

# The Kite

## Conservation Area Appraisal



June 2014

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## 1. Introduction

### 1.1 Background

This Appraisal seeks to define what is special about The Kite Conservation Area, and to provide information about its landscape, architectural merit and historical development. The Kite Conservation Area forms part of Conservation Area 1 – Central Area which was first designated in 1969. This has been extended since and further Conservation Areas designated beyond the original boundaries. In the early 1980s some of the historic buildings

in the area were demolished to make way for the Grafton Shopping Centre which lies immediately adjacent to the eastern boundaries of what is now The Kite Conservation Area. In 1995 it was decided to draw up Character Appraisals for the Central Conservation Area and in order to do this systematically, it was divided into separate character areas of which The Kite was the first area to be tackled. This resulted in the production of The Kite Conservation Area Appraisal on which this document is partly based.

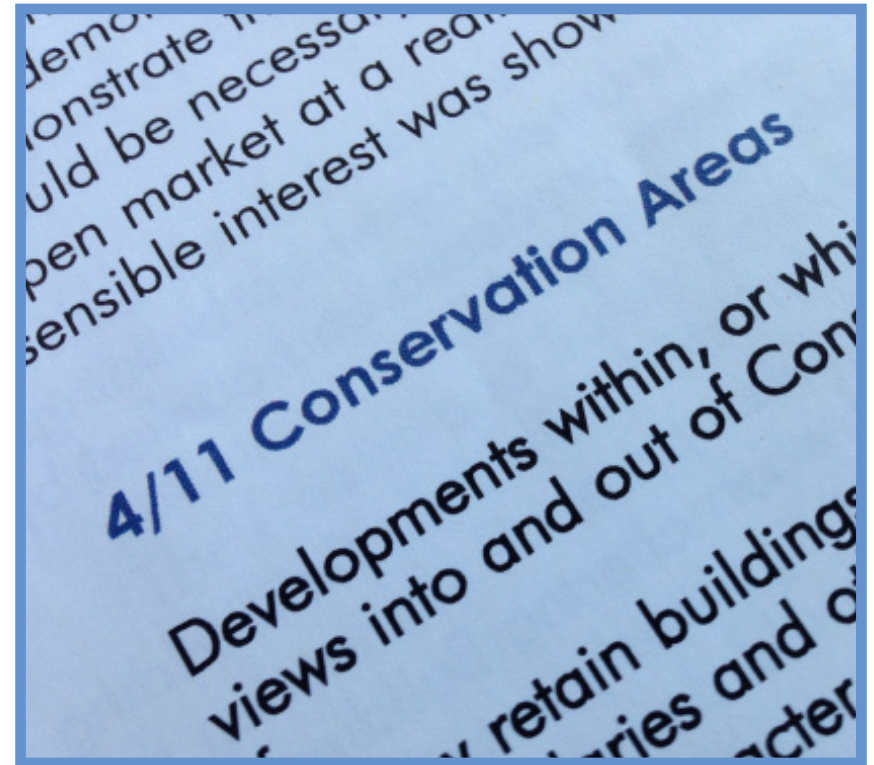
### 1.2 Method

The Conservation Studio, working on behalf of Cambridge City Council, has surveyed the area and re-assessed the current character of The Kite Conservation Area. This document therefore includes an assessment of the special interest of the Conservation Area, as informed by survey work and the previous Character Appraisal, and provides guidance on measures which may in the future ensure its protection and enhancement, as required by law.



### 1.3 Location

The Kite lies a mile to the immediate east of the historic city centre of Cambridge. The northern boundary is formed by Maids Causeway and Newmarket Road, and the southern by Parker Street and Parkside, both of which are historic routes leading out of the city centre. Parker's Piece, one of Cambridge's better known open green spaces, lies on the opposite side of Parkside. To the west, Emmanuel Road forms the boundary between the Conservation Area and a further open green space (Christ's Pieces) which then leads into the city centre with its mixture of mainly commercial, college and university buildings. To the north, beyond Maids Causeway, lie the attractive green open spaces of Midsummer Common, which lead to the banks of the River Cam. The Grafton Shopping Centre lies between The Kite Conservation Area and East Road (the A603), a very busy route.



## 2. The National Planning Context

### 2.1 Conservation Area designation

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.

### 2.2 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*.

## 2.3 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 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 Kite Conservation Area could be affected by new development but given its city centre location and the high number of protected buildings within its boundaries, major change is now extremely unlikely. However, 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*.



*View from Maids Causeway over Midsummer Common*





### 3. Summary of Special Interest

#### 3.1 General Character

The Kite Conservation Area sits within the Cambridge Central Conservation Area and is named after the kite-shaped piece of land which lies between Emmanuel Road, Newmarket Road and East Road, this shape being changed somewhat drastically in the 1980s when some of the historic buildings were demolished to make way for the Grafton Shopping Centre. Today, the Conservation Area is a mainly residential area based on a grid pattern of streets which is notable

for its historic terraced properties and its cohesive townscape, enlivened by two important open green spaces – New Square and Petersfield. The area was first developed on open fields and common land from around 1815 onwards when groups of two or three storey Georgian houses were built in the north-west corner of the area, closest to the city centre.



No. 12 Maids Causeway

New Square was subsequently laid out as a key open space and further terraced streets added to the south and east. Petersfield was added soon afterwards. Most of the earliest buildings are now Grade II listed and provide good examples of well preserved but very simple Georgian facades which are notable for their regular elevations, sashed windows and four or six panelled doors. Slightly later residential development, also of terraced houses but with less cohesive architecture, followed between the 1840s and 1860s, filling-up the area between Eden Street and Adam and Eve Street. These houses are more mixed in their detailing but are generally only two storeys high. Finally, Warkworth Terrace and Warkworth Street were added in the 1880s, again to a standard design but mainly three storeys high. The best preserved of these later buildings are included on the City Council's list of Buildings of Local Interest (BLIs). Nearly all of the houses in the Conservation Area are built on the back of the pavement or only slightly set back, so there are few front gardens, although back gardens, sometimes containing mature trees, can be glimpsed from a variety of viewpoints.



**Nos. 51-59 Warkworth Terrace**

Since 1900, the area has been infilled and altered, mainly to provide non-residential uses. Examples include the school in a backland site off Parkside (now the Parkside Community College) which was built in c1912, and the 1970 Police Station facing Parkside. Next to the Police Station, the Cambridge Fire Station has been rebuilt to include residential units. There has been further residential development between Warkworth Street and Brandon Place (1970s), and on the east side of Adam and Eve Street. Most noticeably, the construction of the Grafton Shopping Centre in the early 1980s involved the demolition of some of the terraced houses in The Kite. Further modern development, some of it on a very large scale, falls just within the Conservation Area and faces East Road. The scale and uses are more in keeping with the commercial or educational

character of this part of Cambridge, particularly given that one of the principal buildings for Anglia Ruskin University lies on the east side of the road, just outside the Conservation Area boundary. However, these modern developments have left a sufficiently high number of unaltered streets of high townscape value to justify Conservation Area designation, as is demonstrated by the concentration of Listed Buildings, Buildings of Local Interest, and 'character' buildings as shown on the Townscape Analysis Map.

Today, The Kite Conservation Area is bounded by busy traffic on its north, east and south boundaries although to the west, facing the city centre, Emmanuel Road has been made into a bus and taxi-only route, allowing good pedestrian links westwards into the historic core of Cambridge. This leads through New Square and on to Fitzroy Street, which forms the spine of the Grafton Shopping Centre. Clarendon Street/Fair Street is another popular pedestrian way, this time providing a north to south route. Where these routes meet, on the north-east corner of New Square, there is a natural focus of activity. Another very busy route is Parker Street and Parkside, which meets East Road at the junction next to Petersfield. A few of the larger more prestigious Georgian houses facing this route are now used for professional offices rather than for residential accommodation, but the office workers



can still enjoy the long views over Parker’s Piece, and the entertainment provided by students using the various sports facilities. Off these principal routes, the mainly residential back streets are far more peaceful and retain a strong sense of community, assisted by a surprising number of small public houses.

### 3.2 Landscape setting

The Kite lies in a mainly urban setting within central Cambridge. It contains just two open spaces, New Square and Petersfield, both relatively small grassed areas with pathways which are lined with mature trees. However, three very large open green spaces: Parker’s Piece, Christ’s Pieces, and Midsummer Common, lie immediately to the south, west and north of the Conservation Area. Parker’s Piece has fewer trees and has a more formal, urban character, but Christ’s Pieces and Midsummer Common are both crossed by multiple pathways and contain more trees which soften the outlook. Midsummer Common is bordered along its northern boundary by the River Cam, but this is so far from The Kite area that it does not impact on its ambiance. Less attractive is the busy traffic along East Road which passes through the south-eastern corner of the Conservation Area.



