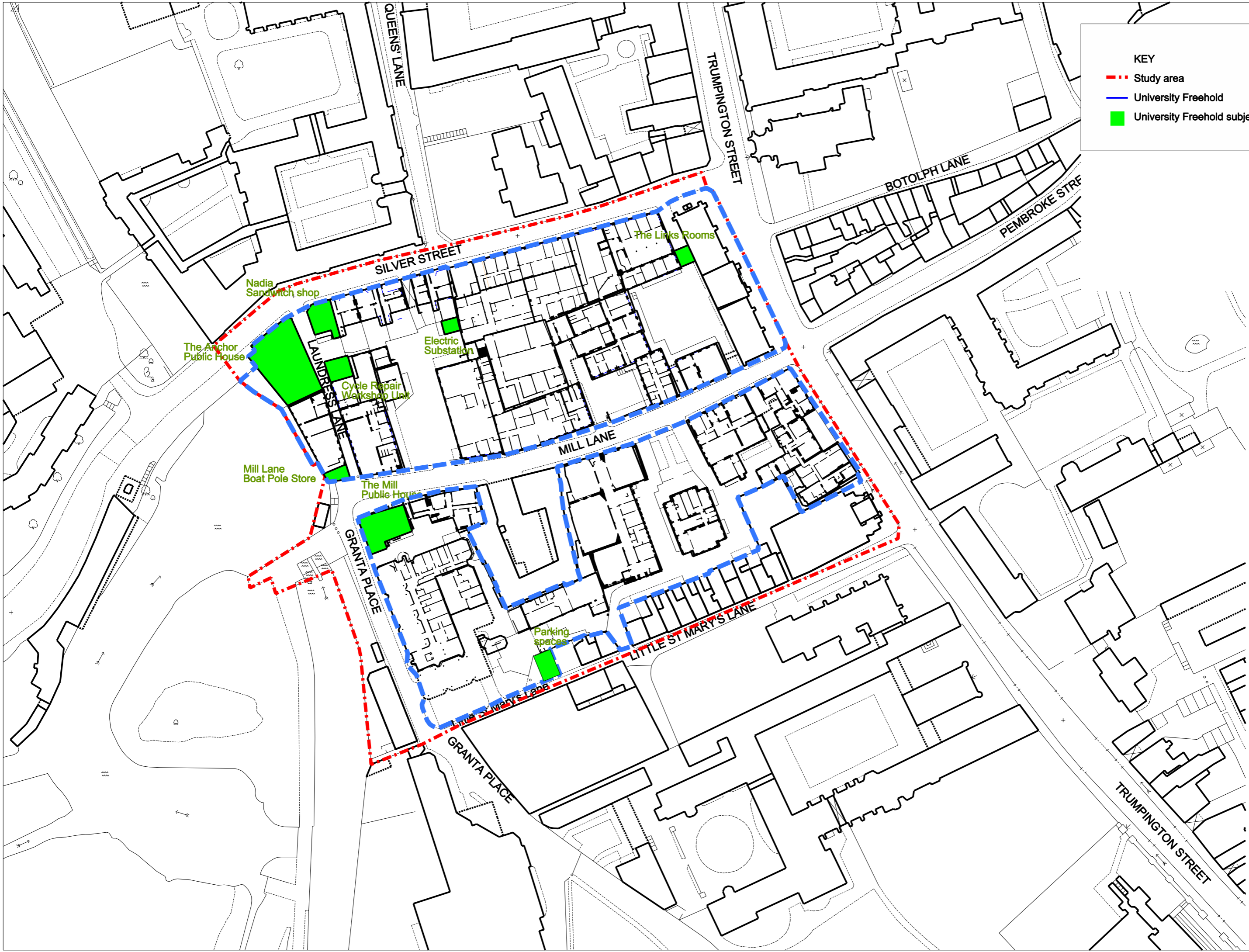
3522 Mill Lane

SITE
S K 0 0 1 4



KEY

- Study area
- University Freehold
- University Freehold subjected to lease

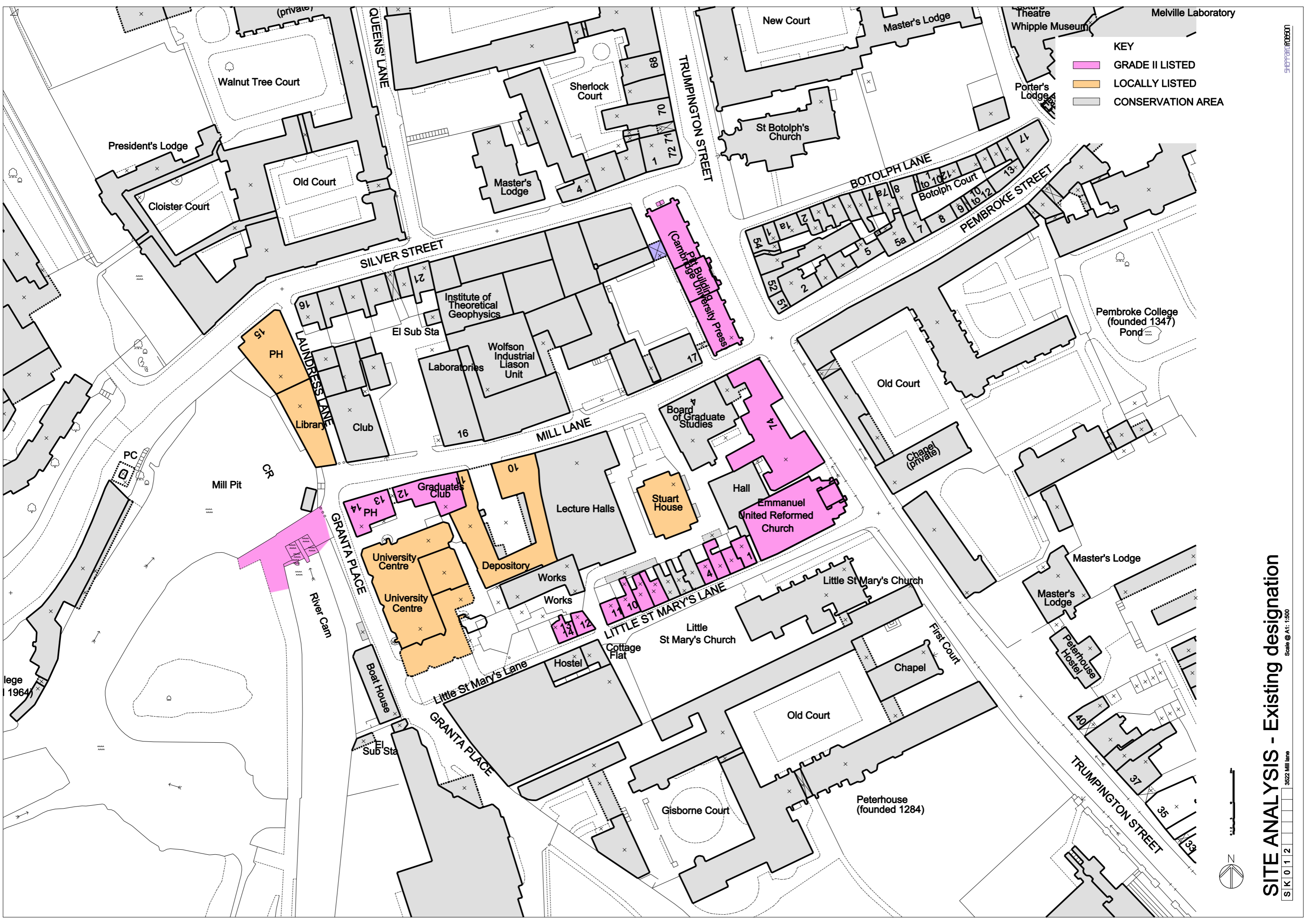


SITE ANALYSIS - Ownerships and leaseholds

Scale @ A1: 1:500

3622 Mill Lane

SK 0 2 4



- KEY**
- GRADE II LISTED
 - LOCALLY LISTED
 - CONSERVATION AREA

SHEPPARD ASSOCIATES

SITE ANALYSIS - Existing designation

Scale @ A1: 1:500

S K 0 1 2 3522 Mill Lane



lege
1964)



- KEY**
- GRADE II LISTED
 - LOCALLY LISTED
 - ARCHITECTURAL ASSET
 - CONSERVATION AREA

SITE ANALYSIS - Existing designation & Architectural assets

SHEPPARD ASSOCIATES

Scale @ A1: 1:500

S K 0 2 1 9 3622 Mill Lane



lege
1964)

Map labels include: Walnut Tree Court, President's Lodge, Cloister Court, Old Court, Silver Street, Queens Lane, Sherlock Court, Master's Lodge, Trumpington Street, New Court, Master's Lodge, Theatre Whipple Museum, Melville Laboratory, Porter's Lodge, St Botolph's Church, Botolph Lane, Botolph Court, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 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KEY

	16th Century
	17th Century
	18th Century
	19th Century
	20th Century
	21st Century



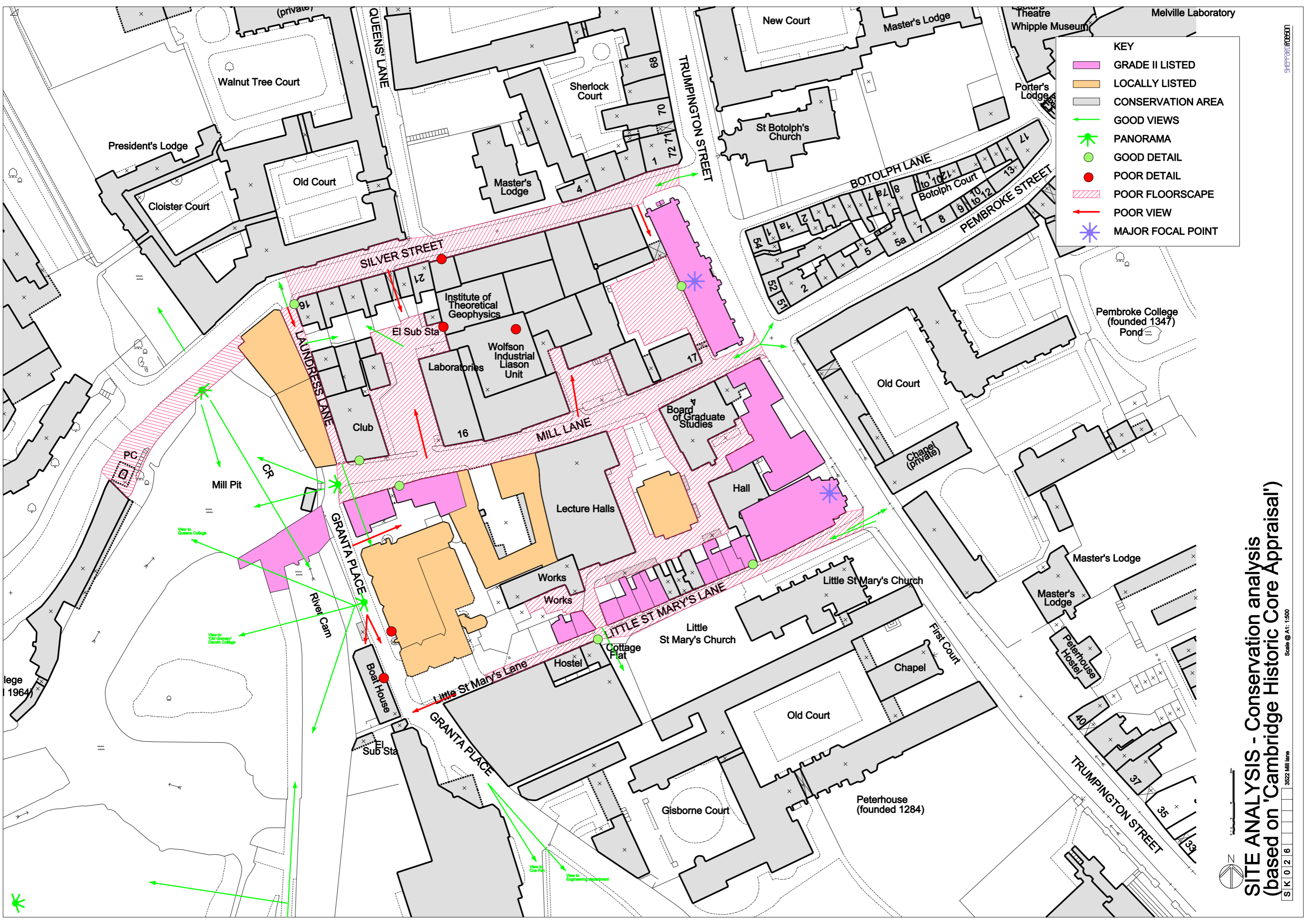
SITE ANALYSIS - Building age

S K 0 2 7

Scale @ A1: 1:500

This plan is based on available information without a detailed building to building analysis

