

# Southacre

## Conservation Area Appraisal



June 2013

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Planning Services

Cambridge City Council

PO Box 700

Cambridge City Council

CB1 0JH

**Tel:** 01223 457000

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## 1 Introduction

This Appraisal seeks to define what is special about the Southacre Conservation Area, and to provide information about its landscape, architectural merit and historical development. The Southacre Conservation Area was designated by Cambridge City Council on 8 March 1999, following a campaign by the Southacre, Latham Road and Chaucer Road Residents' Association (SOLACHRA) to achieve Conservation Area status. This Appraisal is heavily based on the Character Appraisal produced by

SOLACHRA in association with the City Council conservation staff, at the time. It has also been informed by a history of the area, *Rus in Urbe*, published privately by SOLACHRA in 1996.

### 1.1 Method

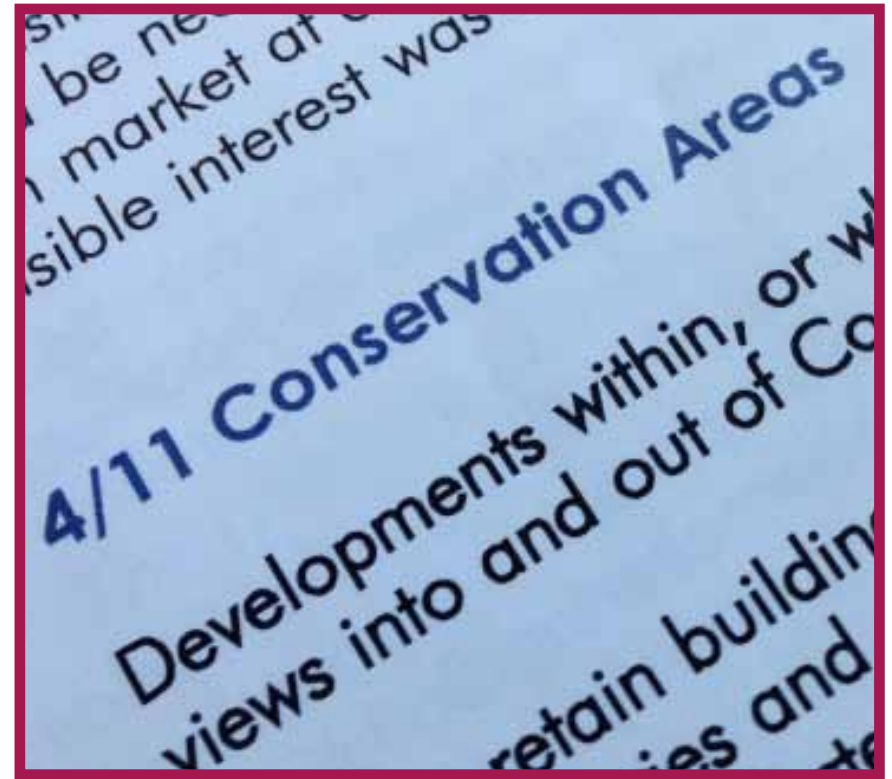
The Conservation Studio, working on behalf of Cambridge City Council, has surveyed the area and assessed the character of the Southacre Conservation Area. A walkabout with The Conservation

Studio and members of SOLACHRA was held in October 2012, which provided a valuable opportunity to discuss various issues and vulnerabilities within the Conservation Area. This document therefore includes an assessment of the special interest of the Conservation Area, as informed by survey work and community contributions, and provides guidance on measures which may in the future ensure its protection and enhancement, as required by law.

## 1.2 Location

Southacre lies a mile to the south of the historic city centre of Cambridge. The area is bounded to the north by the open green spaces of Vicar's Brook and Coe Fen; to the west by the River Cam and the river flood plain; to the south by the boundary between Cambridge Lakes golf and football ground; and to the east by Trumpington Road (A10), an arterial trunk road connecting Cambridge to the M11 and villages to the south of the city. The Southacre Conservation Area can therefore be considered to possess clearly defined boundaries on all sides.

Notably, Southacre also abuts three other Conservation Areas – the Newnham Croft Conservation Area to the north-west, the River Cam providing a convenient boundary; the Cambridge Central Conservation Area to the north; and to the east, a very small part of the Brooklands Avenue Conservation Area.



## 2 The National Planning Context

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to designate as 'Conservation Areas' any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". The special character of Conservation Areas means that the control of development is stricter than in other areas. The law requires that all new development in or around Conservation Areas must 'preserve or

enhance' the special character of the area. The siting, scale, height, form, details and building materials for all new development will therefore need to be carefully chosen.

### 2.1 National policies

*The National Planning Policy Framework* (NPPF), adopted in March 2012, sets out the Government's requirements for the operation of the planning system, and includes planning policies for England

and guidance on how these are expected to be applied. Section 12 of the NPPF *Conserving and enhancing the historic environment* is largely an abbreviation of the policies and guidance formerly contained in Planning Policy Statement 5 *Planning and the Historic Environment*. The English Heritage guidance, which accompanied PPS5, is still relevant.

### 2.2 Local policies

The Cambridge Local Plan 2006 sets

out policies and proposals for future development and land use to 2016. The policies of the Local Plan are currently under review with a view to adoption in summer 2014. Further information about Local Plan policies and the major implications of Conservation Area designation can be found on the Council's website.

Potentially, the Southacre Conservation Area may be affected by 'Areas of Major Change' that will see the expansion of Cambridge on its fringes. This, and other matters which may affect future development in the Conservation Area, are discussed later in this document in Chapter 8 *Issues and Recommendations*.



## 3 Summary of Special Interest

### 3.1 General character

The Conservation Area comprises two largely residential streets leading off the busy Trumpington Road. The character of the area is the result of the careful way the area was developed from the 1870s onwards, with the freeholder retaining control through restrictive covenants over the way each plot was developed, both at the time and in the future. This ensured that the area was laid out to a low density, and that each house was of the highest quality, set in a generously-sized garden.

The open countryside setting (at least to the south) and the close proximity of the River Cam and its water meadows to the west, both add to the attractions of the area. The importance of this rural setting is emphasised by the inclusion of some of these open green spaces within the Conservation Area boundary. The tranquillity of the Conservation Area is enhanced by the lack of any through traffic although Chaucer Road has a greater volume of road users (sometimes to the detriment of the character of the

Conservation Area) because of its more mixed uses.



*Chaucer Road*





*Latham Road*

Latham Road particularly retains the character of a country lane due to the narrowness of the road, the lack of footways, the grass verges and the thick hedges and mature trees which help to conceal the largely detached houses which are set back from the road in generous gardens. Chaucer Road is wider and has been more noticeably affected by the sub-division of plots and the impact of non-residential uses, most notably for educational purposes. Both streets retain a large number of high quality late 19<sup>th</sup> or early 20<sup>th</sup> century houses, many of them included on the City Council's list of Buildings of Local Interest. There are just three statutorily Listed Buildings – River Farm, an early 19<sup>th</sup> century brick house, relatively hidden

away at the end of Latham Road, 10 Latham Road and The Old Nurseries, a neo-Gothic cottage of a similar date which sits in a prominent location at the junction of Latham Road and Trumpington Road plus one highway structure, a milestone.

### 3.2 Landscape setting

The Southacre Conservation Area sits between the River Cam and its water meadows and the busy Trumpington Road. Beyond the Cam to the west is the Paradise Nature Reserve, which forms part of the Newnham Croft Conservation Area. To the immediate north, the Vicar's Brook runs in an east to west direction towards the Cam and forms the boundary to the back gardens of the houses which face the north side of Chaucer Road. Beyond the brook are the open water meadows of Coe Fen and an area of open grass land called New Bit which straddles the gap to the more northerly section of Trumpington Road. To the immediate east of the Conservation Area is the Trumpington Road with the Nuffield Hospital and other buildings beyond. To the south are the playing fields of The Leys School, all of which lie within the Conservation Area, with more open fields beyond.

### 3.3 Archaeology

The earliest occupation of this area goes back to the Iron Age, and a few shards

of pottery of that date were found during excavations for the foundations of No. 5 Latham Road. Much more numerous have been remains of Roman occupation including richly furnished burials from the area to the west of Latham Close (now the Perse Girls School Playing Fields), and the best of these finds can be seen in the Fitzwilliam Museum. A number of Roman rubbish pits were also found during the construction of No. 17 Latham Road, and Roman coins have been found at the west end of The Leys School Playing Field. Roman pottery was also found during the construction of Upwater Lodge in Chaucer Road. Burials continued on the Dam Hill site to the west of Latham Close into the Anglo-Saxon period, and finds from this area include characteristic brooches, a spearhead and a clasp.

### 3.4 Historical development

During the 18<sup>th</sup> century the area was used for gravel diggings and it was in the course of these that the earliest Roman finds were made. In 1728 the milestone was erected at the end of Chaucer Road. It was one of a series placed along the road leading south from Cambridge towards London. They were the result of a bequest from Dr William Mowse, Master of Trinity Hall, and were the first milestones to be erected in England since Roman times.