*View over Christ’s Pieces from Emmanuel Road*



*Parker’s Piece with Parkside on left*

### 3.3 Archaeology

Cambridge has a rich archaeological history and well documented finds which are recorded in the Historic Environment Record (HER) for the city. Whilst Prehistoric, Roman and Saxon finds have

been found throughout the modern city, including some in The Kite area, the HER confirms that the area, which lay outside the medieval boundaries of the city, has a low potential for prehistoric, Roman and medieval remains. However, a small number of finds have been recorded within or close to The Kite, including:

- A Roman sherd dating to 43 to 409 AD was found on Midsummer Common
- Palaeolithic axe heads dating to between 50,000 BC and 10,000 BC have been recorded from a site in Newmarket Road
- A Bronze Age beaker dating to between 2,500 BC and 700 BC was found in Abbey Road
- Late prehistoric pottery dating to between 4,000 BC and 42 AD has been found in New Street

### 3.4 Historical development

Up to the early 19th century, the area now known as The Kite was used as open common land and its low lying location, close to the River Cam, resulted in a causeway being built across part of it along the line of the Newmarket Road. Remains of part of this causeway, called the Barnwell Causeway and paid for under the will of a Dr Perse in 1615, can still be seen in a section of elevated footway in Maids Causeway. There was some fragmented development along



Newmarket Road in the 18th century of which one feature remains – No. 38 Newmarket Road, a house of c.1790 which was built by William Wilkins (senior, died 1815). Close by, No. 36 Newmarket Road was built in 1816 as the Theatre Royal, probably following the St Andrew the Less Enclosure of 1811 which altered the use of the land to more managed farming or market gardening and divided it up into more fragmented ownership: James Burleigh, the proprietor of the local gas works owned land around what is now Fitzroy Street, Jesus College owned (and still own) New Square, and Peterhouse owned the land fronting Parker's Piece and immediately behind.



**No. 38 Newmarket Road**

The early development of the area is dominated by the Cambridge-born architect, banker, speculator and sometime mayor, Charles Humfrey. His first major building work took place between 1815 and 1826 when he built

five detached houses flanked by two pairs of semi-detached houses facing Newmarket Road. To either side were terraces of smaller houses along Short Street and Fair Street which connected to a longer row of smaller houses (Willow Walk) to the rear. This development became known as Doll's Close.



**Orchard Street**

Humfrey's own large house (in an unusual Tudor style) stood where Victoria Street and Earl Street are today. In around 1825, he built a row of single storey terraced cottages (Orchard Street) for his workers, with tiled mansard roofs without any windows at the front to prevent them looking over his private garden. Humfrey also built some grooms' houses and a long range of properties for rent known as The Mews. Some of these buildings still exist along Emmanuel Road. By the late 1830s, Humfrey was running into financial difficulties and it appears that he

sold off some of his garden land on which houses on Parker Street and possibly Parkside were built. This apparently only delayed the inevitable, and by 1846 Humfrey's house and other assets were auctioned in London.

In 1825, the first (south) terrace of New Square was laid out between Doll's Close and Humfrey's land. This terrace was built for Jesus College or by private owners on building leases. Between 1834 and 1835 the East Terrace and finally the North Terrace were built, the latter blocking the view from Willow Walk to the open space. A row of houses on Prospect Row was built in the late 1830s, although all that remains now is the Free Press Public House. After the opening of Christ Church in 1839, houses along Christchurch Street, Napier Street and James Street began to be erected. In 1835 Eden Street, followed in 1840 by its continuation Melbourne Place, were also built, as was Petersfield to the east.

At this time, the area towards East Road was still largely market gardens known as the Garden of Eden. Gradually however this area began to be squeezed by the pressure for housing, and first City Road, and then the adjoining streets, were built from the late 1840s onwards. Following the sale of Humfrey's house, development continued and Victoria Street and Earl Street were built from 1846 into the 1870s. Other individual

houses continued to be built on vacant plots, but the last major development was in Warkworth Street and Warkworth Terrace in the 1880s.

Since then, demolition of some of the properties has taken place, most notably with the development in the early 1980s of the Grafton Shopping Centre, and along East Road and the corner of Parkside. The uncertainty over the development of the Grafton Shopping Centre blighted the area from the 1950s into the 1970s. Despite this, the historic character of the area has survived, largely through the efforts of local residents.



## 4. Spatial Analysis

### 4.1 Introduction

Although The Kite Conservation Area has a distinct, relatively cohesive character due to the similarity in the ages, uses and details of the majority of the built form and the grid pattern of streets, there are areas of specific character which relate to their uses, the age of their development, and their relationship to a variety of open spaces. Most noticeably, the southern part of the Conservation Area contains a small number of very large buildings (Parkside Community School, the Police

Station, and the new Fire Station – all facing Parkside), and more mixed larger scale 20th century development facing East Road. These contrast markedly with the small, more intimate scale of the well preserved terraces of early to mid 19th century houses which can be found in the majority of the Conservation Area and which form the predominant building type. Although the Grafton Shopping Centre abuts the Conservation Area, the visual impact of the very large modern buildings is relatively limited, assisted by

the lower scale of the earliest part of the development which faces Fitzroy Street.



*The new Cambridge Fire Station, Parkside*



The areas of more specific character are considered to be:

- Northern sector: Maids Causeway and Newmarket Road
- Western sector: The area bounded by Willow Walk, Emmanuel Road, Parker Street and Clarendon Road/ Jesus Terrace/New Square and Fair Street
- Eastern sector: The area between Eden Street and Adam and Eve Street
- Southern sector: Melbourne Place, Warkworth Street and Warkworth Terrace
- South-east sector: Parkside, East Road and Petersfield

These areas are described in greater detail below, and include a summary of the key positive and negative features of streets where it is considered to have greater complexity. Detailed descriptions of the Listed Buildings and Buildings of Local Interest (BLIs) are enclosed in Appendix 2 and Appendix 3 respectively, but the most common building type is the two or three storey Gault brick terraced house with sash windows and a sloping Welsh slate roof facing the street. These largely date to the late Georgian period of the 1820s, but very similar style and detailing continued well into the buildings of the 1850s.



*Houses in New Square*

#### 4.2 Northern sector: Maids Causeway and Newmarket Road

Maids Causeway and Newmarket Road form one of the historic radial routes out of the city centre. Only part of the southern side of these roads is included in The Kite Conservation Area, and most of the northern side lies within the Cambridge Central Conservation Area. Short, mainly residential, streets lead off Newmarket Road to the south and now terminate in the service roads or car parks of the Grafton Shopping Centre. This area was developed incrementally, but within a relatively short timescale, so the streets and buildings therefore retain a cohesiveness of building form, materials and details. Nearly all of the buildings date to the 19th century, with the buildings closest to the city centre being generally earlier, apart from No.

38 Newmarket Road, the sole survivor of late 18th century expansion. Present-day uses are still mainly residential, but there are also commercial offices, a vacant public house, the Zebra, a church, a Buddhist Centre and a Doctors' Surgery.

#### Maids Causeway

Maids Causeway runs from the Four Lamps Roundabout to the junction with James Street. The predominant building form is two or three storey early to mid 19th century residential development constructed in Gault brick with sash windows and slate roofs.



*Maids Causeway*

Many have semi-basements and some have coach houses onto Salmon Lane. Nos. 2-22 Maids Causeway forms part of Charles Humfrey's Doll's Close development of 1812 -1825. The seven villas are attached by short lengths of wall and were positioned to take full advantage of the long views to the north over the road towards the wide open

green spaces of Midsummer Common with the River Cam beyond. The houses are set back from the road with attractive front gardens. There are cast iron railings along the pavement's edge to separate it from the road, with small cobbles near to the gaps in the railings at crossing points. Nos. 32-50 even are slightly varied terraced houses, also of c1825 but with different details and creating a high quality streetscape with the other Listed Buildings on the northern side of the road. The consistency of the brick type, the proportions of the buildings, the slate roofs, the arched doorways, the fan lights and the sash windows all contribute to unifying the character of the buildings. Mature London Plane trees add to the sylvan character of the area. Further along Maids Causeway, the raised pavement is all that remains of the Barnwell Causeway, built under the will of Dr Perse in 1615.