SHERRARDSON

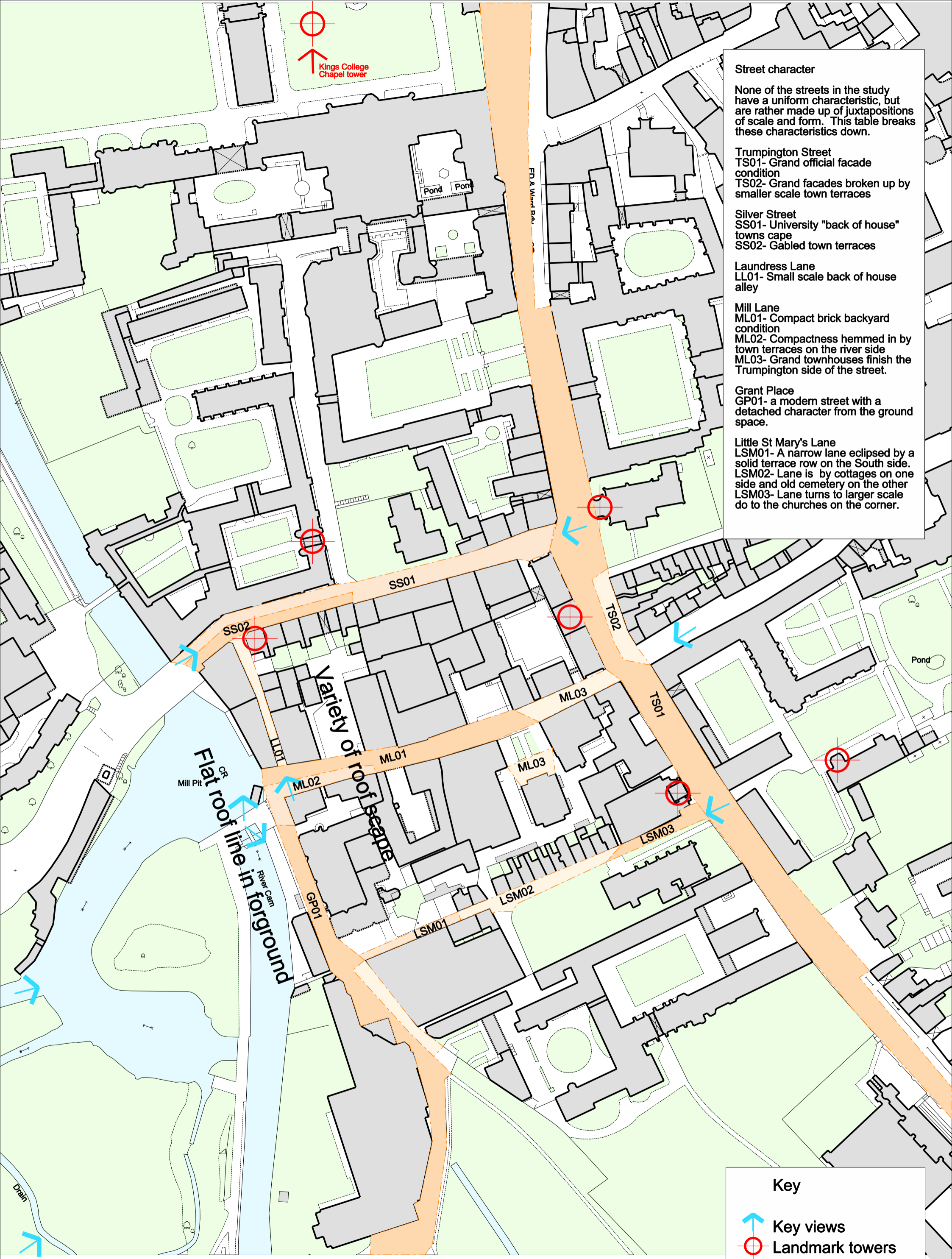


KEY

- GRADE II LISTED
- LOCALLY LISTED
- CONSERVATION AREA
- GOOD VIEWS
- PANORAMA
- GOOD DETAIL
- POOR DETAIL
- POOR FLOORSCAPE
- POOR VIEW
- MAJOR FOCAL POINT

SITE ANALYSIS - Conservation analysis
 (based on 'Cambridge Historic Core Appraisal')
 Scale @ A1: 1:500
 3622 Mill Lane
 S K 0 1 2 6

SHEPPARDSON



Street character

None of the streets in the study have a uniform characteristic, but are rather made up of juxtapositions of scale and form. This table breaks these characteristics down.

Trumpington Street
 TS01- Grand official facade condition
 TS02- Grand facades broken up by smaller scale town terraces

Silver Street
 SS01- University "back of house" towns cape
 SS02- Gabled town terraces

Laudress Lane
 LL01- Small scale back of house alley

Mill Lane
 ML01- Compact brick backyard condition
 ML02- Compactness hemmed in by town terraces on the river side
 ML03- Grand townhouses finish the Trumpington side of the street.

Grant Place
 GP01- a modern street with a detached character from the ground space.

Little St Mary's Lane
 LSM01- A narrow lane eclipsed by a solid terrace row on the South side.
 LSM02- Lane is by cottages on one side and old cemetery on the other
 LSM03- Lane turns to larger scale do to the churches on the corner.

Key

-  Key views
-  Landmark towers
-  Local context

SITE ANALAYSIS; context

S K 0 1 8

3522 Mill Lane

Scale @ A3 - 1:1250

SHEPPARD ROBSON





- KEY**
- GRADE II LISTED
 - LOCALLY LISTED
 - CONSERVATION AREA
 - GOOD VIEWS
 - PANORAMA
 - GOOD DETAIL
 - POOR DETAIL
 - POOR FLOORSCAPE
 - POOR VIEW
 - MAJOR FOCAL POINT



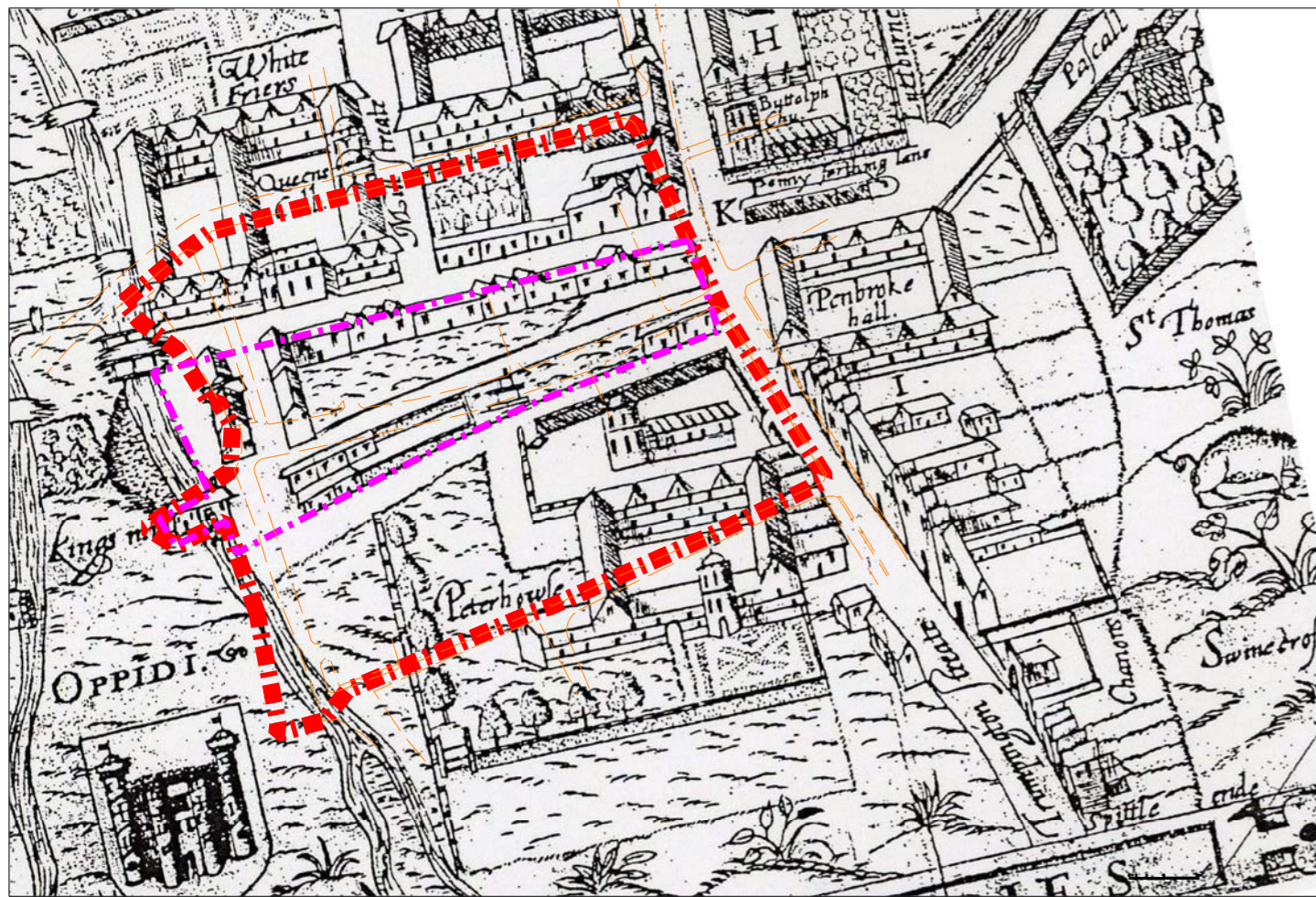
**SITE ANALYSIS - Conservation analysis wider context
(based on 'Cambridge Historic Core Appraisal')**