The earliest buildings in the area are

the farm buildings at River Farm (called Blackland Farm on Baker's 1830 map) at the end of Latham Road, and The Old Nurseries at the Trumpington Road end of Latham Road, which was associated with extensive nursery gardens extending over the whole of the area later occupied by Southacre House. A further house associated with a smaller nursery garden at the Trumpington Road end of Chaucer Road appears to have dated to the first half of the 19<sup>th</sup> century, but has been replaced by the present No. 2 Chaucer Road.



*River Farm*



*The Old Nurseries*

The Pemberton family, who had owned this area since the 17<sup>th</sup> century, began to sell off land on 99-year leases for building from 1878. These plots had restrictive covenants to ensure that the buildings were built to the best standards with well designed and spaciouly-laid-out gardens. The first went to the Reverend Henry Latham, Master of Trinity Hall, who built Southacre House in 1880. From the late 1870s, colleges had permitted Fellows to marry, and the demand for these building plots to house Fellows and their families increased rapidly. By 1886 five houses had been built on Chaucer Road, with another four erected between 1890 and 1900.

During the first decade of the 20<sup>th</sup> century, six more houses were built in Chaucer Road. Meanwhile in Latham Road, Nos. 10 and 14 were built by 1910 and eight more houses by 1930. In the 1930s seven more houses were built in

Chaucer Road and four more in Latham Road. Thus during the first sixty years of its development, these two roads were fairly fully developed as a residential estate under the guidelines laid down by the Pemberton family, and the character of the area was well established.

Between 1940 and 1942, the Pemberton family sold the estate to the University of Cambridge. The period following the Second World War saw rather little development in the area. Two blocks of flats were constructed by the University in the grounds of Southacre House in the 1950s. In Chaucer Road, two houses were constructed and, in Latham Road, The Leys School built No. 13 to accommodate their groundsmen. The two houses in Latham Close were built in 1959 and 1962. These were the only additional houses built between 1940 and 1988.

During the Second World War the first institutions moved into Chaucer Road. The University Air Squadron took over No. 15 Chaucer Road in 1940 and remained there until 1945. It moved its headquarters to No. 2 Chaucer Road in 1948, where it remains to this day. During the war No. 6 was a motor licence office. Subsequently it became the home of the University's Appointments' Board and then the Department of Architecture's *Martin Centre for Urban Studies*. It is now St. Mary's Junior school. Since the

1950s, No. 15 has been the home of the Medical Research Council's Cognition & Brain Sciences Unit (MRC). At No. 9, the Red Cross had a Home for the Elderly which has now reverted to being a private house. In 1987 the Joint Colleges Nursery was established in the garden of No. 6 and in 1992 a University Nursery School was opened in the former orchard of No. 9. In 1990 the University of Cambridge renovated No. 5 Latham Road as the official residence of the vice-chancellor.



*Southacre Park*



*Southacre Close*

An unprecedented amount of development has taken place in the area since 1989. Nos. 1 and 3 Chaucer Road have been demolished and so has Southacre House. The leases of the sites for the new houses and flats were sold by the University in order to raise money to buy the Old Addenbrooke's Hospital site. In their places are four new houses in Chaucer Close, a new No. 3 Chaucer Road, three houses in Southacre Drive, and five houses in Southacre Close. In addition, Southacre Park was developed with five new blocks containing a total of 42 luxury flats. These developments meant that Southacre, which had originally been part of Latham Road, switched to being accessed from Chaucer Road via Southacre Drive, and that the junction with Trumpington Road was realigned to take the greatly increased volume of traffic more safely. Edwinstowe Drive was constructed as an emergency route to Southacre Park. Since 1990 one new house has been built in Latham Road.



## 4 Spatial Analysis

The Southacre Conservation Area has four areas of distinct character, the final character area being composed of the various green spaces which lie around the more built-up residential streets. These character areas are:

- Latham Road
- Chaucer Road
- Trumpington Road
- The green spaces and the River Cam

These areas are described in greater detail below, and include a summary of the key positive and key negative features of each.

### 4.1 Latham Road

Latham Road was developed from the 1870s onwards with large detached houses which were usually built for fellows of Cambridge University colleges, their families and domestic servants, on plots of an acre or more. Before this, the

area was farmland or nurseries growing produce for the city, and River Farmhouse and The Old Nursery survive from this period. They date to the late 18<sup>th</sup> and early 19<sup>th</sup> century respectively. The road has a tranquil character due to the narrowness of the lane, the enclosure provided by the mature trees, the spacious gardens, the mainly detached houses set well back from the front boundaries and the lack of any footways. The surviving historic street lights, all still powered by gas [with one modern replacement], add greatly to

this character and are still in use. The road is barely two cars in width, and the thick vegetation means that the junction with Trumpington Road is partly concealed in views along Latham Road. Looking back into the heart of the Conservation Area from this junction, the vista is framed by a variety of mature trees (chestnut, lime, beech, acacia and copper beech) and informally grouped flowering shrubs. The rural aspect is enhanced by the dense leaf coverage which largely hides the houses from public view, often allowing only oblique glimpses of the attractive frontages down well-planted drives. The general impression is of a mixture of deciduous and evergreen growth. Most houses have a row of thick hedge, or taller trees, to their front boundaries, with grass recesses to the wooden fencing in front of Southacre Park. These hedges are varied (hawthorn, honeysuckle, elder, laburnum, lilac, privet, beech, prunus, laurel, ivy and holly) and make a major contribution to the special character. The road terminates at a curved brick wall next to River Farm which, with a variety of shrubs, closes off the view.



*Latham Road*



*No. 15 Latham Road (BLI)*

Latham Road is a private unadopted road, with wide grass verges along its entire length, which are rather more in keeping than the stone kerbs or hard surfaced pavements found elsewhere on adopted roads. These grass verges display a

wealth of wild flowers in season. Large stones, to prevent parking, line some of the verges. The road has four gas lamps on ten-foot standards and one new lamp. This replaced an historic lamp-post which was knocked down and is out of keeping with the rest. Some of the houses have wooden farm-type gates, in keeping with the area's special character. Telegraph poles are largely hidden by foliage.

There are 19 buildings in Latham Road, of which three are listed Grade II (River Farm, The Old Nurseries and No. 10 Latham Road), and nine are Buildings of Local Interest. Detailed descriptions of all of these buildings are included in Appendix 1: Listed Buildings and Appendix 2: Buildings of Local Interest. Many have timber and brick detailing in the neo-Georgian, Queen Anne Revival or the Arts and Crafts style and they mostly date to the late Victorian or early Edwardian period. The buildings are almost always two storeys high with steeply pitched slated or clay tiled roofs. No. 16 is an unusual 1930s house, now a BLI, which has recently been extensively refurbished. In front of it, facing Latham Road, No. 18 is a more recent addition, although its long low profile means that it is hardly visible from the street.

All of the buildings in Latham Road are in residential use. These remain as family homes today, with only minor alterations to account for present-day amenities.

They have been joined by several large houses in similar style built in the 1920s and by two smaller houses of the 1930s and one of the 1950s, still keeping to the pattern of low density and tree-lined frontages.

The buildings on the south side are typically long and thin to maximise exposure of the living areas to the southern aspect. Some of the southern buildings have minimal windows on their north face to reduce heat loss and to further enhance the south-facing feature. These houses enjoy long views from their back gardens over the wide expanse of the adjoining playing fields which also lie within the Conservation Area.

The buildings on the north side also face south, but are typically deeper in plan. On the north side of the road the smaller houses are noticeable reminders of earlier uses. The Old Nurseries, at the road entrance, was built in the mid 1820s in the Gothic style, with stucco-faced external walls, now painted pink, and a tiled roof. It accommodated the gardener of the nursery gardens, and is now listed Grade II. It is particularly notable for its unusual design and for its prominent location. Further down the road, and separated from its neighbours by the gardens of Southacre Park, is the Edwardian gatehouse to the original Southacre House. It is a two storey structure of red brick and tile, recently

extended (but in keeping) with a further more westerly wing. No. 5 Latham Road is the official residence of the University Vice Chancellor. No. 10 is a house of c1900 which is now listed Grade II – the University purchased the building in 2002 when the former lease ran out.



*Former farm buildings to River Farm*

River Farmhouse, at the end of Latham Road, was originally built in about 1820, and is also Grade II Listed. It is the only property in the area that was, and still is, part of the original Pemberton Estate. The Gault brick house was substantially rebuilt in 1981, and the adjoining barn, thought to be of an earlier date than the house, restored in 1991. This barn forms part of a small group of well preserved historic buildings which was once a working farmyard, although that use has long since ceased. Two further cottages

(River Farm Cottages), probably dating to the 1860s, can be seen to the north of the farmyard, no doubt built for farm workers. Between River Farm and the River Cam is an area of wetland meadow, much of it now planted with wild flowers, which is an important sanctuary for all kinds of flora and fauna and is an important wildlife corridor between the open fields to the South and Coe Fen and the city.