*Raised pavement in Maids Causeway*

*Key positive features:*

- Two significant groups of early 19th century houses, all listed Grade II, representing the earliest surviving buildings within The Kite area apart from No. 38 Newmarket Road (c1795);
- The use of Gault brick, sash windows, panelled front doors, and slate roofs;
- The wide pavements and listed cast iron boundary railings, particularly to Nos. 58, 60 and 62;
- The remains of Barnwell Causeway;
- Long vistas to the west to the buildings in King Street and the spire of All Saints Church in Jesus Lane;



*Long vistas to the west*

- Views over the open green spaces of Midsummer Common;
- Parish boundary markings on the side of No. 22;
- Original 19th century iron railings;
- Original 19th century stained glass in doorways; and
- The mature London Plane trees.

*Key negative features:*

- Busy traffic;
- Large traffic signs;
- The residents' parking area next to the roundabout could be improved ;
- No. 52 is a rendered building which is not in keeping with the rest of the street;
- Grafton House, No. 64 Maids Causeway, a BLI, once stood in a large garden but this has been lost to later development; and
- Negative views down Fitzroy Lane to the Grafton Shopping Centre, its car parks, service yards, and large modern buildings.

**Newmarket Road**

Only a short section of the south side of Newmarket Road lies within The Kite Conservation Area. However, there are good quality historic buildings on both sides of the road although they are quite varied in their ages, general form, and in



their details. The predominant building type within this part of the Conservation Area is a two or three storey mid 19th century terraced house, sitting on the back of the pavement. Short historic streets (James Street, Christchurch Street, Napier Street and Wellington Street) lead off Newmarket Road and are mainly lined with more modestly-sized terraced cottages, which are smaller versions of the slightly grander houses on the main road. Most of these are two storeys high and built from Gault brick with slated roofs facing the street. Their windows are generally original and sashed, although there has been some loss to modern alternatives. Their southern boundaries are created by the service yards and access roads of the Grafton Shopping Centre. This stretch of Newmarket Road has four Grade II Listed Buildings – three houses (Nos. 6 and 8, 26 and 38) and one very large church, Christ Church, built in 1839 to the designs of Ambrose Poynter. This is also notable for the separately listed railings which surround its churchyard and the listed Parish Hall which lies within the churchyard.



**Christ Church, Newmarket Road**

Between Stanton House and the Grafton Shopping Centre yard is the remains of the former Women’s Hostel, which is commemorated by a plaque on the original wall. This part of the Conservation Area also retains the only Grade II\* Listed Building – No. 36 Newmarket Road, the former Theatre Royal, then Festival Theatre, which was altered in c1926 to create a cyclorama and a revolving stage.



**On right, the Georgian Theatre hidden by frontage buildings**

It does however retain one of the most complete Georgian theatre interiors in the county with a three-tiered horseshoe auditorium with the galleries supported on cast iron columns. It is now used as the Cambridge Buddhist Centre.

*Key positive features:*

- No. 38 Newmarket Road was built in c1795 , possibly for William Wilkins (senior, died 1815) and as such is probably the earliest building in The Kite Conservation Area;
- Christ Church forms an important focal point in the streetscape, particularly because of the mature trees and the listed cast iron railings which front the road;
- Other historic buildings of the 19th century, largely well preserved;
- The former Festival Theatre, set back behind No. 36 Newmarket Road, has been repaired since the last Appraisal and is now the Cambridge Buddhist Centre; and
- The former Co-Operative Society offices in James Street, with its original sign, still used by the Co-Op for their funeral services with flats above.

*Key negative features:*

- Busy traffic;
- The Zebra Public House, a 1930s



building, is currently vacant;

- Negative views southwards towards the car parks, service yards and back elevations of the Grafton Shopping Centre and other very large modern buildings;
- A large modern office block, Trafalgar House, sits forward from No. 38 and completely dominates the streetscene;
- Improvements are needed to the space in front of Nos. 36/38; and
- Some of the brickwork has been painted and original timber sash windows replaced in uPVC.

#### 4.3 Western sector: The area bounded by Willow Walk, Emmanuel Road, Parker Street and Clarendon Road / Jesus Terrace / New Square and Fair Street

Apart from Willow Walk, which formed part of the earlier Doll's Close development, this grid pattern of streets represents the expansion of Charles Humfrey's initial development facing Maids Causeway after the 1820s as he incrementally sold off land and eventually his own house for further new houses. The terrace on the north side of Orchard Street is dated c1825 and the houses in Parker Street were added in the late 1830s. New Square

was built between 1825 and c1835. All of these buildings are now listed Grade II. After Humfrey went bankrupt in the late 1840s, the site of his own house was sold, the house demolished, and new houses built in the former garden from the 1850s onwards – these now form Earl Street and Victoria Street.

The rapidity of the construction period for this area has provided a highly cohesive streetscape with the closely packed terraced houses lining each street, mainly without front gardens. The buildings are generally two storeys high with some larger properties facing Emmanuel Road. New Square is surrounded by two storey terraces, some with basements and attics, on three sides apart from where it opens up towards Emmanuel Road and the parkland beyond. Gardens are therefore usually hidden apart from where they can be glimpsed as streets intersect or were only partially developed, such as Willow Walk and Elm Street.

##### Willow Walk

Willow Walk is a very attractive formal terrace of two storey houses built by Charles Humfrey between 1815 and 1817, all listed Grade II. The houses originally fronted onto open space before the completion of the north side of New Square in 1835. It is a private road with each end controlled by removable gates.

The derelict buildings at the eastern



*Willow Walk*

end of the street, mentioned in the previous Appraisal, have been replaced with contextually-designed two storey terraced houses which fit into the existing streetscape very successfully. Any alterations or extensions to the Listed Buildings must maintain the cohesive quality which makes the street so distinctive.



*Willow Walk*

*Key positive features:*

- The character of the street stems from its unified form, detailing and materials;
- Gault brick, six over six sash windows (some with external shutters), panelled doors, substantial party chimney stacks with some original clay pots;
- Elliptical arches contain pairs of front doors – an unusual feature;
- A raised pediment over Nos. 9 and 10 form a central feature at the front, and is unusually repeated at the rear;



*Raised pediment over Nos. 9 and 10*

- The back gardens of the New Square houses provide mainly attractive views from Willow Walk, particularly due to the mature trees;
- The garden to No. 49 New Square is of special interest at the west end of Willow Walk;

- York stone pavements of note, with well maintained modern hard landscaping around the parking bays;
- The four traditionally-design gas street lights, attached to the actual buildings, are of note;
- Views westwards and eastwards are blocked by the Wesley Church on Short Street and No. 10 Fair Street respectively; and
- Original doorbells and gate bells.

*Key negative features:*

- Some of the Gault brick boundary walls in the gardens to the New Square properties are in need of repair; and
- No. 18 Willow Walk (the Church Army Hostel) is a modern 1930s building of little merit.

**New Square**



*New Square from Jesus Terrace*

New Square is a roughly rectangular green space with pathways, mature trees (mainly lime trees, planted in avenues) and longer views westwards over Emmanuel Road to the attractive trees and planting in Christ's Pieces. On three sides of the square are long, low terraced houses, the centre building of each terrace being provided with an eye-catching pediment. These houses were all built between 1825 and 1835 and all are listed Grade II. The boundaries to the small front gardens are modern, but largely uniform, although the reinstatement of more sensitively designed brick walls or traditional railings would be welcome. The hard landscaping in the square consists of small concrete slabs, with an edge detail of granite setts and a low, modern steel railing, painted black, which all suit the space. These pathways are well used as this is a popular route connecting the city centre with the Grafton Shopping Centre.



*Terraced houses in New Square, South side*



*Key positive features:*

- The uniformity of the house designs, emphasised by the limited range of colours which are used to paint the doors (controlled by the college landlords);
- The common use of Gault brick, sash windows, slate roofs and panelled front doors;
- No. 49 was added in 1845 and is three storeys high and three bays wide, but uses the same designs as the earlier houses, so its effect is not discordant;



**No. 49 New Square**

- Diagonal line of mature lime trees cross the square; and
- Rounded off end terrace at No. 35.