SK 0 2 6

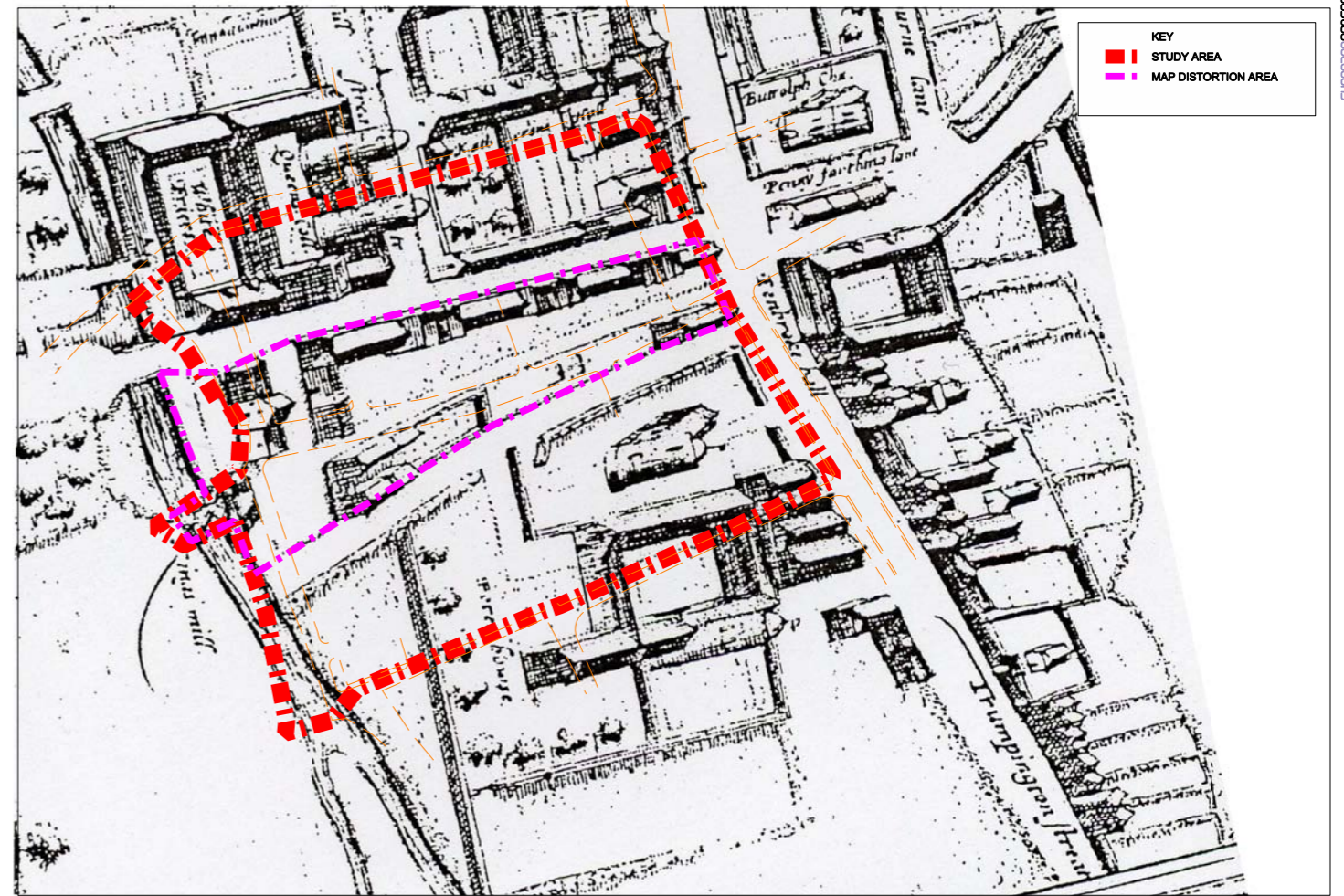
3522 Mill Lane

Scale @ A1:1:500

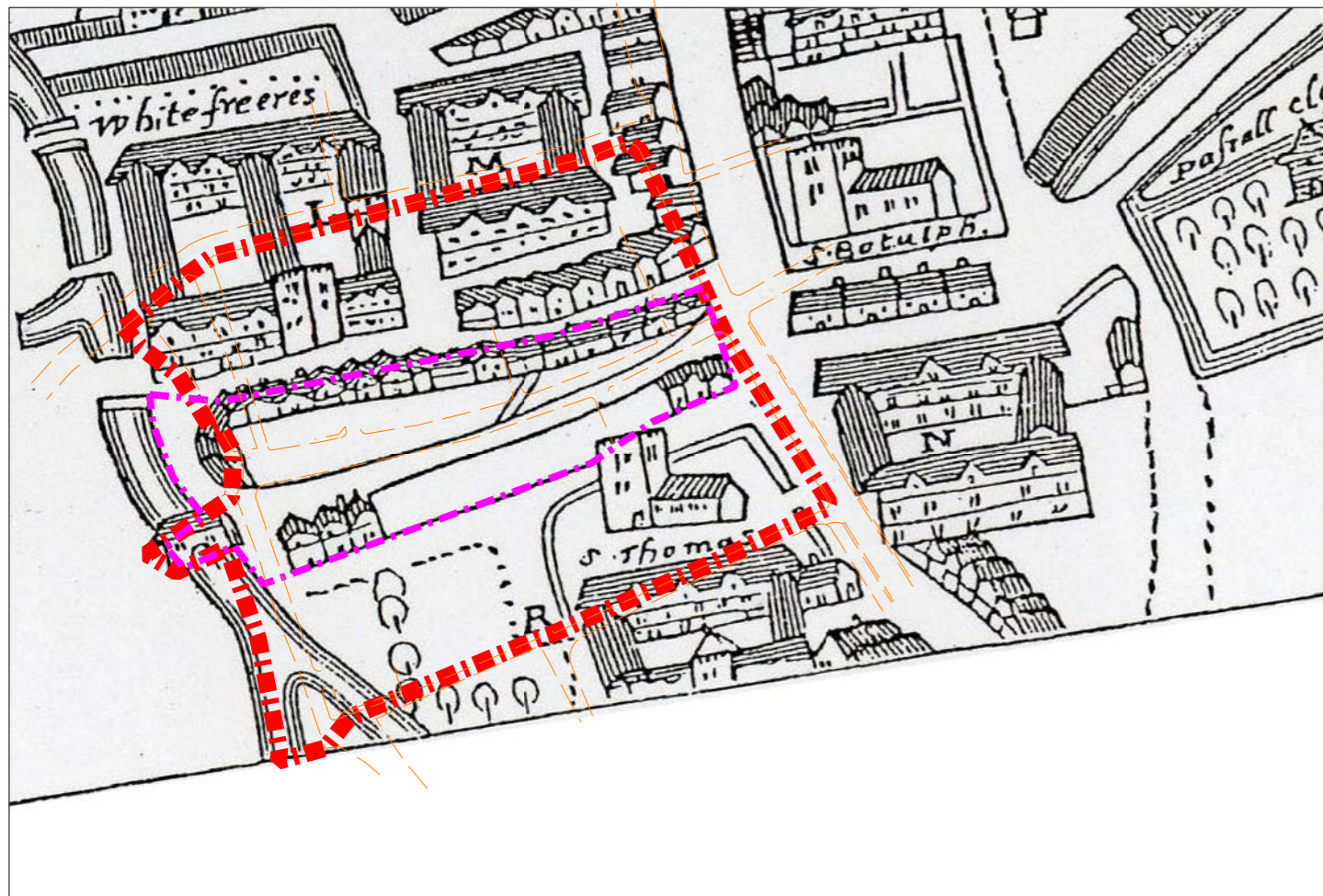
SHEPPARD ROBERTSON



1574 Richard Lyne



1575 George Braun

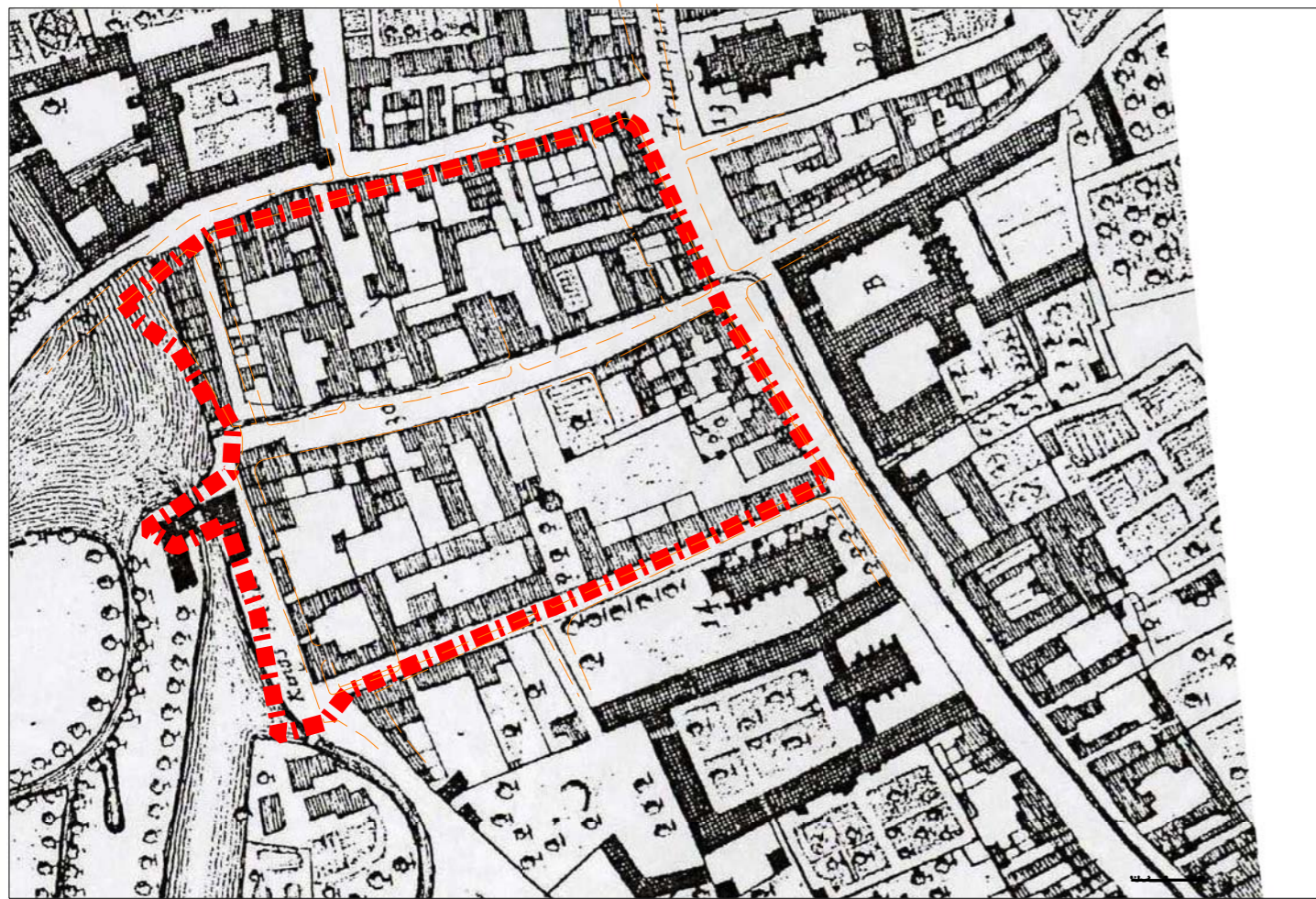


1588 William Smith

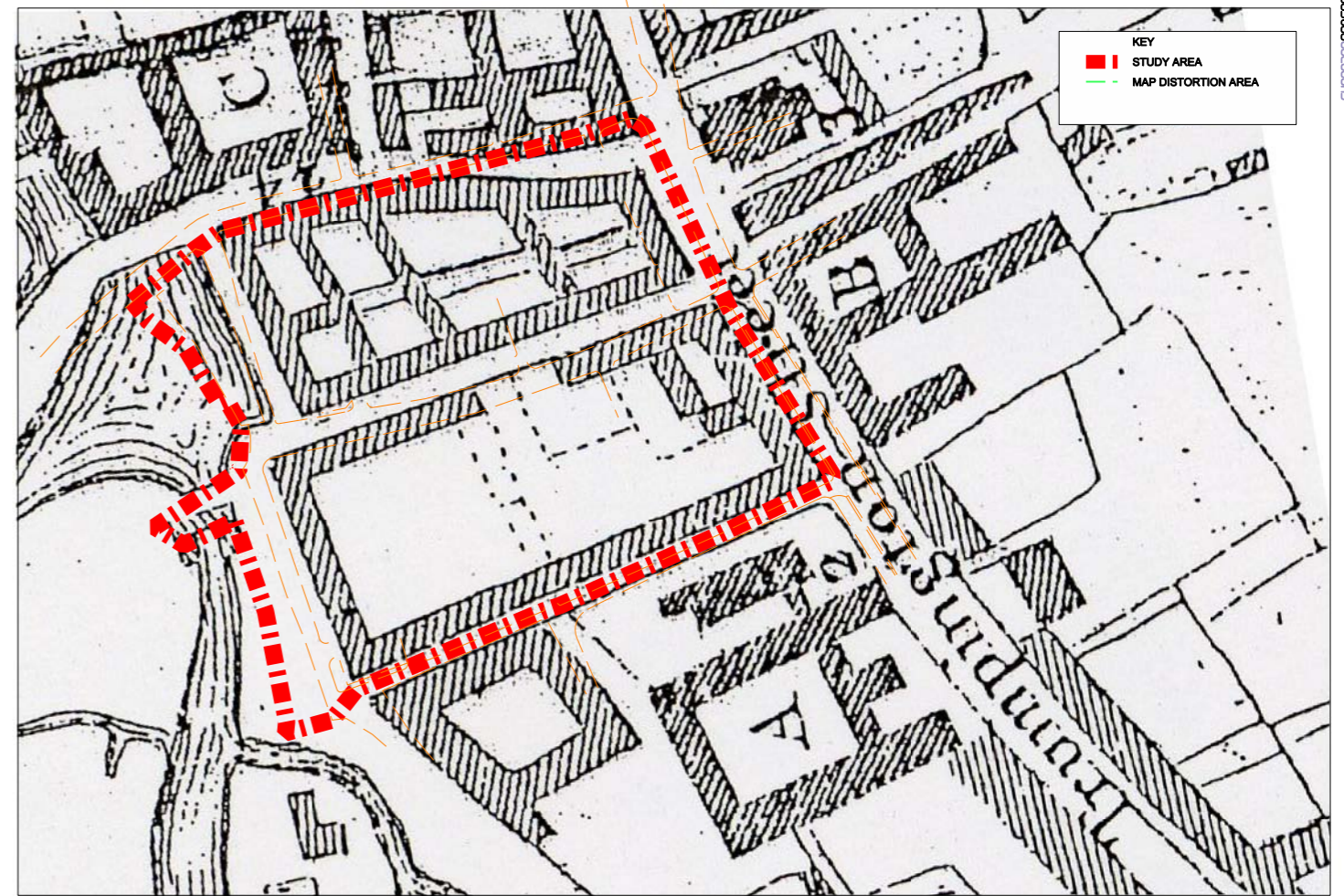


1610 John Speed