Latham Close is a private no-through road leading to a footpath which connects Latham Road and Chaucer Road. The general impression is green and tranquil. The end of the Close offers a vista over the Perse Girls' Playing Field, a large green space surrounded by the magnificent trees which lie in the gardens of the neighbouring properties. Other sports facilities are visible, the most obtrusive being a hard court which has been enclosed by a rather dominant and very high wire fence. There are views over open farmland beyond the trees, this view being framed and closed at the end by a stand of trees near the river.



No. 1 Latham Road



Front door to No. 11 Latham Road

Latham Close is much used by schoolchildren, walkers and cyclists and is part of a system of pathways helping to preserve the special character of the area. Nos. 1 and 2 Latham Close are the only two properties which are accessed from the Close, and they date to c.1960 and have large gardens which stretch eastwards and contain a number of very impressive mature trees (chestnut, maple, sycamore, lime, copper beech, silver birch), some of which are visible from the Close. Otherwise, Latham Close is bordered by a variety of hawthorn and yew hedges and variegated, mature trees. The general appearance is green, wooded and luxuriant. Other planting includes clipped beech hedging, grass verges, and further areas of shrubs and mature trees – ash, chestnut, sycamore, lime and, at the end of the Close, before it narrows to a footpath, a number of large pine trees. This footpath is bounded by a fence on one side and a tall brick wall on the other.

*Key positive features:*

- Green character with narrow no-through road enclosed by mature trees and planting;
- Detached mainly historic houses set in one acre plots, set back from the road and largely hidden by the mature planting;
- Three Grade II Listed Buildings and nine Buildings of Local

Interest confirm the high quality of the buildings;

- The low density of the historic residential development;
- Variety of architectural styles but usually Arts and Crafts, neo-Georgian or Queen Anne Revival;
- Buildings are mainly two storeys high and are remarkably well preserved with original details and materials;
- School playing fields and wild-flower meadows, with the River Cam beyond, enclose the southern and western boundaries; and
- The abundance of wild animals and planting.

*Key negative features or issues:*

- Care of the trees, some of which are additionally covered by Tree Protection Orders;
- The upkeep of the footpaths, roadway, drains, street lights, and grass verges;
- The control of on-street car parking;
- The threat of infilling in the large gardens;
- Extensions and alterations to the existing buildings need to be very carefully controlled; and

- The control of the adjoining school playing fields, including flood-lighting, and the threat of future development.

#### 4.2 Chaucer Road

Chaucer Road is also a no-through road running west from Trumpington Road and parallel to Latham Road. The two roads are connected via Latham Close and the adjoining footpath. Chaucer Road is a wide, more formalised street with broad grass verges and substantial mainly detached houses set well back from the road. Several of these houses were built at the turn of the 19<sup>th</sup> / 20<sup>th</sup> centuries, but others were added in the Inter-war years. Chaucer Close, Southacre Close, Southacre Drive and Edwinstowe Close are relatively modern, having been created in the last forty or so years. Most of the historic properties have large, mature trees to the front, some of them up to fifty feet high, which branch out over the verges and add to the general leafiness of the road. Thirteen of these are Buildings of Local Interest, and full descriptions are included at Appendix 2. Of note is the large plot which was once the garden to Southacre House. Now known as Southacre Park, it is accessed from Southacre Drive although its most visible boundary lies along the northern side of Latham Road.

Chaucer Road is primarily a residential area additionally encompassing the side roads of Chaucer Close, Southacre Close, Southacre Drive and Edwinstowe Close. There are also a number of non-residential uses which have had an impact on the tranquillity and ambiance of the road, due to increased traffic and higher densities of use. These include two institutions – the M R C at No. 15 Chaucer Road, and the University of Cambridge Air Squadron headquarters at No. 2. There are also two nurseries – the Joint Colleges Nursery was erected in the front garden of No. 6 Chaucer Road in 1987, and the University Nursery School was built in the orchard of No. 9 Chaucer Road in 1992. No. 6 Chaucer Road was formerly the Department of Architecture's Martin Centre for Urban Studies, but has more recently been converted into St Mary's Junior School.



*MRC Unit at No. 15 Latham Road*

St Mary's Junior School, the two nursery schools, as well as the pathway linking Coe Fen with Chaucer and Latham Roads, attract pedestrians and cyclists who help give the road the character of a quiet thoroughfare. The area is noticeably more peaceful in the evenings and at weekends, when the tranquillity of the area can be appreciated despite its proximity to the Trumpington Road.

The houses on Chaucer Road are mainly late Victorian or Edwardian with eight further houses and some University flats being added from 1927-32. One further house was built in 1957. In the period 1987-1990, thirteen houses and 42 luxury flats (the original scheme was for 57 units) were built as part of the Southacre/Chaucer Close development as well as four new houses on Chaucer Close. Typically the Victorian and Edwardian buildings are of red brick construction with pitched roofs, sandstone detailing and white window frames. The Inter-war houses are paler brick or stucco. The modern Southacre development is also of red brick with pitched roofs and wooden window frames and detailing. These new buildings have been carefully sited to retain as much as possible of the original planting, and many of the remaining trees are of particular merit and have individual Tree Preservation Orders on them.





*Vicar's Brook*

The north-eastern boundaries of the gardens to the buildings on the north side of Chaucer Road back on to Vicar's Brook and Coe Fen and form a natural, tree-lined boundary to the area which runs all the way down to the river. On the south-western side of the road most gardens are fronted by their original, often quite low, brick walls, while those on the northern side have hedges. At the southern entrance to the road, two fine late-19<sup>th</sup> century houses were demolished in the 1980s and replaced by a small development of detached houses with relatively small gardens (Southacre Drive and Southacre Close). Built in a pleasant brick, these houses are now beginning to mellow, particularly as trees and shrubs mature and spill out over walls and boundaries.

Walking along the road, the sense of greenness is continued from the verges bordering the front gardens which are maintained in a variety of styles. The exception is the Medical Research Council's Applied Psychiatry Unit where the building is stranded in a sea of tarmac, screened from the road, however, by an evergreen hedge. The overall impression is of large mature trees and houses set well back from the road, with low brick walls and large hedges. Even in the most recent development, Chaucer Close, the trees have been preserved and the houses designed to give an impression of the two woven together. The result is a peaceful and tranquil area, which retains much of its original special atmosphere.



*Southacre Park*

Southacre Park, as it is known today, lies between Latham Road and Chaucer Road and was the site of Southacre House (No. 8 Latham Road), built for the Reverend Henry Latham in 1880. In 1949, the house was bought by the University of Cambridge and converted into five flats. In 1951 two new blocks were added which provided twelve flats for University staff and visiting scholars, built on the college-staircase principle. Between 1988 and 1990, Southacre House was demolished and 42 luxury apartments in six blocks were built. These were constructed following prolonged negotiations with the residents of the surrounding area. The access to Southacre was changed from Latham Road to Chaucer Road via the newly-built Southacre Drive, and the east end of Chaucer Road was altered to improve safety for increased traffic at the junction with Trumpington Road.



*Latham Road to Southacre Park*

There are four detached modern houses in the approach road to Southacre and a further five in Southacre Close. The work included the careful restoration of two period buildings, the Coach House on Southacre Drive and Southacre Lodge, facing Latham Road. Southacre Drive is a private road, with the road, pavements and forecourts laid mainly in brick, to a herringbone pattern. The perimeter is of substantial hedges, trees and walks, maintaining the green character of the area. An emergency exit road and gravel access path also form part of the site.

The outstanding feature of Southacre Park is the garden, a park-like open green space which is important to the special character of the area. There is a central lawn of some 100 by 80 yards within a plot of some four acres. The central lawn and surrounding garden contains many, fine, specimen trees, one copper beech being over a century old. They shelter wildlife and form a magnificent canopy over the garden, an amenity shared by all residents and maintained by the University of Cambridge Garden Services. Glimpses into the garden can be seen from Latham Road although in the summer the dense vegetation largely conceals these views.

*Key positive features:*

- Attractive road with mainly historic buildings set in very large plots;
- Wider than Latham Road, but

still retaining some special characteristics, including the mature trees and shrubbery which conceal many of the buildings from the street;

- Some original low front boundary walls remain;
- Maintains the low density of the original form of development;
- Thirteen Buildings of Local Interest, all well preserved;
- The cohesive scale of larger houses, mainly two storeys high, with brick, rendered or half-timbered facades;
- Southacre Park with its mature trees and carefully scaled blocks of apartments; and
- Views from the back of the properties on the north side of the road over the green spaces associated with Coe Fen Straits and Vicar's Brook.