*Key negative features:*

- Several of the houses have sash windows of a slightly different design, affecting the cohesiveness of the terrace;

- The demolition of Nos. 33 and 34 New Square in the 1950s to open-up the junction with Fitzroy Street is a regrettable feature, as it allows views into the bustling commercial street beyond;
- The kiosk at the end of Fitzroy Street, and the adjoining Eden Chapel, are modern structures which unfortunately are somewhat prominent – more tree planting would help to hide some of these features;
- Litter bins, public seating, and street lights in New Square are all modern and redecoration or replacement would be advantageous;
- Burying some of the overhead wires would also be welcome; and
- Utilitarian street lights are not in keeping with the neighbourhood.

**Fair Street**

Fair Street leads off Maids Causeway and links it to New Square. The buildings on the west side form part of the Doll's Close development and were built around 1820 – they are all listed Grade II. The east side of the street contains slightly later and more mixed development, including small shops units, the Hopbine Public House, and Nos. 7-10 (consec.), which date to around 1835 and are BLIs. To the east of Fair Street, three small culs-de-sac (Salmon Lane, Willow Place and Fair

Court) lead towards the Grafton West Car Park, a reminder of the time when this area was crossed by a variety of smaller alleyways and minor back lanes.



**Fair Street, west side**



**Fair Street, east side**

*Key positive features:*

- Terraced houses on the west side dating to the 1820s provide a formal terrace of two storey houses with basements, set hard against the

footpath edge;

- Gault brick, sash windows and slate roofs;
- Original elliptical archway leading to the gardens to Nos. 4-20 even Maids Causeway and the small rear gardens to Willow Walk;
- Modest but well detailed historic shopfronts to Nos. 13 and 14;



**Shopfronts to Nos. 13 and 14 Fair Street**

- Vistas to the north attractively closed by mature trees on the edge of Butt Green;
- Old gas lights have been converted to electricity; and
- The new development at Nos. 5 and 6 Fair Street turns into Willow Walk and fits into the historic street scene extremely well.

*Key negative features:*

- Improvements are needed to rear

gardens to the Willow Walk and Maids Causeway houses, as this area is visible from Fair Street;

- The rather strident dark red colour of the Hopbine PH, and the unfortunate pebble-dash facing material; and
- The Eden Chapel is a modern building of little merit.

**Jesus Terrace**

Nos. 1-9 (consec.) Jesus Terrace lies to the south of New Square and is a group of very similar houses to the New Square properties. They date to c1840 and are listed Grade II. The buildings are two storeys high and one sash window wide, with Gault brick elevations and arched fanlights over panelled front doors. Slate roofs and thick chimney stacks, which are unusually tall and slender, with many original clay pots are of note. No. 1, a corner building which faces out over New Square, retains plain, probably late 19th century shopfronts on two sides, either side of the corner front door. At the southern end of the terrace is a high Gault brick wall which sweeps around the corner into Elm Street. On the other side of the road is just one house, No. 10, which although detached and larger, is contemporary with the terrace opposite. An unusual feature of the house is the lack of alignment between the ground and first floors. The brick of the modern extension to No. 10 looks incongruous

against the traditional Gault brickwork. The backs of the houses along the south side of New Square are clearly visible. Although several of these have been extended in different styles, all the extensions are subordinate to the main buildings and all are of materials which match the original houses.



**No. 1 Jesus Terrace**

**Portland Place**

Portland Place leads eastwards from Jesus Terrace to Eden Street Backway, which services the terraced houses along the western side of Eden Street. It also leads to a short terrace of Grade II listed cottages, Nos. 3-9 (consec.) Portland Place, which are very similar to Jesus Terrace and date to c1840 – they are listed Grade II. These have been extended to the rear in a very similar way, providing a welcome degree of uniformity. This uniformity includes the boundary treatments, which although rather rustic, provides a cohesive appearance.





**Portland Place**

Of note here is the way the townscape opens up due to the long vistas along Eden Street Backway to the north and east into rear gardens with their brick walls and mature trees. The well-maintained front gardens and high walls with the ash tree and holly behind (in the back gardens of the Jesus Terrace houses to the west) add to this character. A very small area of traditional stone cobbles remains in Portland Place next to the side elevation of No. 1 Jesus Terrace.

### **Elm Street**

Elm Street is a long narrow street divided by Jesus Terrace/Clarendon Street two-thirds of the way along its length. The longer section to the west is really a back access lane, serving the back gardens to the properties in New Square and Orchard Street. It is lined with small 20th century garages and high brick walls, some of which require attention. Views of the back elevations of the Orchard Street

properties mean that any alterations to these elevations must be very carefully designed. A focal point is provided by the large chimney on the outbuilding to the rear of No. 3 New Square. More positive are the views over Emmanuel Road to the open green spaces of Christ's Pieces.



**Nos. 1-8 consec. Elm Street**

The shorter length between Jesus Terrace to Eden Street contains a row of two storey Gault brick cottages dating to 1840 which unusually for the area have large front gardens, most of which are now used for car parking. They face Orchard Court, a 20th century development which although of a similar scale to the surrounding area, has more varied materials and details. The vista eastwards is terminated by the shop on the east side of Eden Street and the north elevation of the Elm Tree public house. A large tree in the garden to No. 9 Jesus Terrace provides some visual focus to the west. Poor quality street lights are a negative feature.

### **Orchard Street**

Clarendon Street was built later than Orchard Street and was routed across it so the eastern section is now separate from the principal western section and is a much narrower route: a footpath rather than a road. It is basically the same route from Emmanuel Road to Eden Street/Prospect Row. The western section contains a long row of unusual single storey houses (Nos. 1-13 consec.) with mansard roofs built in c1825 by Charles Humphrey, all listed Grade II.



**Nos. 1-5 Orchard Street**

These houses face a continuous terrace of slightly later, more mixed residential development (Nos. 17-41 consec. apart from 22 which does not exist), which are BLIs. These were built over a 75-year period so they are far more varied in their designs, but these variations in architectural style, detailing and roof heights give the group a notable charm.

On the western part of the street, No. 16 was once part of Humfrey's 1820s terrace but was separated from it when Clarendon Street was built, necessitating the demolition of two of the terraced houses. The rest of the houses in the eastern part of Orchard Street are a modern development called Orchard Court, but their general scale and massing is reasonably in keeping with the area. At the end of the footpath, where it abuts Eden Street, is a well detailed Victorian Public House called the Elm Tree, which also faces Elm Street and forms part of the streetscape to Elm Street, Orchard Street and Prospect Row.



**Nos. 7, 8 and 9 Orchard Street are suffering from neglect but have recently been sold**

**Key positive features:**

- Nos. 1-13, and No. 16 Orchard Street are notable for the unity of their design, the unbroken sweep of their tiled mansard roofs, their substantial brick chimneys, their sash windows (often retaining their original external

shutters) and the painted panelled front doors with simple pedimented doorcases above;

- The surviving shopfront to No. 17, on the corner of Clarendon Street, is of merit;
- The railing to Nos. 30 and 31 add to the visual interest;
- The vista westwards is attractively focused on the mature trees on Christ's Pieces;
- The very large Wisteria on the front and side of No. 13;
- Short views from the eastern section of Orchard Street over the brick boundary wall towards the Parkside Community College and the mature trees which lie within the site; and
- Decorative niche on the side of No. 16 is an interesting feature. It is the remnant of a chimney stack that survived when the terrace was cut in two to facilitate the construction of Clarendon Street.

**Key negative features:**

- Nos. 7, 8 and 9 Orchard Street are currently unoccupied but have recently been sold;
- The character of some of the BLIs on the south side of the street has been eroded by unsympathetic alterations including roof extensions and the loss

of original features;

- Nos. 1-13 would benefit from a simplification of the front boundary treatments, whilst maintaining the existing planting which adds to the character of the street;
- Views along the street are compromised by a plethora of traffic signs, the yellow lines on the street surface, the unpainted street lights and the tarmac pavement (although granite kerbs are still evident);
- Illegal car parking, often on the pavements;
- Bay window on No. 4 is not sympathetic in style; and
- Utilitarian street lights are not in keeping with the area.

**Earl Street**



**View westwards along Earl Street**

Earl Street runs parallel to Orchard Street



and also connects Emmanuel Road to Clarendon Street. It was developed from the 1850s onwards on the site of Charles Humfrey's Clarendon House. The continuous mainly two storey Gault brick terraced houses which line either side are all BLIs, of which the houses on the north side of the road are more cohesive, as the houses on the opposite side were built more incrementally, so they have differences in height, their relationship to the road, and their details.