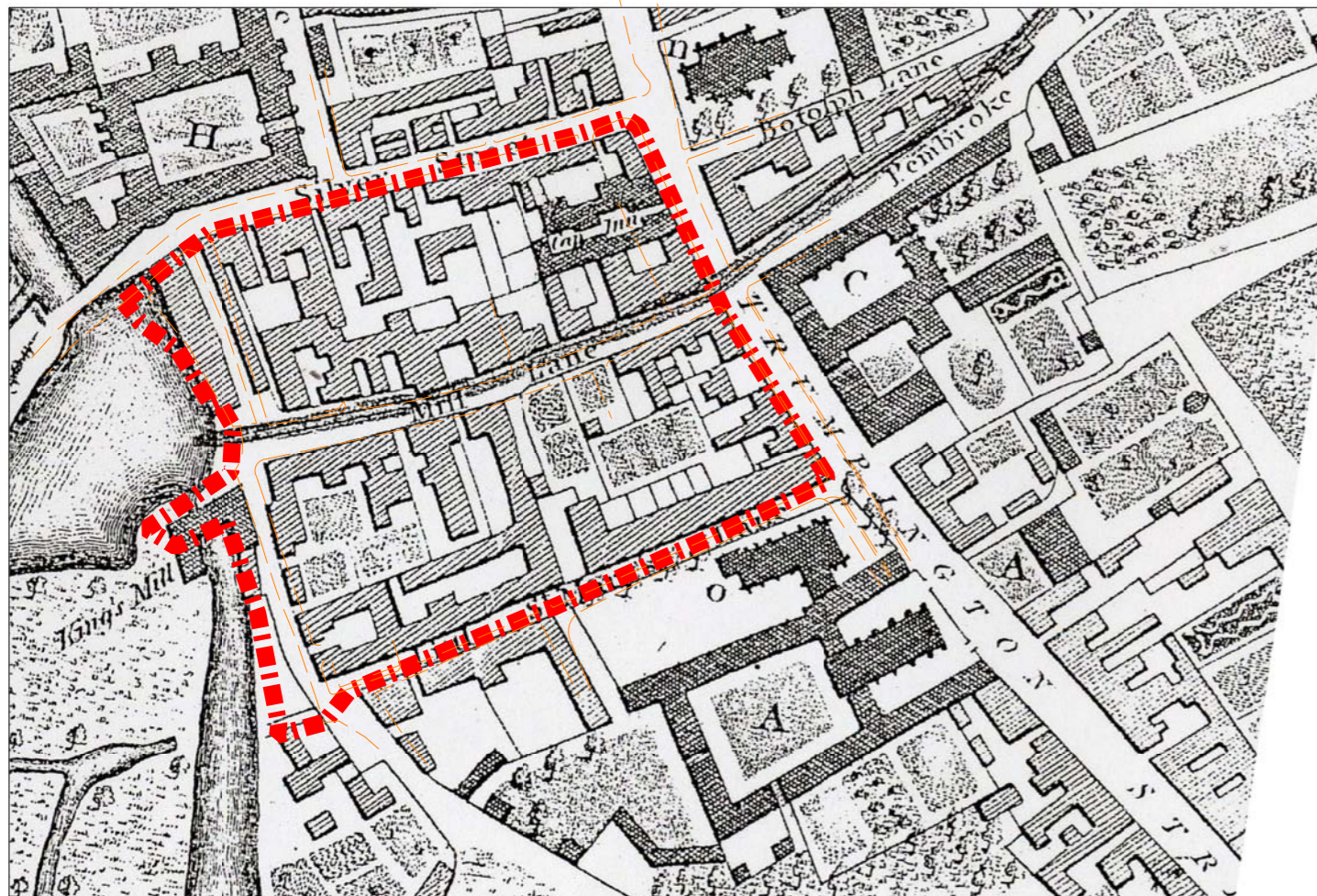




1688 David Logan



1763

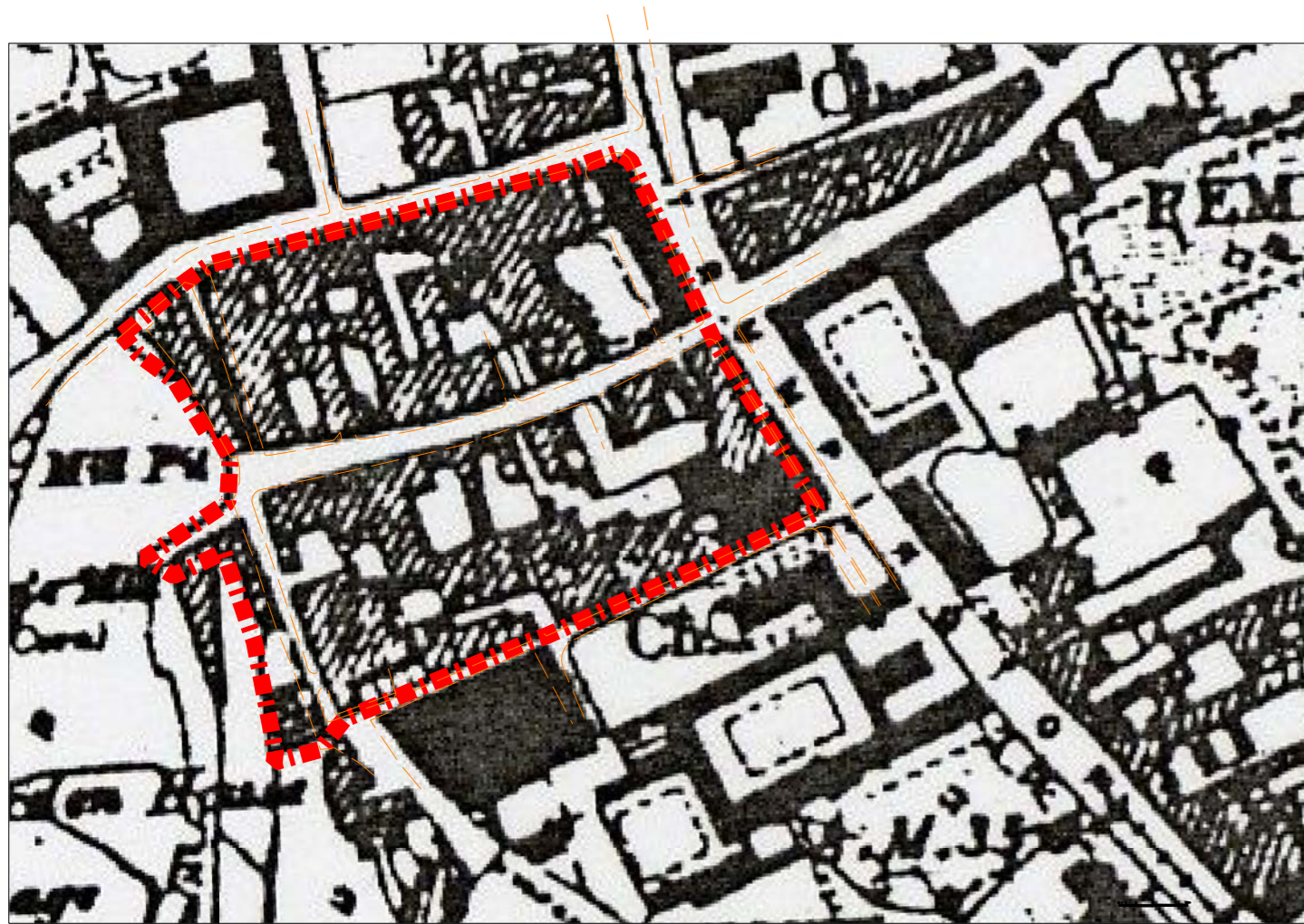


1798 William Custance

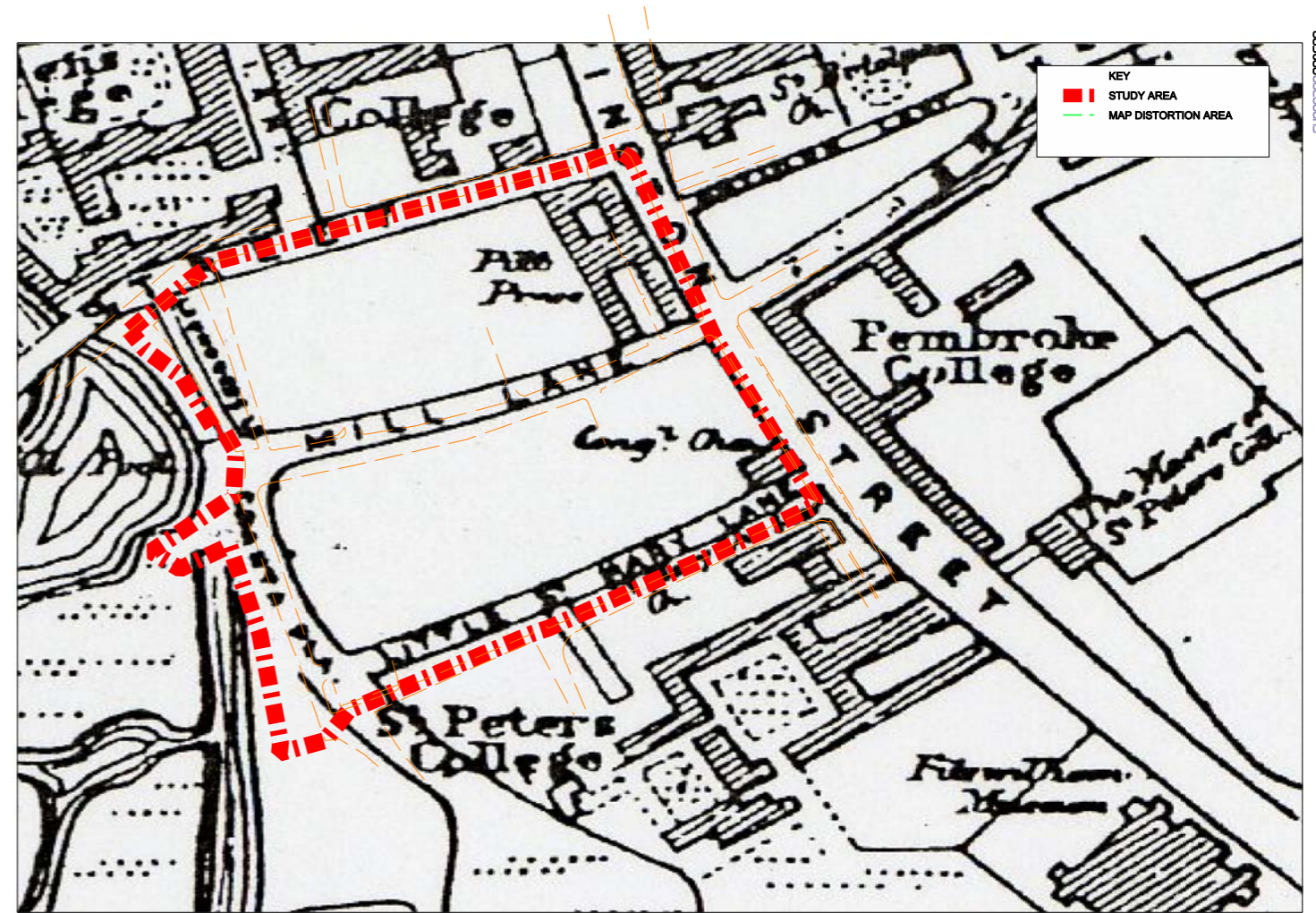


1840 JDewhurst & WNichols

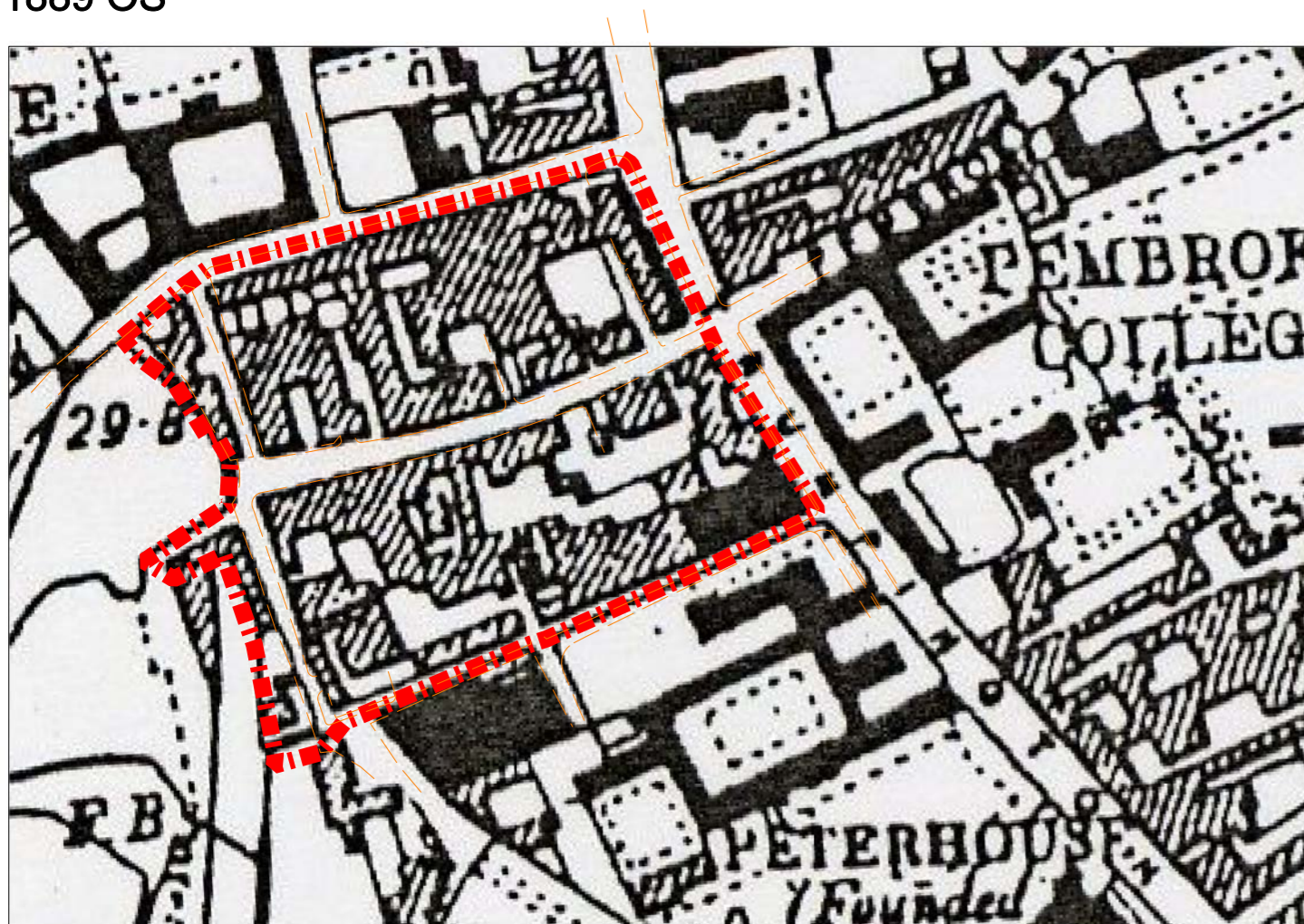




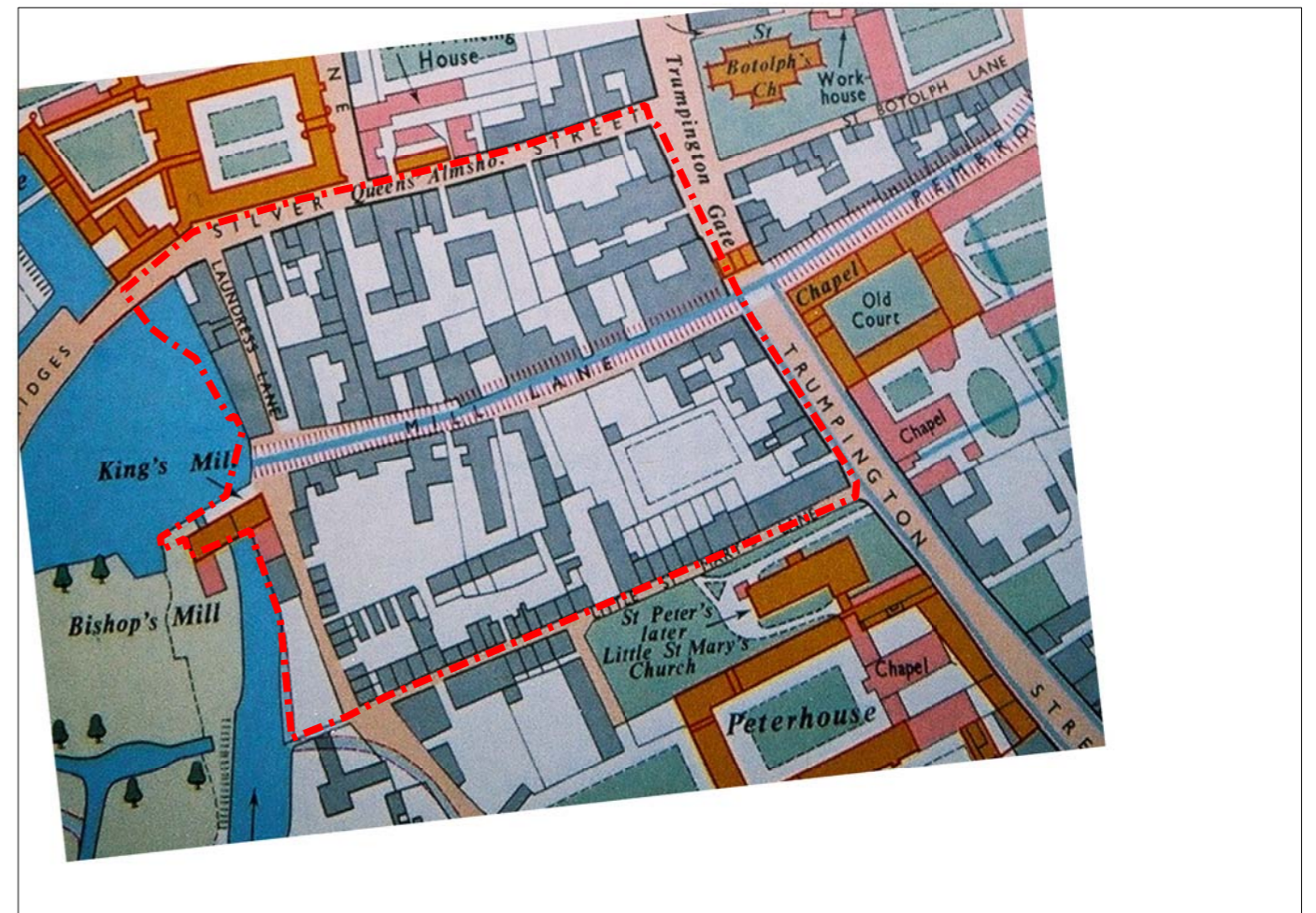
1889 OS



1898 WPSpalding