*Key negatives and issues*

- Pressure from commuters for on-street car parking, resulting in the use of double yellow lines;
- Traffic generation caused by the institutional uses including the school and nurseries;
- Care of the roadway, pavements, drains and grass verges;

- Pressure for new development in the garden, and, or, the subdivision of plots;
- Pressure for over-large extensions on the existing buildings;
- The size of the Medical Research Council's Applied Psychiatry Unit, and the large amount of tarmac around the buildings; and
- Pressure from the non-residential users for further expansion in the future.

### 4.3 Trumpington Road

The Trumpington Road part of the Conservation Area provides an important link physical between Chaucer Road and Latham Road, but due to its busy traffic it has a very different character. This road is one of the main routes into the City, so there is usually a long queue of traffic waiting to get through the traffic lights at the junction with Brooklands Avenue. Only a short section of the west side of the road is included in the Conservation Area, (Nos. 1-17 odd). These are Inter-war detached houses, again set in large plots, but not as big as the plots in the rest of the Conservation Area. The houses are also smaller and overall their contribution to the Conservation Area is best described as neutral. A number of them (specifically Nos. 7-17 odd) back

onto The Leys School playing fields. At the northern end of Trumpington Road, the back gardens of the houses facing Southacre Close and Chaucer Close can just be seen, although the boundaries are quite high. Along this whole stretch of road, the front boundaries are notable for their mature trees, high solid gates and thick hedging, which again tend to conceal the houses, which are set back. The most notable historic feature is the Grade II Listed 18<sup>th</sup> century milestone, located at Stone Bridge, overlooking the junction of Trumpington Road with Brooklands Avenue. The eastern end of Chaucer Road was remodelled, and a new 'way out' created in what was once the garden to No. 2 Chaucer Road in the 1980s to improve safety at the road junction. This has left a small informal island of trees and wildflowers which helps to shield the end of Chaucer Road from the traffic in Trumpington Road, which is maintained by local residents.



*Milestone at Stone Bridge*

*Key positive features:*

- Mature trees and thick shrubbery screen the houses on the west side from the busy traffic;
- Wide grass verges provide a softening effect;
- The Grade II listed milestone on Stone Bridge;
- The Inter-war houses on the west side of the road (Nos.1-17 odd) are well detailed houses of neutral

impact; and

- Attractive views from the junction with Brooklands Avenue to the north-west along Vicar's Brook towards Coe Fen Straits and northwards across New Bit and towards the Botanic Garden.

*Key negatives features and issues*

- Fairly constant busy traffic along Trumpington Road with attendant noise problems;
- Queues of cars waiting to get through the traffic lights at the junction with Brooklands Avenue;
- Conflict between cyclists, pedestrians and road users;
- Maintenance of the 'green' boundaries to the properties facing the road; and
- Need to keep these boundaries naturalistic and not formalised by the use of dominant fencing or walling.



*Coe Fen towards City Centre*



*River Cam*

#### 4.4 The green spaces and the River Cam

These important green spaces lie to the west and south of the Conservation Area. To the west, beyond River Farm, some twenty acres of privately-owned land down to the river have been converted to a wildlife habitat by the digging of ponds, the planting of 1,000 trees and the creation of wild flower meadows on which a small flock of rare North Ronaldsay sheep graze. Paradise Wood is a piece of preserved, natural woodland bordering the river and providing an attractive backdrop when viewed from the Paradise Nature Reserve in Newnham. The River Cam forms the boundary between the two Conservation Areas and is in itself an important wildlife habitat as well as providing an important resource for recreational activities including punting, canoeing, swimming, and walking.

The areas of school playing field, associated with Perse Girls' School and The Leys School, provide hardly any opportunities for wildlife apart from in the surrounding trees, which line their boundaries. The recreational use of these open spaces has resulted in increased vehicular traffic and parking.

##### *Key positive features:*

- Attractive open green spaces with important wildlife habits which are being developed still further by the

landowners.

##### *Key negative features and issues*

- The use of the playing fields has resulted in pressure for flood-lighting and additional safety fencing;
- The generation of traffic by people using the sports facilities; and
- No public access to any of this land although community bodies can gain access by arrangement.



## 5 Architectural Overview

Just two buildings remain from before the Southacre estate was developed from the 1870s onwards. These are River Farm, dating to c1820, a well preserved example of a late Georgian farmhouse with a pleasantly symmetrical façade, and The Old Nurseries, No. 2 Latham Road, a stuccoed neo-Gothic cottage with pointed windows. The former farmhouse retains a small farm group and some farm cottages, also 19<sup>th</sup> century in date although the barn is said to be earlier. The cottages would benefit

from a sympathetic restoration scheme, as their appearance has been spoilt by the addition of concrete tiles to the roof, highly visible external plumbing, and modern flat roofed garages.

However, the majority of the buildings within the Southacre Conservation Area were built in the late 19<sup>th</sup> or early 20<sup>th</sup> century, and their plot size, building line, and design were all carefully controlled by the covenants imposed by the Pemberton family, who until the 1940s owned the freeholds of the houses. Development

started in 1878 and the houses were initially sold on 99-year leases. They were all built as detached family houses although there is just one semi-detached pair (Nos. 19 and 21 Chaucer Road) which was added in 1903. Only the highest possible quality of building was allowed, and this has resulted in a large number of the properties being included on the Council's list of Buildings of Local Interest – nine in Latham Road, and 13 in Chaucer Road. One of them, No. 10 Latham Road, which dates to 1904, has

relatively recently (1999) been spot listed and is now a Grade II Listed Building.



*No. 10 Latham Road*



*Original gatepost to St Rhadegunds (No. 5 Chaucer Road)*

Some of the houses are similar in size and design details to the high status buildings in the West Cambridge Conservation Area, also built from the 1880s onwards. They all retain high quality facades with well preserved details. The styles vary

from neo-Georgian (sometimes called Queen Anne Revival) brick buildings with ordered facades, sliding sash windows and dominant entrance doorways, to more informal, neo-vernacular buildings with half-timbered gables which are more typical of the Arts and Crafts movement of the late 19<sup>th</sup> century. There is one Italianate house in Chaucer Road (No. 5), more typical of an urban setting. Opposite, No. 5 is a very fine, Gothic-style house with pointed windows picked out in red brick, a tall gabled wing with decorative barge boards, and the original glazed porch and what appears to be a Victorian glass-house attached to one end. Materials are traditional and include red, blue or brown brick; timber-framing, infilled with white painted roughcast; larger areas of roughcast; decorative brickwork; stone dressings; and fine quality front doors, often defined by decorative door hoods or by full doorcases. Windows are usually original and are traditional timber sliding sashes or casements, sometimes with leaded lights, with very few (visible) examples of the use of modern replacement materials. There are also some examples of mullioned and transomed windows, which retain their original leaded lights. Some of the houses, particularly in Chaucer Road, also retain their original house names on brick or stone gate piers.

Examples of the Queen Anne Revival/neo-Georgian brick buildings include:

- No. 1 Latham Road – notable for its doorcase;
- No. 5 Latham Road; and
- No. 9 Chaucer Road (Edwinstowe) – probably the largest house within the Conservation Area and dated 1895.

Examples of the Arts and Crafts houses include:

- No. 3 Latham Road;
- No. 9 Latham Road – notable for its long, mock timber-framed façade with projecting end gables;
- No. 11 Latham Road – notable for its two storey central bay with timbering, set between brick gables, and its original boarded doors;
- No. 14 Latham Road;
- No. 8a Latham Road (Southacre Lodge);
- No. 8 Chaucer Road – another arts and Crafts house with a jettied front bay and timber porch;
- No. 10 Chaucer Road (York House) – the tile hanging to the gables is of interest;
- No. 11 Chaucer Road (Dalreagh) – notable for its original mullioned and transomed windows and the use of fine quality red brick; and

- No. 12 Chaucer Road (Thursley) – another very large house with half timbered gables and mullioned and transomed windows with leaded lights.

More unusual, No. 15 Latham Road is a brown and red brick house dated 1912 with decorative panels between the ground floor and first floor casement windows, with a steeply pitched tiled roof above. Next door, No. 17 is a plum coloured brick house with very few windows to the front, the principal features being a stone-clad front entrance bay which continues up above the eaves where it terminates in a broken arch. Brick quoins decorate each of the two front corners.

Other 20<sup>th</sup> century houses have also been added incrementally to the Conservation Area. Most are neutral in their impact but some are of some distinction, including No. 16 Latham Road which dates to the 1930s and is on the Council’s list of Buildings of Local Interest. Unfortunately, recent alterations have removed some of the original detailing. No. 18 Latham Road is a two storey flat roofed house of the 1990s which has recently been extended and upgraded – its low key front elevation, partially concealed by a high brick walls, is not typical of the area but has a low visual impact on the street scene. No. 14a Chaucer Road has only been built recently and was carefully designed using architectural details

copied from local 17<sup>th</sup> century buildings. The façade and the matching lodges to the front have all been built to the highest possible quality.