**Nos. 2-10 (even) Earl Street**

*Key positive features:*

- Well detailed cohesive streetscape with a uniformity of building materials and window types;
- The slight variations in historic roof heights and the rhythm of the chimney stacks provide interest at high level;
- Houses on the south side of the road have half basements, some with original cast-iron railings;

- Some original coal hole covers remain, set in York stone slabs;
- Views westwards towards the large lime trees in Christ's Pieces; and
- The streetlights have been converted from old gas lights, one of only two streets in the area completely lit by such lights.

*Key negative features:*

- The street has gradually lost some of its character by the painting of the front elevations, roof extensions, the addition of large roof lights to the front roof slopes, and the capping of chimneys;
- Parked cars tend to dominate views along the street;
- Street signs for residents' parking is obtrusive;
- Telegraph poles and overhead wires are detrimental;
- Some modern pipework on front elevations;
- The modern garage doors to the side garage to No. 12 Emmanuel Road; and
- Views to the east towards No. 28 Clarendon Street.

**Victoria Street**

Victoria Street is very similar to Earl Street as it was developed at a similar time. It

retains a similarly-detailed terrace (Nos. 1-18 consec.) on the north side which are Gault brick, mainly two storeys, and built right up to the pavement edge. As well as the two storey properties, there are other buildings in different uses or of a slightly larger scale which give the street some punctuation. Of these, the former Victoria Hall, with its red brick and Gothic detailing, enlivens the east end of the street – it is dated 1884. It lies next to the Clarendon Arms public house which although facing Clarendon Street also adds to the streetscene in Victoria Street. Halfway down the street, the terraces are punctuated on both sides by pairs of three storey houses which face each other and probably date to c1870. Their height and architectural detailing, including first floor balcony railings to one, is a pleasant foil to the more modest cottages which lie around them.



*View westwards along Victoria Street*



On the corner with Emmanuel Road is the red brick Unitarian Church (a BLI), the cupola of which is an important focal point in views along both roads. The adjoining Church Hall, which faces Victoria Street, is a similar design and both are considered positive in their impact on the surrounding area. The former CAMTAX site, mentioned in the previous Appraisal as a negative feature, has now been sensitively redeveloped to provide new flats (Christ's Court). The front elevation of this development is a good example of how careful attention to detail can provide new buildings which fit into their historic setting immediately.



**Christ's Court, Victoria Street**

*Key positive features:*

- Two or three storey terraced houses built between the 1850s and 1880s;
- Use of Gault brick, slate roofs, sashed windows and panelled front doors;

- Some early setts crossovers and gutters; and
- Views westwards to the mature trees in Christ's Pieces.

*Key negative features:*

- Some plastic windows and painted front facades;
- Robert Peel house, No. 1a is a converted outbuilding with a overly-dominant pale blue front elevation and modern folding windows across the whole of the ground floor, which are not in keeping with the rest of the street; and
- The ugly kitchen vent to the Clarendon Arms public house – painting it all cream or black might be an improvement.

**Parker Street**

Only the north side of Parker Street is within The Kite Conservation Area. This contains a continuous terrace of very similar two storey, Grade II Listed Buildings (Nos. 1-13), constructed between 1838 and the late 1840s. Nos. 1-6 were built in 1838 and are divided into pairs by archways through to the back yards; No. 8 was built in 1840; and Nos. 9-13 a little later. No. 7a was not added until later in the 19th century which is why No. 7 has a canted corner, which



**Nos. 1-6 Parker Street**

accommodates the two different building lines of the terraces to either side.

These face a large late 19th century red brick building which is part of Emmanuel College which is also located almost on the back of the pavement behind high railings, creating a rather enclosed character. Glimpses of the gardens and trees behind this large building can be seen at one point, before further mid 19th century buildings (Nos. 14, 15 and 16 Parker Street, and Park Lodge), turn the corner into Parker's Piece. Together, these buildings create a high quality streetscape which is unfortunately somewhat compromised by the very busy traffic due to it being part of the main route to Drummer Street bus station.

*Key positive features:*

- Despite the different building dates, the terrace retains a strong sense of unity due to their similar height, massing and use of materials;

- Use of Gault brick and slate for the roofs;
- Nos. 1-6 are particularly interesting with their pilaster strips and chased-in downpipes, done to maintain the purity of their front elevations, and unusually for this Conservation Area, the roofs are hidden by low brick parapets;
- Six over six sash windows, and some simple doorcases with doorhoods supported on console brackets on the earlier group;
- Nos. 8 to 13 have front boundary railings, protecting small basement areas;
- Views across the narrow street to Emmanuel College buildings with glimpses through to the gardens and trees beyond; and
- Oblique views towards the green open spaces of Parker's Piece.



*View west along Parker Street*

*Key negative features:*

- The high volume of heavy vehicle traffic;
- The need to make improvements to the public realm;
- The poor condition of some of the Listed Buildings;
- Some of the buildings have painted brickwork, this paintwork appearing rather dirty in places due to the level of traffic; and
- Some of the houses have had ground floor bay windows added.

**Short Street**

This terraced group lies between the junction of Maids Causeway with the Four Lamps Roundabout, and Willow Walk, overlooking the Wesley Church with the parkland of Christ's Pieces beyond. Four of the properties are Grade II listed (Nos. 1, 2 3 and 4) and form part of Charles Humfrey's Doll's Close development of c1820. Typically, the buildings are of two storeys with Gault brick elevations with low pitched slate roofs, timber sliding sash windows and door with simple but attractive timber door surrounds. Adjoining this group are two BLIs – Nos. 5 and 6 – which have been heavily altered although they probably date to the same period. The bracket for a hanging sign on number 5 may indicate that it was formerly a public house. Nos. 7, 8 and

9, with No. 1 Willow Walk, are a 20th century addition which copies relatively closely the general format, materials and details of the earlier buildings.



*Nos. 1-6 consec. Short Street*

*Key positive features:*

- Nos. 1-3 are well preserved, with their original doors, windows and materials; and
- Attractive views westwards and northwards over wide open green spaces, trees and flower beds.

*Key negative features:*

- Nos. 5 and 6 have been very altered, including new windows, the rendering and painting of the original Gault brickwork, and the installation of plastic windows;
- Some of the windows in the 20th century houses have been replaced with modern top-hung casements which look extremely discordant when open;
- Extremely busy traffic; and



- A large number of traffic signs associated with the bus and taxi-only entrance to Emmanuel Road.

**Emmanuel Road**

Emmanuel Road provides the western boundary to the Conservation Area, and divides the built-up residential streets from the wide open spaces of Christ's Pieces, which lie along the whole of its western side. It is now open only to buses and taxis. Uses are mixed, including residential, commercial and religious buildings and a dance school. The east side of the road contains several attractive and important buildings, some of which are said to form part of the former mews to Charles Humfrey's Clarendon House, although the original layout has been much fragmented. Of note is the grid pattern of streets which lie at right angles to it and which contain a very high concentration of both Listed Buildings and BLIs – these streets create breaks along the east side of Emmanuel Road.



*Emmanuel Road looking south*

Nearly one half of the eastern side of the road butts up to New Square, with pathways connecting the city centre to the Grafton Shopping Centre. The rest of this side of the road is a mixture of Listed Buildings and BLIs with some small gardens which are quite visible – an unusual feature for the Conservation Area. These buildings tend to be larger scale and more urban in character than the more modestly sized terraced houses in the back streets further into the Conservation Area.

From the north, after New Square, the first two houses are Nos. 18 and 19, both BLIs and both now painted. These face the former Golden Rose Public House, a small building which still retains its 19th century shopfront and 3D hanging sign, painted a dark maroon. Separated by a small garden, Nos. 15 and 16 are also BLIs with side entrances and simple sashed windows facing Emmanuel Road. A small, one bay wide house (No. 14) sits between further garden spaces, is located on the back of the pavement and is also a BLI. All of these buildings are two storeys high and retain a domestic scale.

Unusually set back from the road, No. 13 is said to form the more northerly end-stop of Charles Humfrey's 'Mews' which has long since been demolished. Number 5 Emmanuel Road, circa 1820, remains as the southern end-stop, on the south

side of the Unitarian Church. The Mews, which formed part of Humfrey's Clarendon House estate, and appears to have been used as grooms' accommodation, must have been demolished c1850 to make way for the development of Earl Street and Victoria Street.



*No. 5 Emmanuel Road*

Nos. 7, 7A and 7B, Nos. 8 to 12 (consec) Emmanuel Road and No. 1 Earl Street form a substantial three storey terrace which is listed Grade II. They date to the mid 19th century and lie between the junctions with Earl Street and Victoria Street, so were presumably developed at a similar time. No. 10 has a pediment over the second floor, adding a central feature to the group.