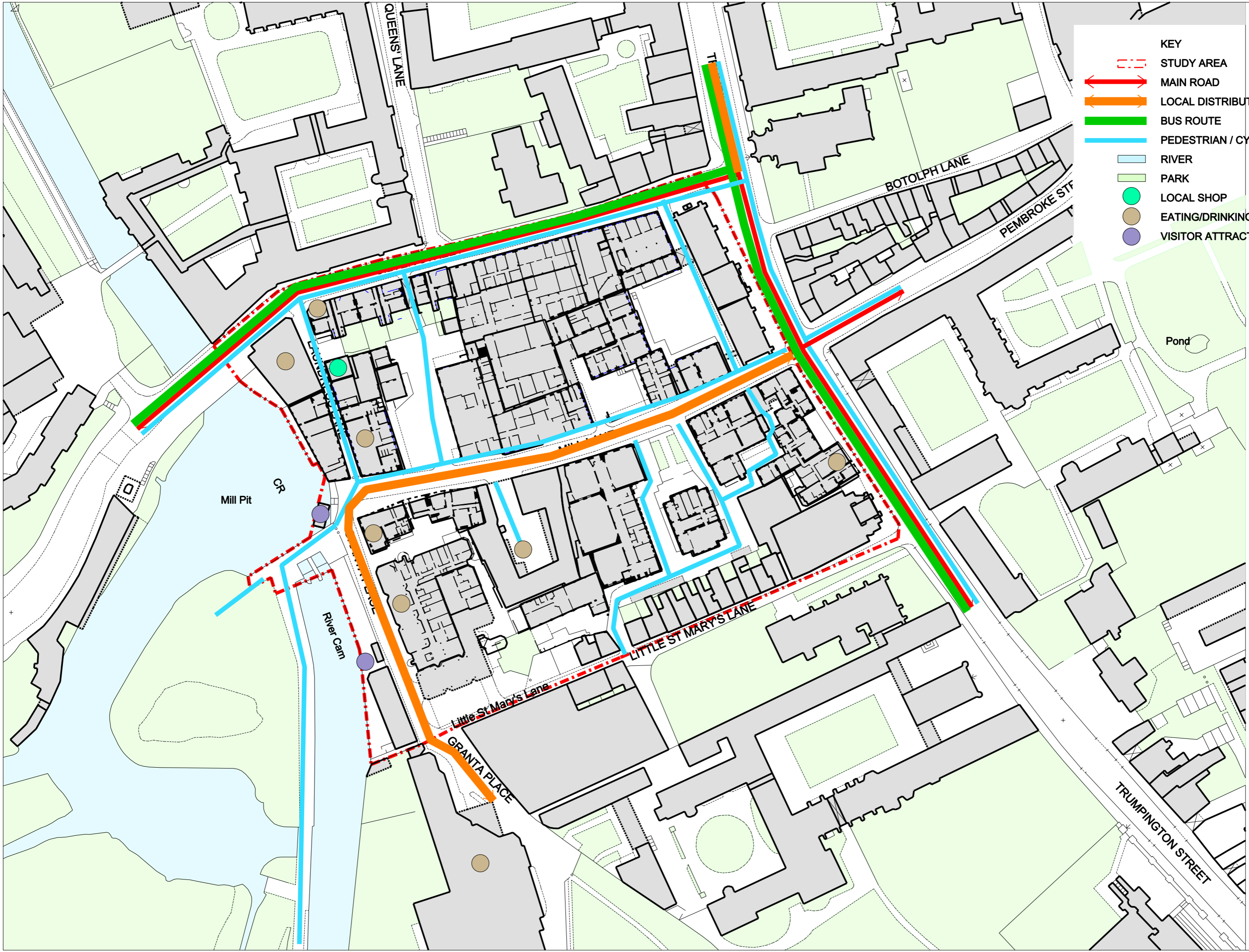


1904 OS



Atlas of historical towns





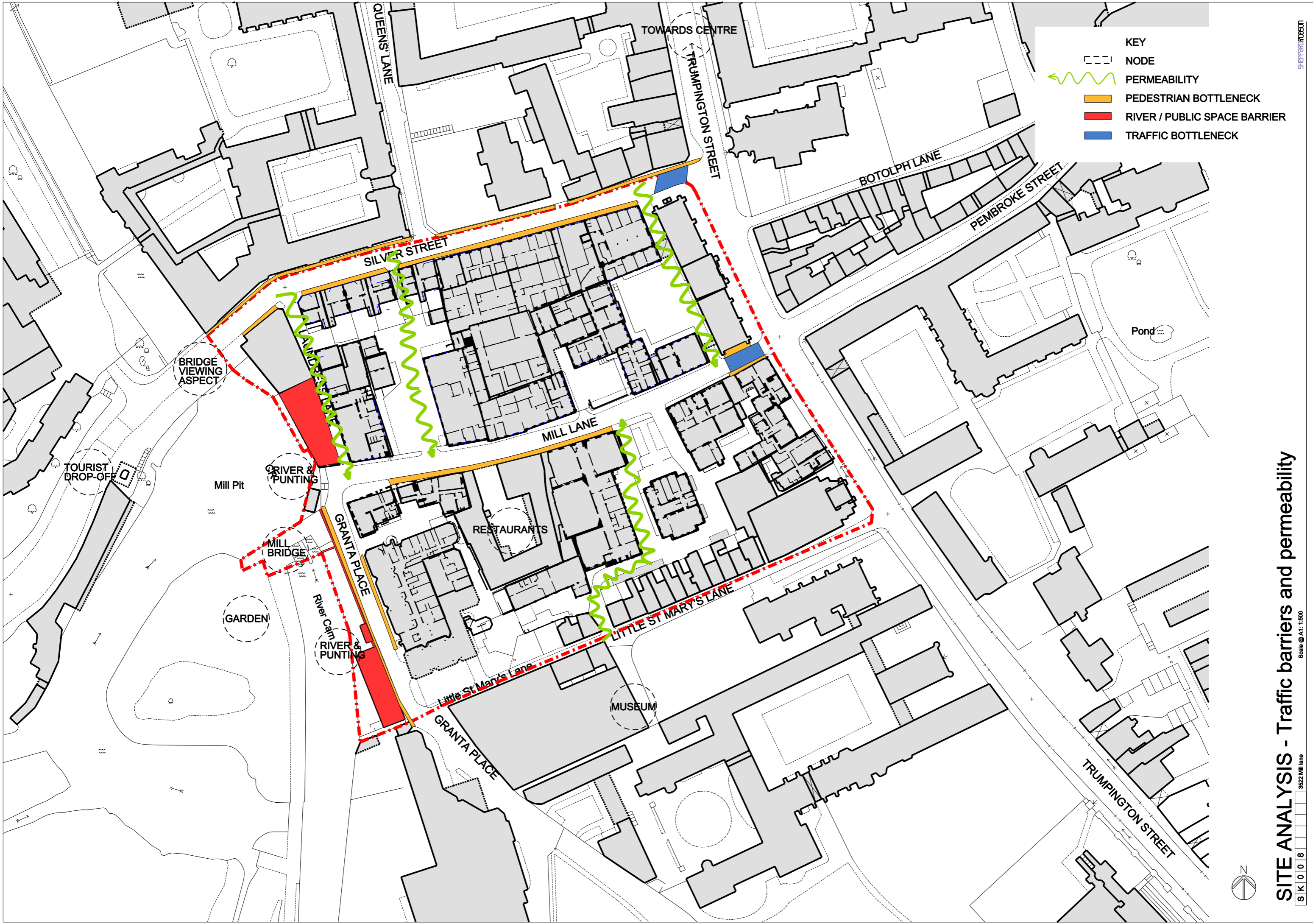
- KEY**
- - - STUDY AREA
 - ↔ MAIN ROAD
 - ↔ LOCAL DISTRIBUTION ROAD
 - BUS ROUTE
 - PEDESTRIAN / CYCLE ROUTES
 - RIVER
 - PARK
 - LOCAL SHOP
 - EATING/DRINKING ESTABLISHMENT
 - VISITOR ATTRACTION