*No. 14a Chaucer Road*

Close by, the MRC is located in a large building which has been created by substantial extensions to an original probably late 19<sup>th</sup> century house. The Joint Colleges Nursery is in a low very modern building. The impact of both of these is reduced because they sit back from the road, follow the historic building line, and are shielded by trees and other planting which reduces their visual impact. No. 18 Chaucer Road is an historic building which has recently been substantially rebuilt and extended. The solid timber gates (a pair) do not suit the streetscape as most of the properties either do not have gates or they are relatively low key.

The blocks of flats in Southacre Park



*Gates to No. 18 Chaucer Road*

date to the 1950s and the late 1980s. All sit around the large garden and although of some size, their immediate impact is lessened by the large number of mature trees. The clay pantiles on the 1950s blocks are an unusual feature in this Conservation Area, but not unattractive. A high wall along the back boundary of No. 5 Chaucer Road may be the remains of a walled kitchen garden. Also of the late 1980s, or even later, the modern two and three storey houses in Southacre Close, Southacre Drive, and Chaucer Close are well designed but sit on much smaller plots, with a much higher density of development. Their impact is reduced however by the use of Gault or red brick, simple details, pitched roofs covered in slate, and careful detailing of the roads and planting.



## 6 Trees, Landscape and Open Spaces

With the eastern part of Newnham, Coe Fen and Granta meadows, the Southacre Conservation Area forms part of a tongue of open or wooded land along the River Cam which reaches well into the southern edge of the city. This provides a green 'lung' to the city which is linked by a series of well-used footpaths and cycleways into the centre of Cambridge. The open nature of the area is further enhanced by The Leys School Playing Field along the southern boundary and the Perse Girls' School Playing Field to the west of

Latham Close. In addition to the open vistas provided by these playing fields, the area enjoys shorter closed views through spectacular woodland and the large gardens which can be seen from the roads and pathways which pass through the Conservation Area. The character of the area is further enhanced by a general lack of front walls or fences, particularly in Latham Road, where dense shrubbery or mature trees tend to mark the boundaries between the front gardens and the lane. The abundant planting throughout the

Conservation Area also provides habitat and secure transit routes for a wide range of wildlife.

An aerial view of the area demonstrates how markedly it stands out from its environs as being more heavily wooded and green. The layout of the roads is either wide with broad green verges, as in the case of Chaucer Road, or with houses set deliberately well back from a narrow carriageway, as in Latham Road. Many of the mature trees are striking 'specimen' trees, planted at the end of



the 19<sup>th</sup> century for their future landscape impact.

Despite the high density of traffic at virtually all hours along the Trumpington Road boundary, the area itself is remarkably quiet and calm, a valuable amenity to the residents and inhabitants of neighbouring areas. The playing fields of The Leys and Perse Schools within the area are used not only by the pupils of the schools but are made available to visiting teams and clubs on weekends and evenings throughout the year. Families use Chaucer and Latham Roads and Latham Close as pedestrian routes between the centre of the city, the riverside, Newnham, the schools and residential areas along Trumpington Road.



Figure 23. Coe Fen

The area also serves as a haven for a wide range of birds, animals and other wildlife, and part of it is additionally protected by being a Site of Special Scientific Interest (SSSI). The open spaces within the area are linked to one another and with the surrounding countryside, or river bank, by the paths or dead-end roads. Hedgehogs, grey squirrels, weasels, hare, deer, foxes, and other animals pass freely through, or forage within the area using the extensive trees and shrubs in the gardens or along the open areas as cover. An otter, as well as a colony of grass snakes and great-crested newts, has recently been seen at River Farm and on other properties adjacent to the river. Close to River Farm, twenty acres of land down to the river have been converted into a wild-flower meadow. The fact that this land has no public access helps to provide a protected environment for animals and plants.

Many birds are resident within the area, including pheasants, partridges, magpies, jays, woodpeckers, hen harriers, rooks, swallows, yellow hammers, linnets and blue tits. Bats are frequently glimpsed at dusk and owls often heard hooting at night. Nightingales are still heard in the area. The river, garden ponds and water meadows attract a number of water birds such as herons, kingfishers, moorhens, ducks, swans and geese, and these all nest within, or close to, the area. The gardens provide food and refuge for an

impressive variety of small birds, animals and insects. The water meadows to the north and the farmland to the south also provide a wide range of birds and animals which visit or pass through the area, adding to the diversity of the resident wildlife population.



## 7 Key Characteristics of the Conservation Area

The key characteristics of the Southacre Conservation Area can be summarised as follows:

- Mainly residential area with a special character reinforced by the attractive rural setting on the southern edge of the city with water meadows, the River Cam, open playing fields, and large areas of woodland to the immediate north, west and south of the Conservation Area;
- The many mature trees (some with individual Tree Preservation Orders) and other planting within private gardens;
- The two main streets within the Conservation Area are Latham Road and Chaucer Road, with Latham Road retaining the character of a narrow country lane, and Chaucer Road being slightly more urban due to the wideness of the road, the detailing of the hard landscaping, and the busier traffic and pedestrian footfall;
- Both streets contain substantial detached houses in large plots, set back from the road to a common building line;
- Most of these houses date to between the late 1880s and the beginning of World War One, and resulted from controlled development overseen by the land owners, the Pemberton family;
- These houses follow the styles

then popular, namely neo-Georgian, more formalised Queen Anne Revival, or the Arts and Crafts movement;

- These buildings tend to be two storeys high with traditional details such as sash or casement windows, well detailed front doors, and steeply pitched tiled or slated roofs;
- The use of hung tile decoration, moulded bricks or half-timbering is also common;
- A total of 21 of these houses are included on the Council's list of Buildings of Local Interest – an unusually high proportion of the total;
- There are also four Listed Buildings or structures – a late Georgian farmhouse, called River Farm, in Latham Road; The Old Nurseries, No. 2 Latham Road, a neo-Gothic cottage with pointed windows; No. 10 Latham Road, a substantial house of c1904 with Lutyens-style details; and the stone milestone on Stone Bridge, dating to 1728;
- Chaucer Road contains some University buildings, as well as a junior school and two nurseries, although the predominant use is still residential;
- The large garden to Southacre

House, now demolished, has been developed with large blocks of apartments by the University, but their general size and siting has been carefully considered, and the existing mature trees retained, so their visual impact on the surrounding Conservation Area is relatively muted; and

- Development since the late 1980s has already included the addition of small groups of modern houses in Southacre Drive, Southacre Close and Chaucer Close – although built to a higher density the use of good quality materials and the evolution of the surrounding planting means that the groups are not particularly discordant.

## 8 Issues and Recommendations

### 8.1 Conservation Area boundary review

The existing boundary to the Southacre Conservation Area was drawn up in 1999. There is a slight anomaly in that the boundary at the back of the houses on the north side of Chaucer Road only partly follows the line of the Vicar's Brook. This is because the boundary was already established by the extent of the Cambridge Central Conservation Area. It is the Council's intention to review the boundaries of all of its Conservation Areas shortly and it is expected that this will result in the boundary being redrawn to include all of the back gardens to Nos. 16, 18, 20, 22 and 26 Chaucer Road within the Southacre Conservation Area. Otherwise, after careful consideration of the remaining boundaries, no further changes are considered necessary.

**Recommendation:**

- Implement the above changes when appropriate.

### 8.2 Protection of the setting of the Conservation Area

The setting of the Conservation Area is provided on several sides by fields, the River Cam, woodland, and wild flower

meadows. Several school playing fields also feature to the south and west. In the past there has been pressure from the schools to upgrade these sports areas, including an application by Perse Girls School to build an all-weather hockey pitch off Latham Close, with flood lighting. The flood lighting was turned down on appeal, the planning inspector noting that the proposed work would have resulted in unacceptable light pollution. The Leys School has also built an all-weather pitch to the south of Latham Road, and residents are concerned that there may be an application in the future for flood lighting, which they hope will be resisted by the City Council. It was noted during the survey work for this document that a series of sports facilities off Latham Close have a very high green wire fence, which is far too dominant. This, and the attendant hard landscaping and car parking area, is not appropriate within the Conservation Area and adversely affects views westwards from Latham Close and the very popular footpath which runs along it.

**Recommendation:**

- Continue to protect the setting of the Conservation Area.
- Encourage sympathetic boundary treatments to all sites.

### 8.3 Care of the trees and landscape within the Conservation Area

Most of the trees within the Conservation Area are owned privately. Many were planted when the houses were first built so are now, after 120 years or so, beginning to reach the end of their lives. Given the number of trees, and their location on private land, it has not been possible to survey each tree within the area as part of this Appraisal, and it is therefore suggested that SOLACHRA consider instigating some community effort on this issue. This could include:

- Appointing a local volunteer to act as a 'tree warden' for the Conservation Area; and
- Asking private owners if they are willing to allow access onto their land so that SOLACHRA can survey the trees in their garden to ascertain:
  - Species;
  - Age;
  - Condition;
  - Is there any need for a replacement tree?; and
  - Recording the results on a map with linked data base.