**Unitarian Church, Emmanuel Road**

Between Victoria Street and the busy junction with Parker Street and Drummer Street are six quite varied buildings. The most prominent is the Unitarian Church, an early 20th century BLI in the classical revival style. Its small bell tower is a focal feature in oblique views along the street.

The corner from Parker Street is turned by two and three storey Gault brick houses – Nos. 1, 2 and 3 – of which only No. 2 is Grade II listed, and provides a double-fronted elevation to the corner. In the rear of No. 2 is a circular cast-iron summerhouse which was originally in the garden of Charles Humfrey’s house.

*Key positive features:*

- High concentration of mainly early to mid 19th century Listed Buildings and BLIs;
- Some interesting surviving fragments of Charles Humfreys’ Clarendon House estate;

- Some visible front or side gardens, although some are now used for car parking;
- York stone paving to some of the pavements including wide granite kerbs;
- Highly attractive views over Christ’s Pieces and into New Square;
- Long views down the residential streets to the east, lined with largely well detailed mid 19th century terraced houses; and
- The removal of the majority of the traffic from Emmanuel Road has provided a quieter and more pedestrian-friendly environment with better pedestrian links between the city centre and The Kite area generally.

*Key negative features:*

- A plethora of traffic signs at the southern and northern entrances to the road;
- Some modern street lights; and
- The loss of some garden space to car parking.

**Clarendon Street**

Clarendon Street runs parallel to Emmanuel Road and was created in the 1850s when Earl Street and Victoria Street were laid out. It continues into Jesus Terrace and therefore the east side of New Square. Both sides of the

street are lined with mid 19th century terraced houses, the ones on the east side being slightly larger with some small front areas protected by cast or wrought iron railings. Otherwise, the buildings sit on the back of the pavement so there are no front gardens.



**Clarendon Street**

Generally the pavements have been resurfaced in small concrete flags or tarmacadam although narrow granite kerbing and sett crossovers survive, along with some early concrete paving – a brass plaque on the corner of Orchard Street records that this was laid in 1909. Small areas of York stone paving also survive with cast iron coal holes, as do historic cast iron street nameplates, fixed to the buildings. Attempts have been made to reduce the amount of street clutter, including the replacement of pole mounted signs, by fixing some of them directly onto the buildings.



Cast iron nameplate on No. 40 Clarendon Street

*Key positive features:*

- Use of Gault brick, slate roofs and prominent chimney stacks with a variety of tall clay pots;
- Variations in building heights which provide visual interest;
- Some of the properties on both sides have cellars;
- On the east side, Nos. 9 and 13 are three storeys high, and No. 19 is three bays wide with a parapet roof;
- No. 40 has been significantly enhanced by the improvement of the front bay windows;
- Percy Wing's on the corner of Orchard Street is notable for its historic shopfront and glazed tiles;
- Original railings outside Nos. 6-19 give a special rhythm to this side of the street;

- The hanging sign and traditional street light on the Clarendon Arms Public House are notable features;



*The Clarendon Arms PH*

- The lime tree outside No. 1 Clarendon Street, which has a TPO, is an important tree although it has been severely pollarded;
- The Wisteria tree on No. 13 Orchard Street provides an attractive visual focus in views along the street;
- Pleasant vistas along Earl Street and Victoria Street to the landscape and trees of Christ's Pieces;
- Longer views out of The Kite are also seen, including a view of the ash tree on Park Terrace which frames a cupola of the University Arms Hotel;
- Interesting glimpses of the back elevations of the properties which face Parkside, with the trees of Parker's Piece beyond;

- Looking north, views of the trees and buildings in New Square are 'framed' by the buildings on either side of the junction with Orchard Street; and
- Longer views take in the conical roof of the Eden Chapel.

*Key negative features:*

- Several properties have been altered in the past, with the painting of front elevations, extensions to the roofs, and alterations to the windows being the most noticeable changes;
- Unattractive views of the garages to the south of No. 1 Clarendon Street;
- Missing or poorly maintained front area railings; and
- Modern street lights.

**4.4 Eastern sector: The area between Eden Street and Adam and Eve Street**

Although the west side of Eden Street contains a long terrace of Grade II listed terraced houses dating to c1835, this Character Area largely represents slightly later development of the former Garden of Eden nursery, which was incrementally built over from the mid 19th century onwards. As a result, the area is made up from streets of terraced houses of mid to late 19th century date, again arranged in a grid pattern of streets. City Road



runs parallel to Eden Street and Adam and Eve Street, and a further four streets (Paradise Street, Grafton Street, John Street and Brandon Place) connect City Road to Adam and Eve Street. Beyond this point, and between Brandon Place and Prospect Row, the buildings are mainly 20th century in date with social housing flats being the predominant use. Of note is the mid-1970s housing between Brandon Place and Prospect Row, of one building period and now relatively mellowed into the streetscape, and the much more recent blocks facing Adam and Eve Street, which do at least shield views of the backs of the modern mixed use buildings facing East Road.



**Eden Street looking north**

Whilst only a few of the historic buildings are actually Listed Buildings or BLIs (apart from the houses in Eden Street), the quality and details of the remaining buildings means that they are considered to be buildings which make a positive

contribution to the special interest of the Conservation Area, and like the Listed Buildings and BLIs, they should be retained.

This part of The Kite is surprisingly peaceful, given the close proximity of the busy traffic in both Parkside and East Road, and the commercial activities in the immediately adjoining Grafton Shopping Centre.

**Eden Street**



**The Elm Tree Public House**

Eden Street is a long and very attractive mainly residential street which joins Fitzroy Street in the north to Prospect Row in the south. The west side was built in c1835 but the east side was incrementally added over the rest of the 19th century, so the buildings are far more varied. Nos. 1-42 are all Grade II listed. Some of these have remnants of the original ‘privies’ built into the wall that runs along Eden Street Backway.



**Nos. 51, 52 and 53 Eden Street**

**Key positive features:**

- West side:
  - Uniform and continuous terrace of 42 identical houses built in c1835, all Grade II listed;
  - Two storeys high with Gault brick elevations and slate roofs;
  - Strong rhythm of these roofs with their identical chimney stacks;
  - One window wide, with six over six sashes to each opening;
  - Panelled front doors with elliptical arches over;
  - Nos. 21 and 22 have pilasters supporting a pediment providing a central feature (just like New Square); and
  - Small front gardens with low brick front boundary walls or clipped hedging.
- East side:
  - Buildings of the 1860s to the late 19th century;



- More varied in terms of height and details than the west side of the street;

- Use of Gault brick and slate for the roofs;

- Sash windows, some just one pane over one pane, with panelled front doors with half-round or elliptical arches containing simple fanlights;

- The variety of roof lines, materials, chimney details, and dormers all add interest ;

- The north end of the street has three storey buildings which are late 19th century in date;

- The former Girls' School, now Eden Court and a BLI, creates a significant punctuation mark in the streetscape due to its additional height; and

- The additional storey on No. 68 is a typical feature of central Cambridge Victorian terraces standing out from neighbouring two-storey buildings.

- General:

- Views south towards the continuation of Melbourne Place with its trees, and the commercial premises such as the two public houses, the hair dressers' – with its original shopfront - and the former Constable's Glass Works; and

- Views to the north take in the

silver birch trees at the pedestrianised section of road which connects through to Burleigh Street and Fitzroy Street

*Key negative features:*

- Modern street lights (unpainted steel), telegraph poles and overhead cables;
- Mixed boundary treatments on the west side of the road, and although some are original, improvements are needed;
- Views northwards to the 20th century commercial buildings in Fitzroy Street, with their inappropriate materials, details and general scale;
- The poor quality trees in the modern shopping centre;
- The porch to No. 3 which is not typical of the listed terrace; and
- The modern garage entrance to No. 63.

**Eden Street Backway**

This is a throughway which runs between the backs of the gardens to Eden Street and those for the eastern side of New Square. There is an attractive view of the only Listed Building in Fitzroy Street, HMV, at the end of this street. This is the former Laurie and McConnells department store, built in 1905 of generous proportions and noteworthy detailing such as the quoins, railings, weather vane and curved pediment.



*Views to HMV building*

The standardised rear extensions to Portland Place create a pleasant rhythm to the street. Development of the rear gardens to New Square for houses facing Eden Street Backway, has been completed.

*Key positive features:*

- Good views from to the pediment and cupola of the Laurie and McConnells store (now HMV) – this was originally a musicians' gallery; and
- Modern extensions to Portland Place.