SITE ANALYSIS - Traffic and attractions

Scale @ A1: 1:500
3622 Mill Lane

SHEPPARDSON



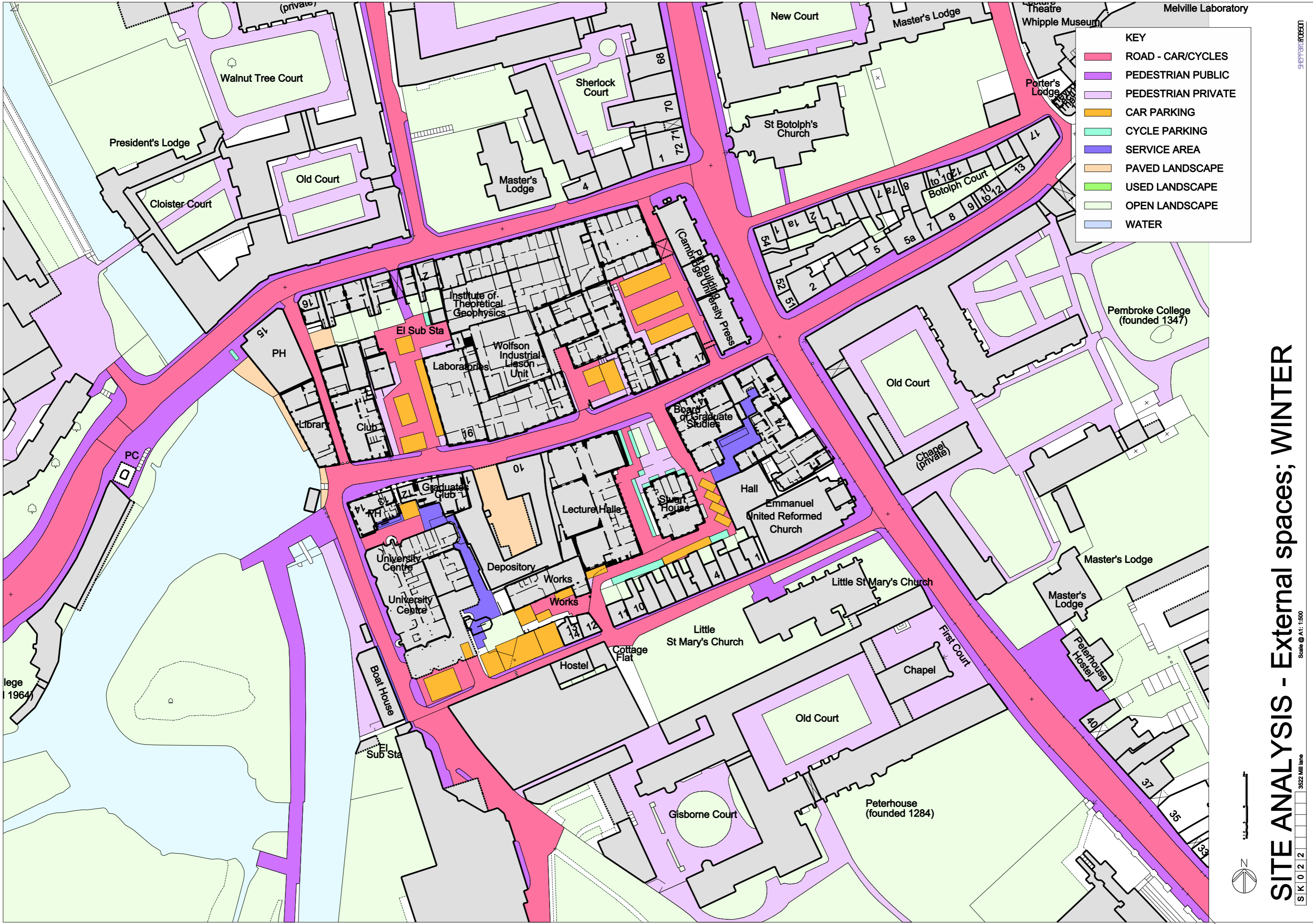
- KEY**
- NODE
 - PERMEABILITY
 - PEDESTRIAN BOTTLENECK
 - RIVER / PUBLIC SPACE BARRIER
 - TRAFFIC BOTTLENECK

SITE ANALYSIS - Traffic barriers and permeability

Scale @ A1: 1:500
3622 Mill Lane

SHEPPARDSON





KEY

- ROAD - CAR/CYCLES
- PEDESTRIAN PUBLIC
- PEDESTRIAN PRIVATE
- CAR PARKING
- CYCLE PARKING
- SERVICE AREA
- PAVED LANDSCAPE
- USED LANDSCAPE
- OPEN LANDSCAPE
- WATER

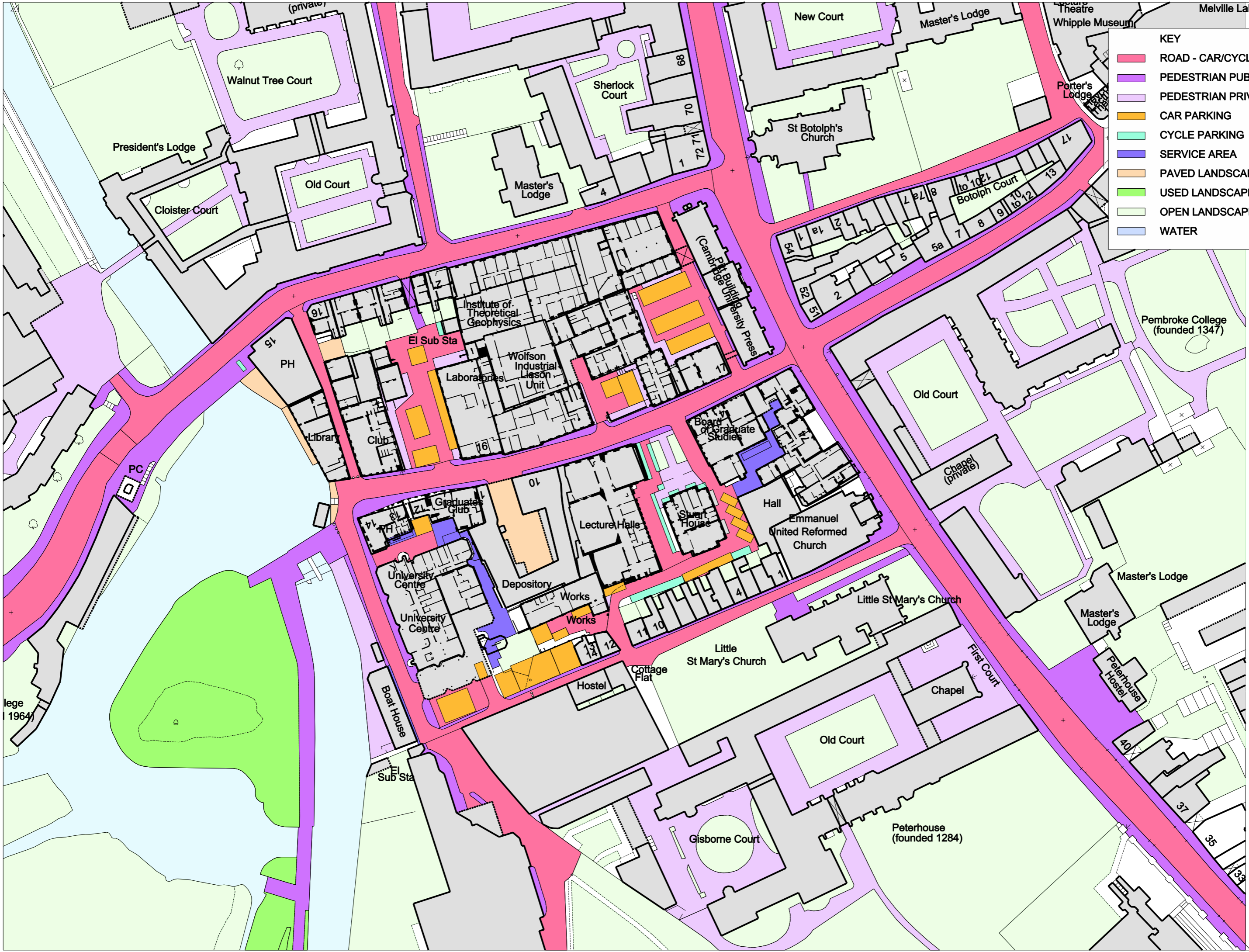
SITE ANALYSIS - External spaces; WINTER

S K 0 2 2 3522 Mill Lane

Scale @ A1: 1:500

SHEPPARDSON





KEY

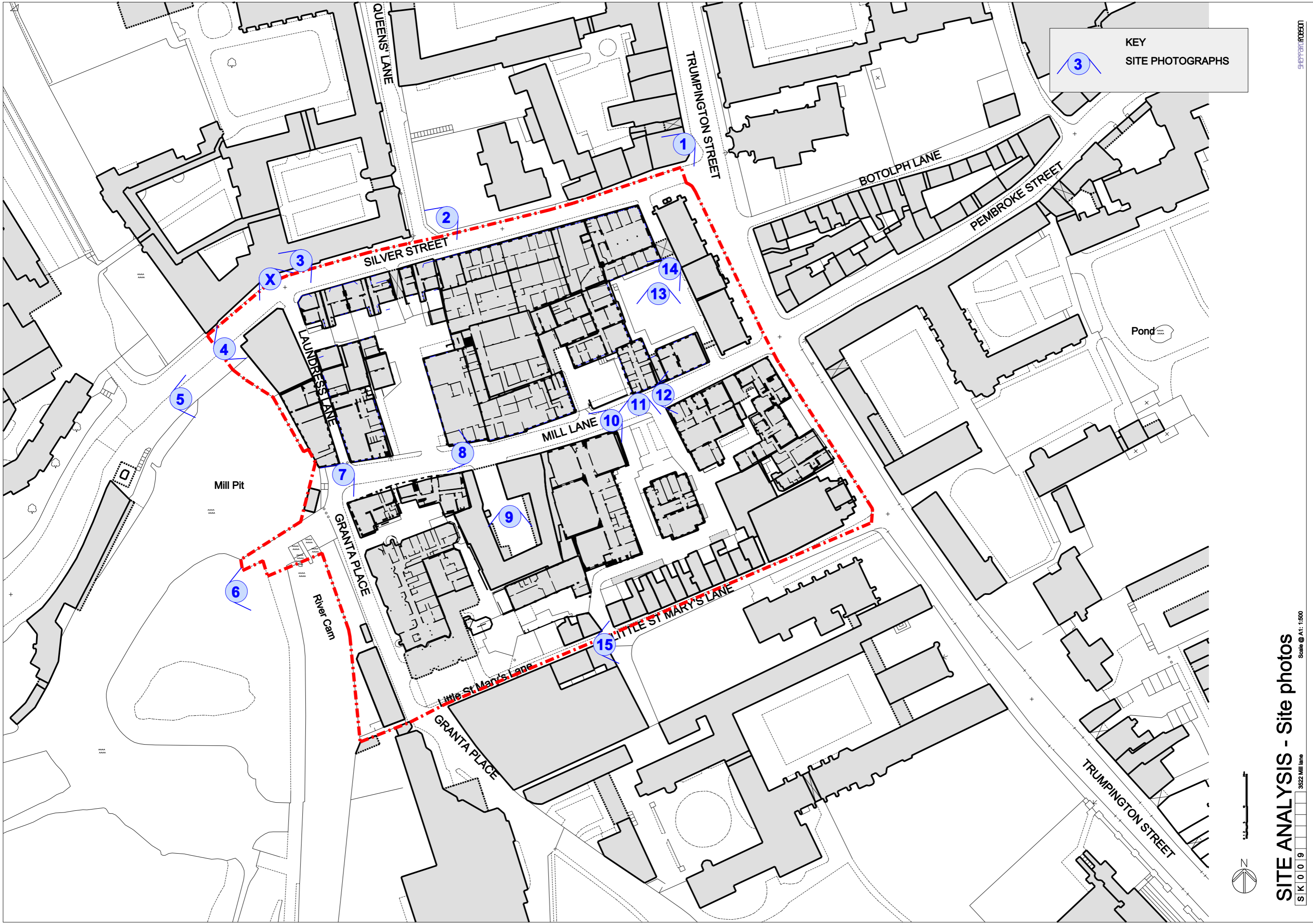
- ROAD - CAR/CYCLES
- PEDESTRIAN PUBLIC
- PEDESTRIAN PRIVATE
- CAR PARKING
- CYCLE PARKING
- SERVICE AREA
- PAVED LANDSCAPE
- USED LANDSCAPE
- OPEN LANDSCAPE
- WATER