This information could also be provided to the City Council to assist with the work of their Tree Officers. The aim would be to provide a long-term Tree Management Plan for the whole Conservation Area, and to encourage private owners to care for their trees and to replace them with appropriate species if this is needed.

Of note is the potential threat from ash dieback (*Chalara*) with over 20% of the trees in Cambridge as a whole being this species. Whilst older trees are more resistant to this disease, younger trees are particularly vulnerable. Only time will tell how *Chalara* will impact on the landscape within and around Cambridge in the years to come.

**Recommendation:**

- Facilitate the production of a Tree Management Plan for the Conservation Area, assisted by the local community.

### 8.4 Maintenance of the roads, grass verges, footways and street lighting

Latham Road is an unadopted road which is owned by the University of Cambridge. The grass verges are maintained by adjoining owners by mutual agreement, but the road surface, which is in poor condition, is maintained by the University, which is also responsible for the drains. At

the time of survey, drain cleaning lorries were working in the Conservation Area, paid for by the University. The historic gas lights (one of several such examples in Cambridge) are maintained by the County Council as the Highways Authority. This splitting of responsibilities does cause problems although communications are kept open by the constant vigilance of SOLACHRA.

**Recommendation:**

- Ensure that the roads, grass verges, footways and street lighting are protected and maintained in good condition.

### 8.5 Traffic and parking

Chaucer Road is a fully adopted road, so the grass verges, drains, pavements, street lighting, and roadways are also the responsibility of the County Council. Southacre Drive and Southacre Close are owned and managed by the University of Cambridge. The ownership of the footpath between Latham Road and Chaucer Road is not clear. In 2011 SOLACHRA submitted a Parking Plan to Cambridgeshire County Council for Chaucer Road but has not had a favourable response. Illegal and sometimes dangerous car parking on the grass verges in Chaucer Road has continued. The use of the road by large delivery lorries is also adding to the

dangers for pedestrians and wildlife and damaging the verges.

Chaucer Road has experienced increased pressure for on-street car parking over the years, partly as a result of commuter parking, partly from people using the University buildings and the educational establishments, and partly because of its proximity to the Nuffield Hospital. This site was taken over by the Nuffield some years ago and will be completely rebuilt over the next two years. Double yellow lines now edge many parts of the road, with some free car parking within controlled bays. These fill up early in the morning and the cars usually stay all day, so the turnover of spaces is limited, although the road itself remains fairly busy. Double yellow lines, lamp-posts and a variety of signs therefore mar the view. St Mary's Junior School, the two nursery schools, as well as the pathway linking Coe Fen with Chaucer and Latham Roads, attract pedestrians and cyclists who at certain times of the day help give the road the character of a quiet thoroughfare. The area is noticeably more peaceful in the evenings and at weekends, when the tranquillity of the area can be appreciated despite its proximity to Trumpington Road. Residents proposed a footbridge across Vicar's Brook from New Bit to provide rear access to the school to reduce parking problems. Active enforcement of the parking restrictions does help.

Parking by non-residents in Latham Road is difficult to control as it is a private road. However, the use of some low key signage and supervision by local residents and the schools appears to keep drivers from parking in the road, although there is pressure from parents whose children use the adjoining playing fields. Both schools provide some private parking off Latham Road for these parents. Local residents have also complained about the use of the driveway adjoining the tennis courts as a car park for six school mini-buses.

**Recommendation:**

- Working with the Highways Authority, the University of Cambridge, and the local community, the City Council will seek to ensure that traffic and car parking do not become obtrusive or dangerous in the Conservation Area.

### 8.6 Front boundaries and gates

The special qualities of the Conservation Area are best maintained by the use of soft boundaries such as hedging or trees, rather than fences, railings or walls, which have a more urban character. Where historic front walls exist, such as in Chaucer Road, they should be retained and kept in good order. Existing historic gate piers and any historic railings

should be kept as well. New driveway gates should generally be resisted, but if allowed, they should be 'see-through' and low key, similar to the gates to No. 14a Chaucer Road. The more solid gates to No. 18 Chaucer Road are not a pattern which should be repeated elsewhere, as they block views and make a negative contribution to the character of the Conservation Area, which historically had more 'open' frontages facing the street.

**Recommendation:**

- Using its planning powers, the City Council will carefully control front boundaries in the Conservation Area

### 8.7 Pressure for new development

The Southacre Conservation Area is an attractive environment and property prices are correspondingly high. The large plots mean that there is a constant pressure for new development, either by extending existing houses, as has recently occurred at No. 18 Chaucer Road, or by infilling sub-divided plots. These incremental changes have an adverse effect on the special qualities of the area and must be resisted. The gradual infilling of plots, increasing the existing plot densities, is a major issue which any proposal for new development must address. The character of the Conservation Area is

also highly dependant on the sylvan setting to all of the buildings which could be adversely affected when new buildings or large extensions are added. These issues were a major consideration when the University planned its new blocks of apartments in Southacre Park, and the success of the scheme is partly the result of constant efforts by the local community which resulted in a reduction in the number of units from 57 to 42.

The City Council has strict Local Plan policies which seek to protect Conservation Areas and ensure that new development either 'preserves or enhances' the special character of the area. These will continue to be rigorously enforced by the City Council when any proposals for new development are submitted. The new National Planning Policy Framework (NPPF), adopted in March 2012, and the accompanying guidance, also contains policies relating to the historic built environment. All new applications for change within the Conservation Area must therefore be judged against these criteria. Sites where there may be pressure for new development include the back of No. 10 Latham Road (currently a disused tennis court), the large garden to No. 2 Chaucer Road (if the building's current use changes), and St Mary's Junior School, Chaucer Road, but there are no doubt other gardens where there may be applications for change in the near future.

**Recommendation:**

- The City Council will continue to use its planning powers to protect the Conservation Area from inappropriate development.

**8.8 New uses**

Whilst the majority of the buildings in the Conservation Area are in residential use, some are in use by the M R C , the three educational establishments, and one (No. 2 Chaucer Road) by the University's Air Squadron. These uses bring more traffic, both vehicular and pedestrian, and result in pressure for more car parking (on and off-street) and to changes to the buildings themselves. A 1996 appeal at Edwinstowe, No. 9 Chaucer Road, where a large extension was applied for, was turned down on the grounds of additional traffic in Chaucer Road and Trumpington Road but also on the primarily residential character of the area. Parents bringing in children to the two nursery schools are also a major source of traffic, although this tends to be at very specific times of the day. The children at St Mary's School are brought in by school bus from the Park and Ride facility or walk. The general feeling amongst local residents, as represented by SOLACHRA, is that no further non-residential uses should be allowed.

**Recommendation:**

- The City Council will carefully assess applications for changes-of-use within the Conservation Area to ensure that any permissions granted do not have an adverse effect on the special interest of the Conservation Area.

**8.9 Protecting the houses from inappropriate alterations**

House owners are allowed to alter their properties in a number of ways without requiring planning permission from the City Council. These are called 'permitted development rights'. Typically, they include installing modern windows and front doors, and altering front gardens and front boundaries to allow car parking. Permitted development rights can be removed by the City Council under what is called an Article 4 direction. However, it is considered that there is little threat from these kinds of inappropriate changes in the Southacre Conservation Area as property owners seem content to retain the original materials and details on their houses. Whilst the imposition of an Article 4 direction has therefore been considered, it is not included as a recommendation in this Appraisal. as it is not thought necessary. It is interesting to note that the Pemberton family, then the University, retained strict covenants which controlled external changes,

although now the houses (apart from River Farm) have been sold freehold they have lapsed.

**Recommendation:**

- Do not consider an Article 4 direction for the Southacre Conservation Area.

## 9 References

*Rus in Urbe* Chaucer Road and Latham Road: the history of two rural roads in Cambridge. Published 1996. JM Renfrew, MA Renfrew and JK Rose

Southacre Conservation Area Appraisal. Published in 1999 Cambridge City Council



## 10 Contact Details

For further information about Conservation Areas and Historic Buildings, contact:

Urban Design and Conservation

Planning Services

Cambridge City Council

PO Box 700

Cambridge

CB1 0JH

Tel: 01223 457000

Email: [planning.conservation@cambridge.gov.uk](mailto:planning.conservation@cambridge.gov.uk)

## 11 Appendix 1: Listed Buildings

### ***River Farm, Latham Road, Grade II***

Gault brick house of c1820. Clay tiled roof with axial stacks at either end. Two storeys plus attic. Symmetrical façade with central front door. Three windows wide. Three attic dormers with casement windows. Sash windows to first floor, with eight over eight or six over six sashes. Canted bays to ground floor, again with glazing bars. Flush panelled front door with timber hood on brackets. This is the only building remaining of the original Trumpington estate and is still owned by the Pemberton family.



***No. 10 Latham Road and attached garage/studio, Grade II (spot listed in 1999)***

House, now divided into three with attached garage/studio wing. 1904.