**City Road**

City Road is a residential street on the edge of The Kite Conservation Area which runs from the Grafton Shopping Centre (on part of the east side) down to Prospect Row. It is approached from the south by a narrow alleyway next to

the Free Press Public House in Prospect Row which opens out and provides views along Brandon Place to the east, and along City Road, towards the shopping centre, to the north. Apart from the abutment with the shopping centre, and part of the north-eastern side of the road, the buildings are mid to late 19th century in date and are all considered to be positive buildings which should be retained. The commercial bustle of the shopping centre contrasts markedly with the peaceful residential streets to the south, including City Road. The modern development to the north-east side of City Road is not in keeping with the general character of the Conservation Area, although efforts have clearly been made to provide new buildings which react to the more domestic scale of the 19th century houses and provide a foil to the very large scale buildings of the Shopping Centre. These modern buildings are in commercial uses. There is also one small shop, (Kingsway Cycles) in a 19th century terraced house, No. 8, the last terraced house before the junction with Paradise Street.

Behind No. 37 City Road were originally some Victorian workshops which were developed adhoc and contained some interesting features, including stained glass windows and ceramic tiles. These buildings have been demolished and new residential buildings are being constructed in their place following a

similar footprint and scale. The stained glass windows are to be reused within the new buildings.



*City Road, south end*



*City Road, north end to the junction with Fitzroy Street*

#### *Key positive features:*

- Two storey houses set tight to the back of the pavement;
- Pedestrian-arches through to the rear;
- Good views into surrounding streets;
- Several prominent buildings such as the Eden Centre and the former Miller's Piano Works (No. 25) – a BLI;
- The large tree in the front courtyard to the Eden Centre (TPO); and
- Street improvements in the past have included the construction of traffic calming measures and the addition of new street trees – these are now reaching a good size so they are dominant in views along the street.

#### *Key negative features:*

- Some of these properties have lost their traditional details, such as doors, windows, chimneys and roof materials (some of these changes carried out when the street lay within a General Improvement Area);
- Some poor quality roof dormers;
- Some of the traffic calming measures – the bollards, paving, planting and trees – need renewal to a standard pattern, or just general maintenance such as painting;
- Overhead cables and dominant telegraph poles; and



- The use of garish paint colours for some of the front elevations.

**Paradise Street**



*Paradise Street*

Paradise Street has lost most of its historic buildings and the northern boundary is now marked by the service yards to the shops facing Burleigh Street, which forms part of the Grafton Shopping Centre. Only the southern side of Paradise Street lies within the Conservation Area, and along this southern side are a mixture of both 19th and 20th century buildings, of varying scales and materials. Nos. 33, 34 and 34a form a short terrace of mid 19th century houses very similar to the properties in City Road. A further pair of houses (Nos. 35 and 36) are very similar, and sandwiched between them is a highly unusual (for this Conservation Area) building which was once a 19th century school and then offices when

the Art Deco tiled façade was added but has been almost completely rebuilt. Now called Guthrie Court, it has a three storey front elevation, with six very prominent front columns, making it a highly visible building in an area which actively benefits from its slight quirkiness.



*Guthrie Court*

Other buildings along this side of the road apart from a single end house (No. 41) are 20th century housing developments which have at least maintained the two storey scale of the existing 19th century terraced houses and which together provide a fairly cohesive streetscape, although some of the materials and details are not particularly in keeping. Paradise Court, on the northern corner of the junction of Paradise Street and City Road (and therefore outside the Conservation Area) is particularly disappointing in that an opportunity existed to provide a more

interesting corner feature which was not taken. The poor quality views into the adjoining service yards, and the large scale of the buildings in Burleigh Street, are of particular note here, but could be improved by planting and better quality boundaries. The repair workshop for the cycle shop provides some activity to the street but the signage and overall appearance of the single storey flat-roofed building which houses these facilities is not particularly attractive.

At its eastern end, Paradise Street joins Adam and Eve Street which provides a servicing route south towards the junction with Dover Street, which leads to East Road. The key building in this part of the street is The Tram Depot public house, a successful conversion of an historic building. The visual impact of the large car park to one side of it has been reduced by some tree planting, some of which has failed and is in need of replanting. More would be welcome. Other buildings, which are modern, lie outside the Conservation Area boundary.

There are a number of important views in this part of the Conservation Area as follows:

- Views westwards to the historic houses in City Road;
- Views to the north-west towards the cupola of the former Laurie and McConnells department store in

Fitzroy Street, Grade II listed outside the Conservation Area;

- Views beyond to the spire of All Saints Church in Jesus Lane; and
- Views across the car park to The Tram Depot.



*Views across the car park to The Tram Depot*

### **Grafton Street**

Grafton Street and John Street were both developed from the mid 19th century onwards with terraces of two storey houses. Overall they remain reasonably cohesive despite modern alterations and the painting of the front elevations, usually white.

Key positive features:

- Simple mostly mid 19th century terraced houses with a fairly uniform design;
- Mainly two storeys high apart from the Jubilee Sunday School;

- Use of Gault brick, slate roofs, sash windows (one over one panes, or six over six);
- The survival of some interesting features such as the wrought iron window box holders to No. 19;
- Nos. 4, 5, 6 and 7 are unusual two storey houses, possibly built as almshouses with mullion and transom windows (although many have been altered) and large shields on their front elevation – these are BLIs;
- The former Jubilee Sunday School is dated 1877 and provides a tall gabled elevation to the street with polychrome brickwork and other Romanesque features, including the same shield decoration as the nearby cottages (Nos. 4-7 inc.) – this is a BLI;



*Former Jubilee Sunday School*

- Nos. 37-39 are the former Suffolk Temperance Hotel and has fine brick detailing and its sash windows have a range of glazing bar treatments including margin lights, simple two over two lights, and four panes over four panes;
- Granite kerbs and some stone gutters; and
- The large Wisteria on the end elevation of No. 22, facing both Grafton Street and Paradise Street.

*Key negative features:*

- Some of the buildings have been subject to alterations, particularly to the windows and doors, and this has eroded some of the unity of the street;
- Some of the pavements are tarmacadam or very poor quality concrete slabs, in urgent need of replacement;
- Traffic calming features at the western end of the street adjoining Adam and Eve Street, with granite setts and planting, would benefit from some repairs or other improvements;
- Telegraph poles and overhead cables; and
- Negative views over Adam and Eve Street to the car park next to The Tram Depot.



**John Street**

John Street was developed at a similar time to Grafton Street, from the mid 19th century onwards, with largely terraces of two storey houses on either side of the street. There is strong sense of rhythm in these elevations, created by the uniformity of the window and door openings. There are no front gardens. The former Repository between Nos. 17 and 18 has been converted into flats since the last Appraisal and is now called 'The Old Stables'. No. 15 John Street is a former public house which is now a private dwelling.



***North side of John Street***

***Key positive features:***

- Largely two storey mid 19th century Gault brick houses, two windows wide, with sashes;

- Nos. 21-30 are one of the longest terraces built by one builder at one go in the area other than those built by Jesus College;
- Nos. 27-30 are double fronted due to limited depth sites with simple one over one sash windows and Nos. 29-30 were given polychrome brickwork by their builder who lived in one of them. No. 31 was once a pub;
- Slate roofs facing the street with chimney stacks and pots on the party walls;
- Some have passageways to the former workshops in the rear; and
- Some setts crossovers of granite.

***Key negative features:***

- Traffic calming has provided an opportunity of adding some attractive landscaping but unfortunately the proliferation of signs, bollards and streetlights appears somewhat too fussy;
- Some of the sash windows have been altered or replaced;
- Whilst new developments have attempted to replicate the scale of traditional houses their materials have not been well chosen; and
- Telegraph poles and overhead wires should be removed.

**Brandon Place**

Brandon Place has the character of a back lane as the north side of the street is defined by the back boundaries of the gardens to the 19th century houses in John Street, with a variety of extensions, garages, and parking spaces. There is little planting in these gardens although there are street trees at the western end of the road which provide some softening to views along the street. These add to the further planting associated with the traffic calming measures at the junction with City Road. Brandon Court is a two or three storey residential development dating to the mid 1970s, recently refurbished, which is arranged around a succession of courtyards which relate relatively well to the street, so its effect on the character of the area is neutral rather than negative.



***Brandon Court, Brandon Place***

At the eastern end of the road, where it meets Adam and Eve Street, is a small public garden with seats and a plaque provided by The Kite Neighbourhood Group in memory of (Miss) Sydney Foott, City Councillor 1973-76, who lived at No. 30 John Street.