SITE ANALYSIS - External spaces; SUMMER

Scale @ A1: 1:500
3622 Mill Lane

SHEPPARDSON



KEY
 3 SITE PHOTOGRAPHS



SITE ANALYSIS - Site photos

SK 01019

Scale @ A1: 1:500

SHEPPARDSON



01



02



03



04



07



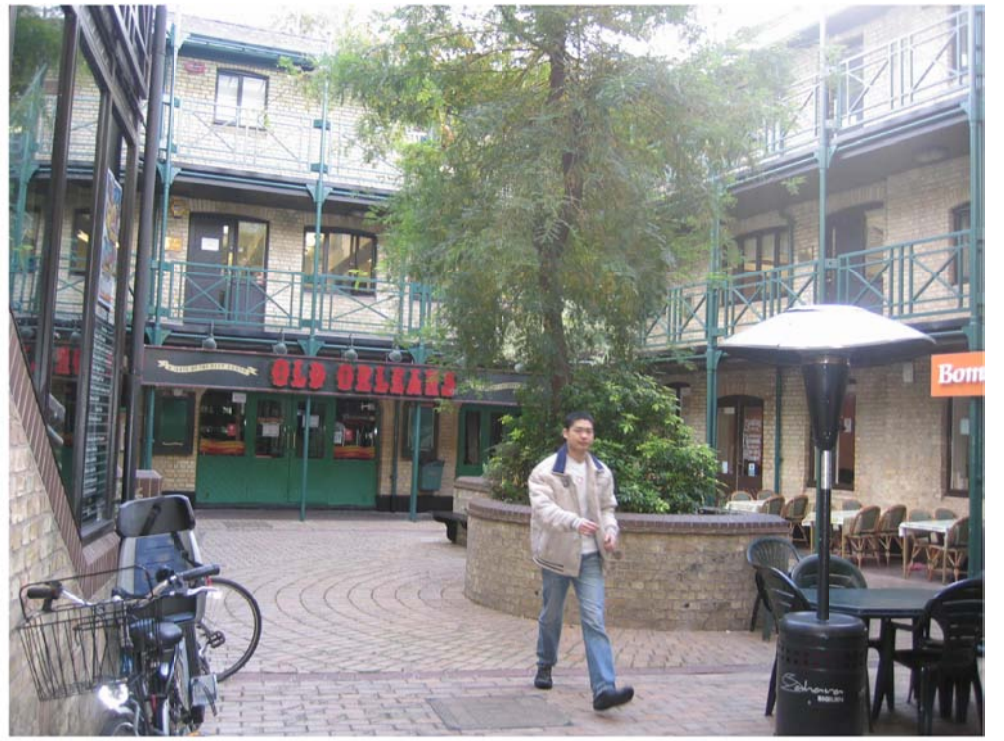
05



06



08



09



10



11



12



13



14

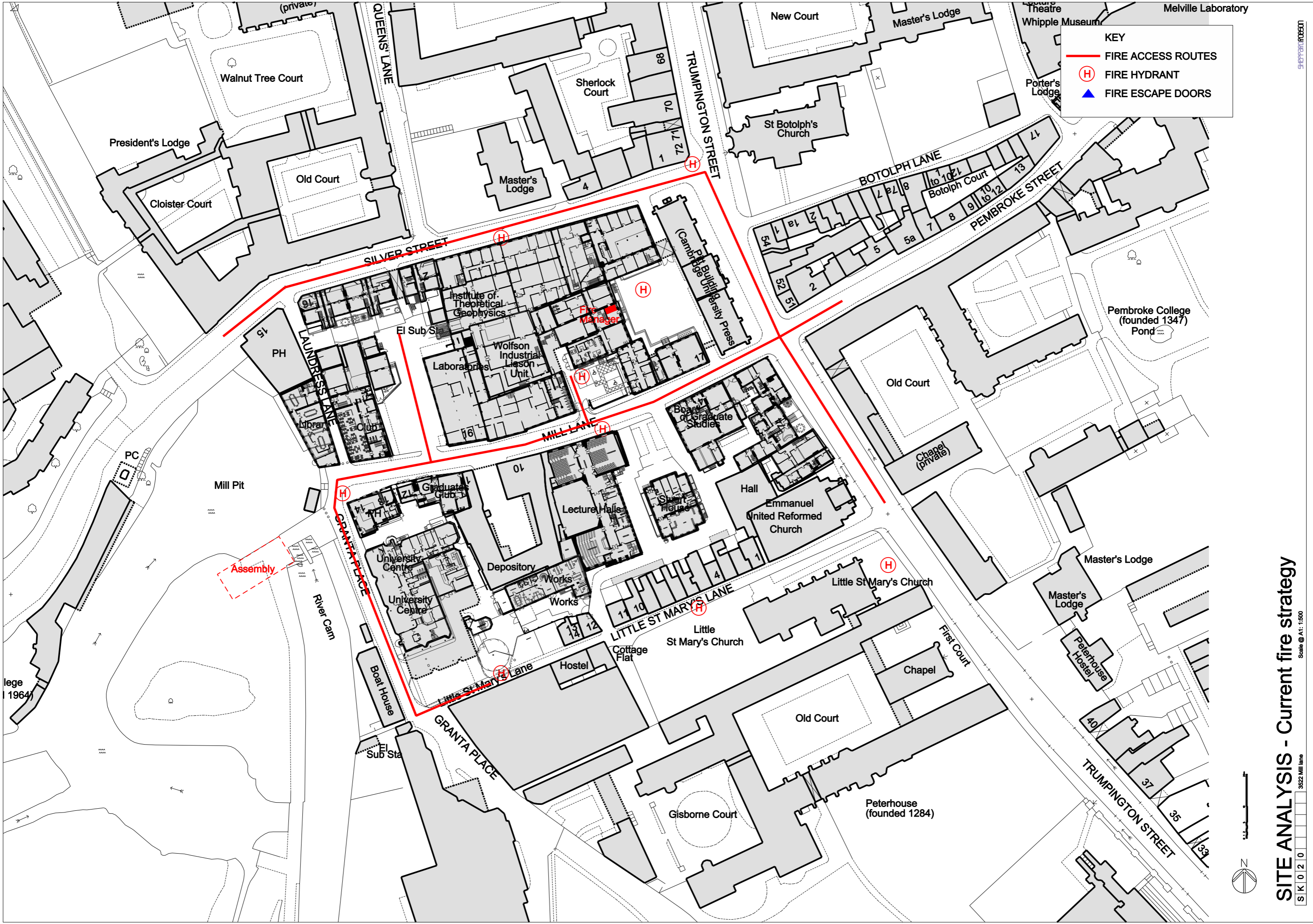


15

Site Photos 02

SK 011 3522 Mill Lane

Scale @ A1: NTS



KEY

- FIRE ACCESS ROUTES
- ⊙ FIRE HYDRANT
- ▲ FIRE ESCAPE DOORS

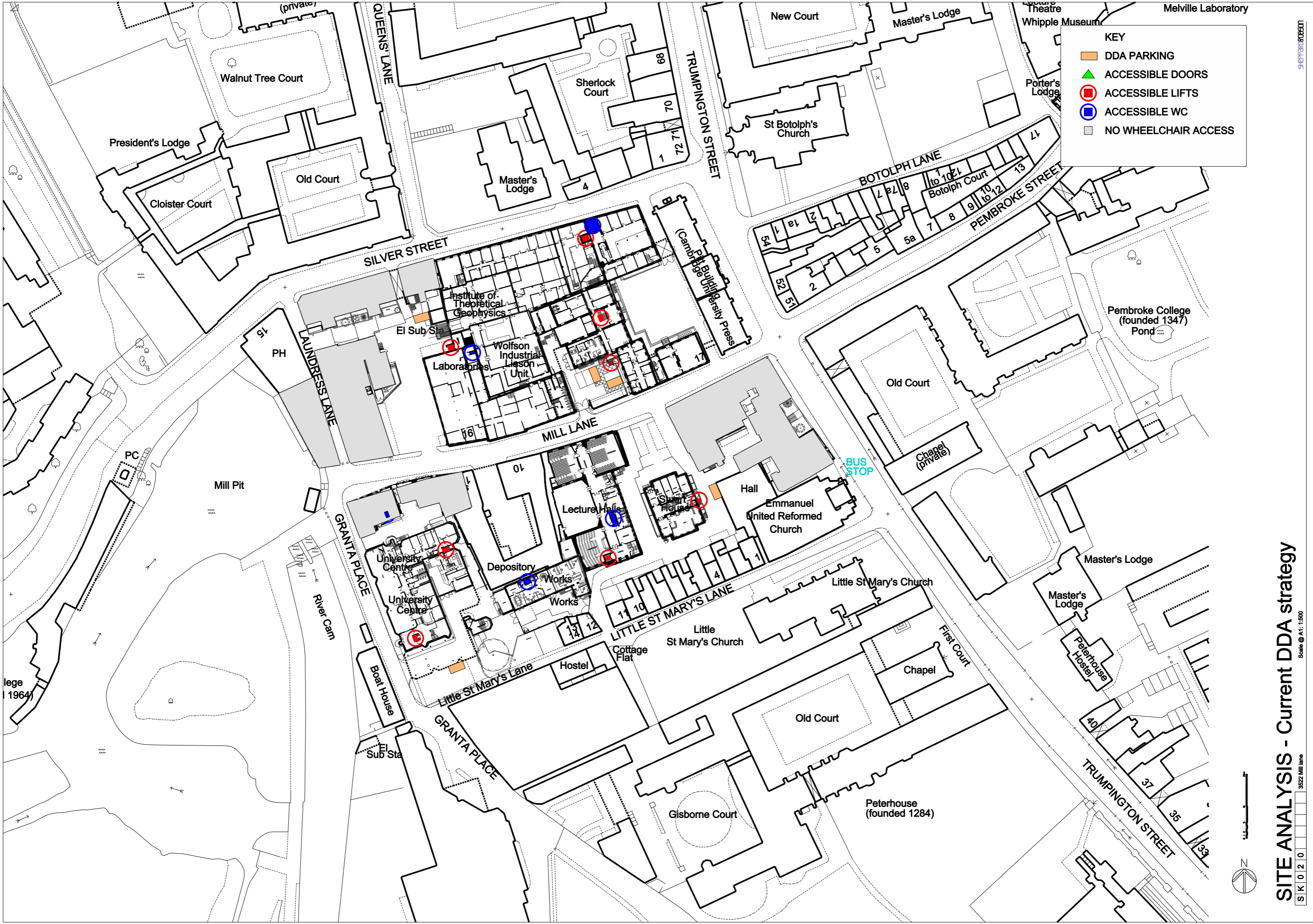
SITE ANALYSIS - Current fire strategy

SHEPPARDSON

Scale @ A1: 1:500

S K 0 2 0 3522 Mill Lane





KEY

- DDA PARKING
- ACCESSIBLE DOORS
- ACCESSIBLE LIFTS
- ACCESSIBLE WC
- NO WHEELCHAIR ACCESS

SITE ANALYSIS - Current DDA strategy

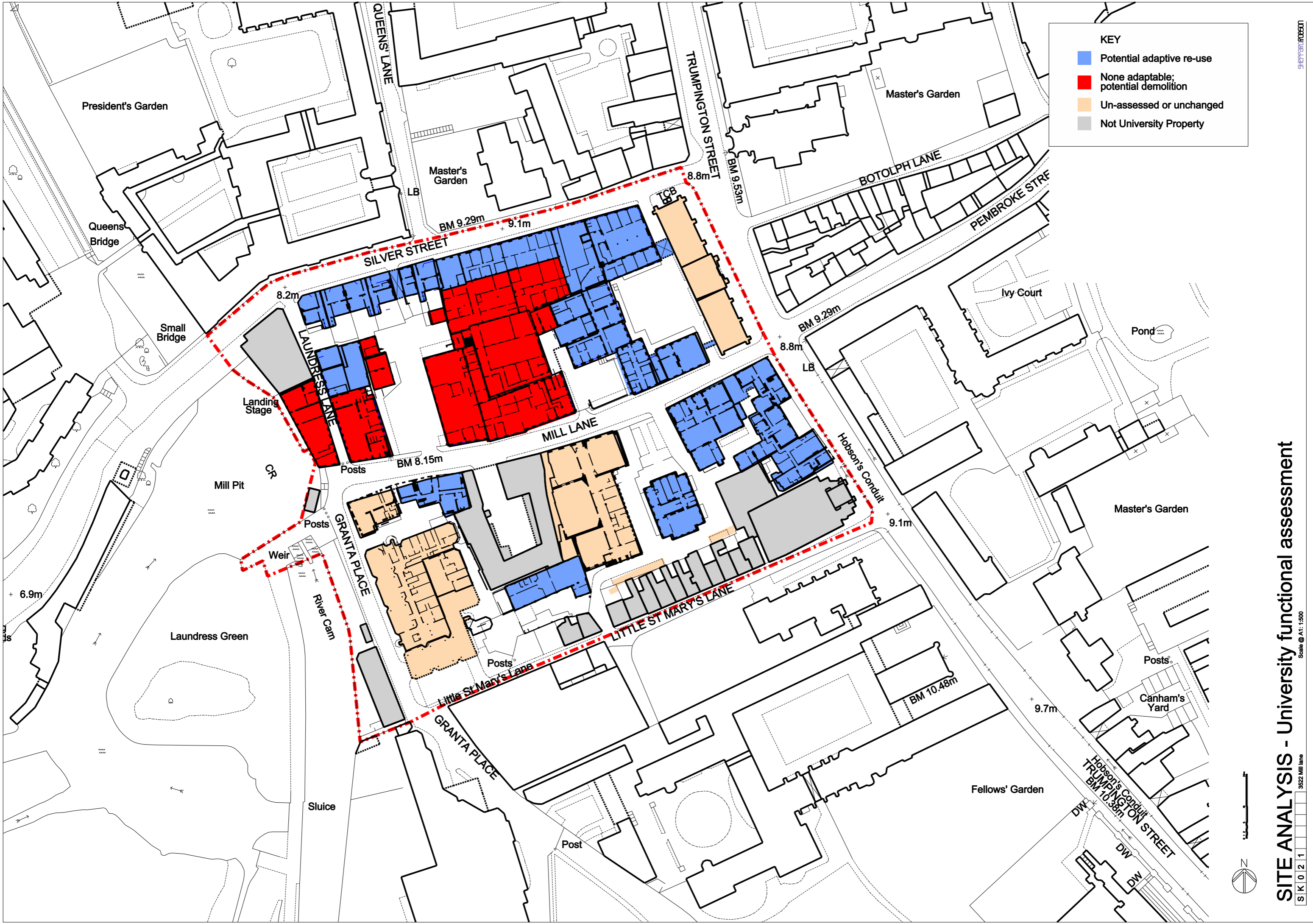
Scale @ A1: 1:500
3622 Mill Lane

Sheppard Associates



KEY

- Potential adaptive re-use
- None adaptable; potential demolition
- Un-assessed or unchanged
- Not University Property



SITE ANALYSIS - University functional assessment

Scale @ A1: 1:500

S K 0 2 1 3522 Mill Lane





Axo looking North East



Axo looking South East



Axo looking North West



Axo looking South West



SITE ANALYSIS - Site Model

S | K | 0 | 2 | 8

Scale @ A1: NTS

This plan is based on available information without a detailed building to building analysis

SHEPPARD ASSOCIATES

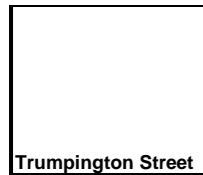
Sheppard Robson 77 Parkway	REFERENCE: NO: 3522
Camden Town London NW1 7PU	DATE: 18.10.07 REVISION: B

Cambridge Mill Street

Existing building evaluation

Building no/name	Area size	Height	Use	Age	Listing	Wall Material	Roof Material	Architect	Note	Embodied Energy	Street Character (see drawing SK018)	Flexibility	Architectural Merit	Townscape contribution	Functional landmark	Assertion
Grant Place											A modern street which intersects with older structures by Mill Lane					
The Mill Public House		2	Public house	Late C18	Grade II	Painted brick	clay tile					n/a	Medium	Medium	High	This function should continue unchanged
University Centre	2638	3	University	1967	BLI	Pre-cast concrete & glass	flat	Howell, Killick, Partidge & Amis				High	Low/Medium	High	High	The ground floor does not contribute to the public realm. Opening up the façade and creating external public spaces would be beneficial
Boat House		1	Boating			Red brick & timber panels	pan tiles					Low	Low	Low	High	The "temporary" boathouse shed exacerbates the riverfront. A better quality building on a smaller footprint would reverse the situation
The Mill Bridge & pavement surrounding					Grade II	gault brick, stone-capped walls: cobblestones; granite setts & 2 millstones			Only remains of mill that stood on site for several centuries: 2 shutes where mill wheels stood			n/a	High	High	High	Historical walls and paving are attractive but large number of recent barriers, traffic and pedestrian street furniture has a negative affect on the space.
Silver Street											Street's main character is the dominance of College back-of-house type facades					
15 The Anchor Public House		2	Public house	C19 altered 1930s?	BLI	Painted brick	Slate					Low	Low	Low	High	The building is a collection of structural additions, which have been remodelled numerous times until recently. The building impedes on to Silver Street and has no positive impact on other surrounding streets. A reorganisation in relations with a larger improvement of public spaces would improve this dramatically.
16-21		2		Later C19		red brick	dormers	Richard Reynolds Rowes				Medium	Low	Medium	Low	The buildings encroach on to Silver Street impacting the safety of pedestrians. Moving the façade line inwards, or creating an arcade would benefit the public realm
Laboratories Extension		3+a1	University	1980s		red brick	mansard / dormers					Low	Low	Low	Low	The building is a 1980s construction and has no positive qualitative effect on the streetscape. It impacts Silver Street as above
Laboratories		2-3	University	C19/C20		red brick with stone dressings	slate					Low	Low	Medium	Low	Impacting Silver Street as above
Telephone Kiosk outside Pitt Building				Designed 1935	Grade II	cast iron		Sir Giles Gilbert Scott	Type K6			n/a	n/a	High	n/a	
Mill Lane											Street is characterised by bland brick buildings with Town houses and terraces at either end of the street.					
1		3		Early C19	Grade II	Gault brick	Slate					Medium	Medium	Medium	Low	Building of no major importance. It's compatibility with the overall streetscape is it's strong point. Adaptable to uses.
4		2+b1		Late C19/ early C20		red brick	Dutch pedimented gables / tile					Medium	Medium	Medium	Low	Same as above
6 Stuart House		2		1925	BLI	red brick with quoin stones	parapet	George Hubbard				Medium	Medium	High	Low	A pastiche early 20th century "grand lodge". Has become established. The surrounding landscaping lets the area down with cars and bike parking overtaking the public space.
8 Lecture Halls	1030	3	University	1930s		engineering & reddish / brown brick	flat		Stripped Classical Style			Low	Low	Medium	High	The building is compatible with the streetscape but of now major importance. The size and organisation of this building built specifically for lecture theatres makes it less adoptable than others. It's fate should depend on future function.