Built for Alexander Macintosh, a local speculative builder. Red brick with plain tile roof and tall brick stacks. Two storeys plus attic. All windows have flush ashlar window surrounds and leaded casements.

South-east entrance front has off-centre round headed archway and recessed door, to left a canted 2 storey bay window with 3-light cross casement on ground floor and 3-light mullion window above topped with a parapet. Above door very plain S-light Venetian window. Two 3-light flat headed dormer windows above. Projecting gabled wing to right has cross casement and above 2-light mullion window to either side. Gable front has 4-light mullion window, 4-light cross casement above and small single light window in apex of gable. Set back range to right has similar fenestration.

South-west garden front has single storey projecting bay to left and columned loggia to right with hipped roof. Bay has 4-light mullion window and similar 2-light window to left side. Loggia has 4 Doric stone columns, beneath a large round arched doorway with to right another 4-light mullion window. Above central rectangular ashlar sundial inscribed "AM, 1904, FORGOTTEN BE HOURS NOT CHRONICLED BY ME". Either side single cross casement windows and above

4-light mullion window. North-west front has projecting square bay window with S-light cross casements below a catslide roof with 6-light flat headed casement window at first floor and similar 2-light window above.

INTERIOR: has many good quality original interior features including good staircase with turned balusters. Wreathed plaster ceilings, original fireplaces with beaten copper hoods. Most windows retain fine Art Nouveau style stained glass.



***No. 2 Latham Road (The Old Nurseries), Grade II***

Early 19<sup>th</sup> century with minor alterations later in the neo-Gothic style. Originally two cottages it was converted soon after it was built in the mid-1820s into

one family house. Brick, rendered and painted. Two storeys. The south side has six two-light casements with four-centred heads. Two modern windows and modern door on ground floor. The canted bay on Trumpington Road is later. Later annexe also to west with pointed-headed windows. Hipped slate roof with central brick stack. One good interior feature is an original moulded fireplace surround. (RCHM 286).



***Milestone opposite junction with Brooklands Avenue, Trumpington Road, Grade II***

The first of a series of sixteen stones set up on the old road to London by William Warren in 1728 under the will of Dr William Mowse, Master of Trinity Hall 1552-3. It is a rectangular stone with inset rounded head and has the arms of Trinity Hall impaling Mowse and a pointing hand. The inscription reads “1 Mile to Great

Saint Maries Church Cambridge” “AD” (the date illegible but was 1728). See also the datum mark on Great St Mary’s Church.



## 12 Appendix 2: Buildings of Local Interest (BLIs)

### LATHAM ROAD

#### No. 1 Latham Road (Strathmore)

Built in 1912 in the Georgian revival style. Two storeys. Red and black header bricks. Hipped and gabled plain clay tiled roofs. Projecting entrance bay with mannerist pediment over door. Sash windows under rubbed brick flat arches with keyblocks. First floor has elliptical leaded light windows with brick surrounds. Dated on cast iron hopper heads.

A later, much plainer extension to the left is called 'Wilbury' and is not a BLI.



No. 3 Latham Road (Newlands)

Built in 1913. Two storeys and attics. Red brick and pebble-dashed, colour washed render. Hipped tiled roofs. Lead covered canopy on timber brackets over

front door. Circular leaded light window to right. Timber casement windows. Later garage wing.



No. 5 Latham Road (Gransett)

Built in 1923. Architect C F Skipper. Georgian Revival style. Two storey and attics. Red brick with black headers. Hipped tiled roofs with flat roofed dormers. Classical columns support a split pediment over double panelled doors with semi-circular fanlight over. Keystone. First floor semi-circular projecting bay on flank. Asymmetrically placed windows and projecting flat roofed, two storey bays. All multi-paned sash windows and stone sills.



No. 8a Southacre Lodge

Built in 1880. Two storeys. Red brick. T-plan with canted tower in the angle. Tiled roofs with gable ends. Six light casement windows. Red clay kneelers, sills and lintels with drip moulds. Timber balustraded porch. Wrought iron weathervane. More recent conservatory to front and extension to left.



*No. 9 Latham Road (Dormers).*

Built 1925-6. Two storeys. Brown brick, timber framing and infill of colourwashed render, basket-weave stone and herringbone brickwork. Tiled roof with hips and gable ends. Gabled end bays. Leaded light windows.



*No. 11 Latham Road (Meads)*

Built in 1930-31. Two storeys. Plum brick and painted timber framing and render. Brown clay tiled roof with V-Roof to rear wing. Casement windows. Modern extension. Brick soldier course lintels.



*No. 14 Latham Road (Ulleskelf)*

Built in 1909-10. Two storeys. Red brick and white, pebble-dashed render with stone dressings. Mock timber framing. Hipped and gabled plain tiled roof. Projecting two storey bay. Tall rendered stacks.



*No. 15 Latham Road (Whitsunden, now Rosings)*

Built in 1912 (dated). Architect A B Mitchell. Two storeys. Brown brick with terracotta panels with mouldings. Stone dressings. Hipped tiled roof. Symmetrical seven bay front. Stone mullion windows with leaded lights in iron casements. Stone door surround with broken pediment. Circular plan brick gatepiers with capstones.



*No. 16 Latham Road*

Built in 1933. Architects: A Cooper and R C Tuely. Modern Movement style. Two storeys and rooftop patio. Gault brick. Flat roof. Curving bay and single storey wing. Metal casement windows.



*No. 17 Latham Road (Marienhaus, now Faraway)*

Built 1911 (dated hopper head). Architect A B Mitchell. Two storeys. Red brick with black headers. Plain tiled roof. Square

plan. Projecting stone entrance bay with moulded doorcase and semicircular pediment with feathered keystone.



**CHAUCER ROAD**

*No. 2 Chaucer Road (Woodlands)*

Built in c.1880. Two storeys and attics. T-plan with infills. Gault brick and sandstone dressings. Slate roof with crested blue clay ridge tiles. Gable ends with decorated barge boards and two storey bay to the west. Three neo-Gothic gabled dormers to side and rear roofs. Fine 19<sup>th</sup> century conservatory to the west and porch with inclined, curved canopy. Sash windows, ground floor with stone lintels with toothed lower edges, first floor with Gothic heads. Modern extensions.



*No. 4 Chaucer Road*

Built in c.1895 as a gardener's cottage to No. 6.



*No. 5 Chaucer Road (St. Rhadegunds)*

Built in c.1880. Two storeys. Painted brick with limestone dressings. Hipped slate roofs and red brick chimney stacks. Two storey bay to garden front, square single storey bay to the north with arched entrance framed by classical columns and pilasters. Double panelled front doors. Sash windows under stone drip-moulded lintels. Modern garage extension.



*No. 6 Chaucer Road (Owlbrigg, then Birnam House, now St Mary's Junior School) – rear view*

Built in c.1883. Two and three storey. Gault brick with stone dressings. Hipped roofs of Welsh slate and crested red clay ridge tiles. Asymmetrical H-plan. Main front has entrance under a neo-Gothic arch and up steps. Circular corner projecting bay leads to garden front. Corner bay with balustrade and wrought iron balcony. Two storey bay to three storey bay block. Sash windows.



*No. 8 Chaucer Road (Willowbrook)*

Built in c.1890. Arts and Crafts style. Two storeys and attics. Double pile. Red brick and fishscale tile hanging, mock timber framing. Hipped and gabled clay tiled roof with red clay crested ridge tiles and finials. Tall moulded brick decorative chimneys. Windows with multi-paned top lights and margin panes. Cantilevered glazed bay to flank elevation on timber brackets.



*No. 9 Chaucer Road (Edwinstone)*

Built in 1895. Main front to Edwinstowe Close. Two storeys and attics. Red brick. Tiled roof with dentil cornice and central pediment. Three symmetrically placed hipped dormers per slope. Square plan. Single storey canted bays flank entrance. Panelled, double front doors with semi-elliptical fanlight over with door hood supported on classical pilasters. Six

over one sash windows with rubbed brick flat arched heads with projecting keys. Moulded brick plaques with 1895 and initials AWB. Flank elevation to the street has single storey square projecting bay with a Venetian window over, opening onto balcony with stone brackets and iron balustrade decorated with urns.



*No. 10 Chaucer Road (York House)*

Built 1900. Late Arts and Crafts style. Two storeys. Longitudinally placed double pile. Red brick, render and tile hanging. Clay tiled roof. Cantilevered porch canopy on stone brackets. Multi-gabled and good brick chimneys. Casement windows with multi-paned top lights.



*No. 11 Chaucer Road (Dalreagh)*

Built 1906. Two storeys and attics. Red brick and plain clay tile hanging. L-plan. Hipped clay tiled roof with eaves cornice. Red brick chimney stacks. Gabled bays and hipped dormers. Quoins to first floor. Projecting brick apron panels below windows. Timber casement windows to ground floor. Leaded light casement windows to first floor. Modern extension.