10-11 Millers Yard	2+b1		C19	BLI	gault brick	parapet / slate	Former brewery	Medium	Low	Medium	High	The recent conversion into restaurants makes this a valuable asset to the general public.
12 Graduates Club	129	East: 3 West: 2	East: C1775; west C16 origin remodelled C18	Grade II	east: red brick west: re-fronted brick & render	east: parapet west: pitched / slate	Originally 2 houses	Medium	High	Medium	High	Two buildings, a grand town house to the West and a possible medieval building to the East. Both could be adapted to residential, office or retail functions. The renovation of the medieval building façade would improve the streetscape.
13-14 The Mill Public House	2+attics	Public House	C18	Grade II	Painted brick & render	pitched / tile						See previous comment
Department of Land Economy	3	University	C19	BLI	Painted brick	hipped / Welsh slate		Low	Low	Low	Low	Little remains of the original building and most of the elements seem to be from the 1950s. As such the building has little value. The building also limits any public access to the river. The demolition and creation of a public plaza would make this a focal point for the general public.
Sports & Social Club	2		Early C20		gault brick	Hipped / slate		Low	Low	Low	High	This building has many of the same detailing as the building above and is of low architectural value.
16 & 16a Research Service Division & Corporate Liaison Office	3+b1	University	C19		grey gault brick	parapet		Medium	Low	Low	Low	A 19th century industrial building. It's location and relative low architectural value make this site a the best opportunity for new build development.
Applied Mathematics & Theoretical Physics Dept	3+b1	University	C19		gault brick	parapet		Medium	Low	Medium	Low	A coherent adoptable building situated around a courtyard used for car parking. With the redesign of the car park into a public plaza, this could become a very attractive refurbishment.
School of Biological Sciences & Disability resource Centre	2+b1	University	Early C20		red brick	balustraded faience parapet		Medium	High	High	Low	Another pastiche early 20th century "grand lodge" tub equally attractive for the surrounding
Laundress Lane												Narrow alley used and characterised by servicing to the buildings backing on to it.
The Anchor Public House	2	Public house	C19	BLI	Plaster	parapet / slate		Low	Low	Low	High	See previous comment
Extension	2+a1	Public house	C19	BLI	Painted brick & boarded	slate		Low	Low	Low	High	As above
Centre of South Asian Studies	3	University	C19		Painted brick & boarded	hipped / Welsh slate		Low	Low	Low	Low	See comment on Department of Land Economy
University Sports & Social Club	2	University	Late C19		grey gault brick	hipped / slate		Low	Low	Medium	Low	See previous comment
Bike Workshop	2		C19		grey gault brick	slate	Richard Reynolds Rowe	Medium	Low	Medium	High	Very established Cambridge retail function which should be retained on site. Building is as above
Corner Building	3		Late C19		red brick	dormers						See comments on 16 Silver Street.
Little St Mary's Lane												Idealic small lane characterised by small scale cottages and larger scale college and church buildings behind gardens
1	3+b1		Early C19	Grade II	Grey gault brick	Parapet	Grade II listed gas lamp attached to south east corner of	n/a	n/a	n/a	n/a	Attractive terrace housing
2-4	2+a1		C18	Grade II	brick / plastered colour-washed brickwork	hipped dormers / tile		n/a	n/a	n/a	n/a	Same as above
5	3+a1		C18?		hard red brick & pargetted	pitched	former Half Moon public house	n/a	n/a	n/a	n/a	Same as above
6&7	2+a1		C18?		soft red brick & rendered	tile	Grade II Listed gas lamp opposite	n/a	n/a	n/a	n/a	Same as above
8&9	3		C18	Grade II	rendered	pitched mansard / clay		n/a	n/a	n/a	n/a	Same as above
10 & 11	2+a1		C18	Grade II	Painted brick & render	tile		n/a	n/a	n/a	n/a	Same as above
Baily Grundy Barrett Building	2		C19?		gault brick	pitched / slate		n/a	n/a	n/a	n/a	Old industrial buildings recently refurbished as offices. Would benefit from better pedestrian connection to the river and up to Stuart House
12-14	2+a1		C17	Grade II	brick / plastered	tile		n/a	n/a	n/a	n/a	Attractive terrace housing



Trumpington Street

Addressed by the grand
facades of the colleges.
This is broken up with
smaller scale reveals where
the town fabric breaks
through the grand parade.

Pitt Building	1379	3	1831	Grade II Ashlar-faced	Castellated	Edward Blore	Wings, fenestration & interior altered 1934-7 by Murray	n/a	n/a	n/a	n/a	Currently used for conference and meetings.
House adjoining no 74 on the north		2	C18	Grade II red brick	parapet hipped / tile		Part of no 74	n/a	n/a	n/a	n/a	Established
74		3+b1	Cc1760	Grade II gault brick	parapet	James Essex		n/a	n/a	n/a	n/a	Established
Southern Extension		3+a1	Early C20	red brick	slate			n/a	n/a	n/a	n/a	Established
Older Extension		3+b1+a1	C19	red brick	parapet			n/a	n/a	n/a	n/a	Established
Emanuel United Reformed Church		Church	1874	Grade II Stone	slate	James Cubitt		n/a	n/a	n/a	n/a	Contextual