*No. 12 Chaucer Road (Thursley)*

Built in 1906. Late Arts and Crafts style. Two and a half storeys. Shallow H-plan with infill. Red brick, pebble-dashed render and exposed mock timber framing. Multi gabled clay tile roofs. Gabled entrance porch. Transoms and mullions in moulded brick to window openings with leaded casement lights.



*No. 17 Chaucer Road (Calisfe)*

Built in 1932. Two storeys. Purple brick, colour washed render and tile hanging. L-plan. Hipped tiled roofs. Tall rendered chimney stacks. Various sized multi-paned windows including large stairlight.



*No. 19 Chaucer Road (Harefield) and No. 21 Chaucer Road (St Guthlac's South Mead)*

Semi-detached pair. Built in 1903 - architect T H Lyon. Two storeys and attics. Brown brick to ground floor and pebble-dashed render to first floor and chimney stacks. Rectangular plan with square and canted two storey bays to front elevation. Diamond pattern decorative panels. Hipped tiled roof with flat roofed dormers. Octagonal window with stone surround to each front door. Multi-paned windows with transoms and mullions.



*No. 23 Chaucer Road (Upwater Lodge)*

Built in 1902 and designed by Whetham family. Two storeys and attic. Red brick in tinted mortar. Hipped plain clay tile roof with hipped dormers. Square plan. Square projecting porch with moulded clay plaque dated 1902 and initialled CD & WW. Timber window frames with transoms and mullions and multi-paned upper lights. Brick drip mould lintels. Later wings and small garage in similar style.





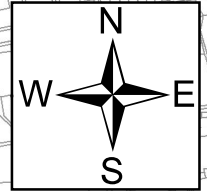
*No. 26a Chaucer Road (Upwater Cottage)*

Small one and half storey cottage built in 1908 as a coachman's cottage to Upwater Lodge. One and a half storeys. Red brick laid in Flemish bond. Hipped roof covered in handmade clay tiles. Gabled half dormer. Mullioned and transomed windows. Four panelled front door. Brick stack with original clay pots.



## **13 Appendix 3: Maps**

# Southacre Conservation Appraisal Area

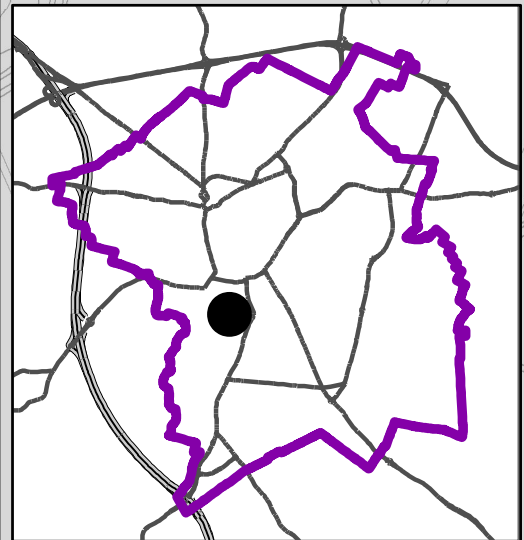


**Newnham  
Conservation Area**

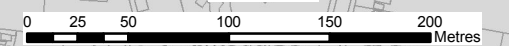
**Central Conservation Area:  
New Town and Glisson Road Appraisal**

**Southacre  
Conservation Area**

**Brooklands Avenue  
Conservation Area**

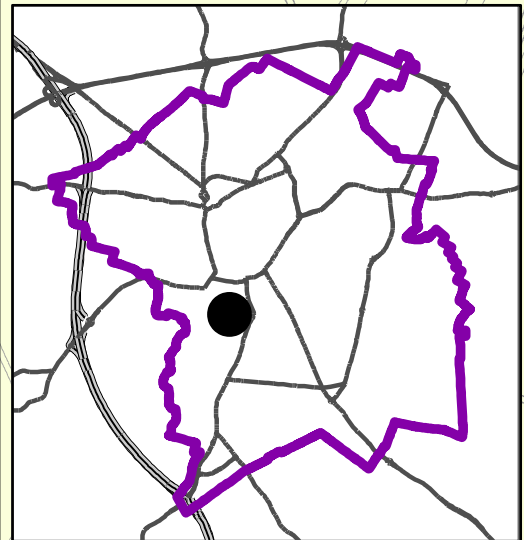
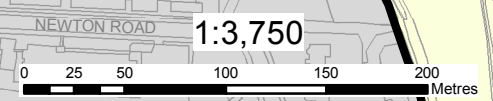
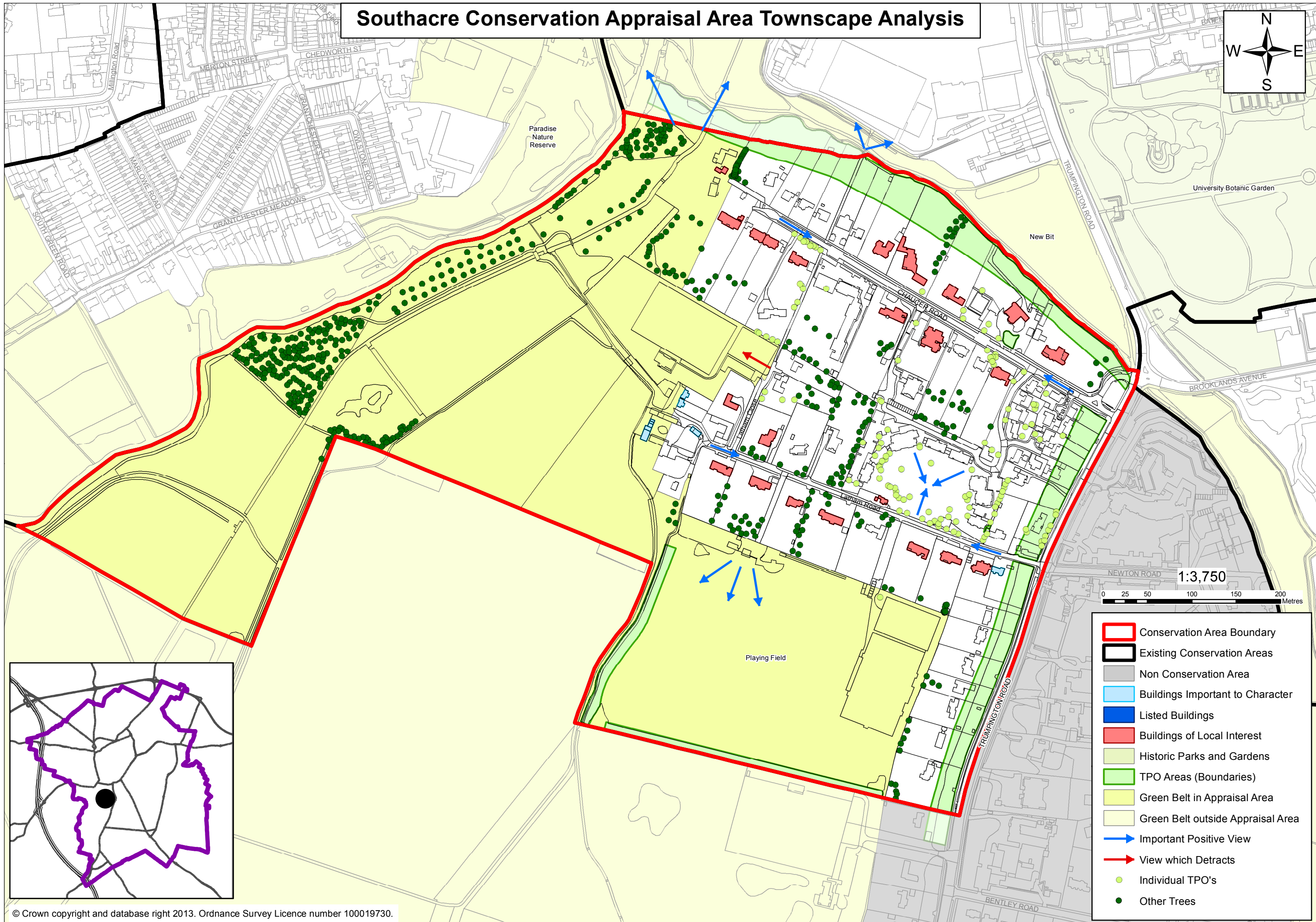
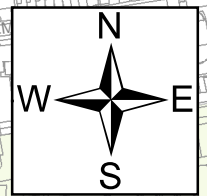


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- Conservation Area Boundary
- Existing Conservation Areas
- Non Conservation Area

# Southacre Conservation Appraisal Area Townscape Analysis



- Conservation Area Boundary
- Existing Conservation Areas
- Non Conservation Area
- Buildings Important to Character
- Listed Buildings
- Buildings of Local Interest
- Historic Parks and Gardens
- TPO Areas (Boundaries)
- Green Belt in Appraisal Area
- Green Belt outside Appraisal Area
- ➔ Important Positive View
- ➔ View which Detracts
- Individual TPO's
- Other Trees