**Memorial plaque to Sydney Foott**

On the other side of Adam and Eve Street, the three storey modern development known as Adam and Eve Court provides a good end-stop in views eastwards along Brandon Place.

**Prospect Row**

Prospect Row is mainly residential, although there are two commercial uses which help maintain the economic vitality of the area. The western end of Prospect Row, at the junction with Warkworth Street and Eden Street, retains a long terrace of historic buildings, but the rest

of the street on the north side is taken up with the southern side of Brandon Court. The south side of the street has no buildings, just the back boundaries to the gardens of the houses in Warkworth Street. These boundaries would benefit from co-ordinated improvements to the walls and measures to ensure that the highly visible wheelie bins are better concealed. A new two storey residential development has been built on the corner of Warkworth Street and Prospect Row, replacing the rather neglected site, the former maltings, described in the previous Appraisal. This retains both modern and traditional elements and fits into the street scene relatively successfully, although the visible gas meter (presumably an after-thought) is regrettable.



**New house in Prospect Row**

**Key positive features:**

- Nos. 1, 1a, 2 and 3 Prospect Row, are listed Grade II and date to c1840;



**Nos. 1-3 Prospect Row**

- They have basements with raised ground floors accessed by a short flight of stone steps, plus white-painted brick elevations, small front areas, some original railings (which are separately listed), six over six sash windows, and slate roofs facing the street;
- A late 19th century single storey shop turns the corner into Eden Street and is now a hairdressers' – this retains a well detailed historic shopfront and is a BLI;





**Shopfront at the western end of Prospect Row**

- Small area of early cobbles on the opposite side of the road;
- The three mature lime trees in the gardens of The First and Last public house;
- Further gutters in the roadway – otherwise pavements are modern concrete slab with granite kerbs;
- Nos. 4, 5 and 6 are similar to the Listed Buildings but only two and three storeys high – these are BLIs;
- Nos. 7 and 8 are The Free Press Public House, a two bay Gault brick property which was built as two houses forming the end of a terrace stretching to Adam and Eve Street but has had a small (and in keeping) single storey extension added to one side to create a private entrance. The former party wall to the adjacent demolished houses was rebuilt to add

a window to the bar area; the former state is illustrated on photos in the pub – this is also a BLI;



**The Free Press PH, Prospect Row**

- Views along the impressive back elevations of the houses in Warkworth Street with their very prominent chimney stacks – whilst there have been some extensions these are relatively low key, with consistency and coherence being vital for the character of the streetscape;
- Long vistas westwards past the trees in The First and Last garden and in the garden of the Elm Tree Public House, towards Orchard Street; and
- Views northwards up the passageway next to the Free Press Public House towards City Road.

**Key negative features:**

- Long views eastwards terminate in the roofs of the modern buildings in

East Road, including large areas of turquoise glass;

- Rubbish bins, a variety of modern garages and off-street parking bays all provided by the back gardens of the houses in Warkworth Street;
- The loss of original details such as windows and front doors on some of the BLIs;
- Modern steel street lights;
- Telegraph poles and overhead cables; and
- Dominant yellow lines and street signage generally.

**Adam and Eve Street**

This road runs from Warkworth Street to Burleigh Street (outside the Conservation Area) and is accessed from East Road via Dover Street. The west side is defined by the entrances to the various residential streets – Paradise Street, Grafton Street, John Street, Brandon Place, and Prospect Row, which lead off it at right angles, with the end walls of the properties in these streets being clearly visible. On the east side there are two buildings south of Dover Street, Adam and Eve Court and Garden Court, both late 20th century and relatively neutral in their impact although their scale (three or four storeys) is notably taller than the two storey terraced houses on the opposite side of the road.



**Adam and Eve Street, east side**

*Key positive features:*

- Views westwards down the adjoining residential streets, or southwards towards the well-detailed late 19th century houses in Warkworth Street; and
- The small public garden on the corner of Brandon Place, and a slightly larger one on the corner of Paradise Street.

*Key negative features:*

- The difference in scale between the older residential properties and the new blocks of flats; and
- Views to the turquoise glazing on the County Court, which faces East Road.

#### 4.5 Southern sector: Melbourne Place, Warkworth Street and Warkworth Terrace

This part of The Kite Conservation Area is unusual in that it provides three very different building periods in close juxtaposition to each other. Melbourne Place, an attractive, pedestrian-only thoroughfare which connects Parkside to the end of Prospect Row, contains a long row of listed houses of the late 1830s in date. On the opposite side of the pathway lies Parkside Community College, dated 1912 on one elevation. At the rear of the gardens to the Listed Buildings runs a small back lane, appropriately called Mud Lane, which runs parallel to Melbourne Place and connects Parkside to Warkworth Street. This street, along with Warkworth Terrace, was built in the 1880s and creates a 'T'-shaped, highly cohesive streetscape of matching (or very similar) terraced houses.

##### **Melbourne Place**

This wide footpath is notable for the long row of Grade II Listed Buildings (Nos. 1-16 inc.) along its east side, and for its greenery and trees, on both sides. At the northern end of these buildings is a Public House. Also of note is Parkside Community College which is dated 1912. This is a fine and relatively unaltered example of an early 20th century 'Arts and Crafts' school, symmetrically arranged

around a large central courtyard, although the size of the building means that only sections of it are visible from any one viewpoint.



**Melbourne Place**

Melbourne Place has a tranquil atmosphere which is periodically disturbed by the sound of the students in the adjoining classrooms or playground. The gardens to the terraced houses, and the specimen trees in the grounds of the College, are of particular note and provide a very verdant character to the area although they also enclose views along the pathway. Mud Lane is really the access lane to the rear gardens of the listed houses in Melbourne Place, although two new buildings have been constructed in the late 1990s on the east side which now form an annex to the Community College, a replacement for an earlier temporary building.



*Key positive features:*

- Cohesive Grade II listed terrace (Nos. 1-16 consec.), built from 1838 onwards;



**Listed Buildings in Melbourne Place**

- Use of Gault brick with slate roofs, two storeys high some with basements, and panelled front doors and sash windows ;
- Some of the houses have been painted or altered by the addition of ground floor bay windows;
- Parkside Community College is a BLI;
- The railings to the school campus add to the character of the pathway;
- The five cast iron bollards between Nos. 28 and 30 Parkside are a focal point in views southwards along the pathway – these are to a standard design seen elsewhere around the city;
- The side boundary wall to No. 28 Parkside, an important historic wall.

*Key negative features:*

- Some poor quality front boundaries to the listed properties;
- Some of the original timber windows in Parkside Community College have been replaced in uPVC;
- The poor quality surface in Melbourne Place (tarmacadam), and the effect of trenching by the utility providers;
- Modern street lights would benefit from replacement with more sympathetic examples;
- Many of the rear boundaries to Mud Lane have been pierced to create modern flat roofed garages or car parking areas – one group of three is particularly visible in views along Warkworth Street;
- Vehicular traffic along a section of Mud Lane.

**Warkworth Street**

Warkworth Street is faced by two or three storey mainly terraced houses which date to the 1880s. Most of them, where they have not been altered or extended, are BLIs. It is very much a ‘set piece’ with Warkworth Terrace, which leads off it towards Parkside and Parker’s Piece. Warkworth House on the corner of Warkworth Terrace has been altered but is still considered to be positive. Warkworth Lodge, on the opposite side of the road, is also an historic house, dated 1883,

but has been considerably extended, although in a generally sympathetic way. Some of the larger houses appear to be in multiple occupation or have been converted into flats.



**Warkworth Street, north side**

*Key positive features: four storey houses*

- Relatively unchanged, matching four storey houses on the north (Nos. 1-21 inc.) and south-west (Nos. 34-42 inc.) sides of the road;
- Gault brick with white-painted lintels to the windows;
- Red brick to the dentil eaves cornice;
- Orange tiled roofs;
- Canted bays to basement and ground floor levels;
- The house on north side which faces down Warkworth Terrace (No. 12) has a pedimented gable to create a focal point to the terrace – it also has decorative red brick string courses

and quoins;

- Two over two sash timber windows, only a few replaced in uPVC;
- Original spear-head railings to the half basement front areas;
- Date plaque of 1883 on one of the houses;
- Boundaries and semi-basements in early ‘no-fines’ concrete, including at the rear; and
- Decorative dogtooth brick detail under the eaves.

*Key positive features: two storey houses*

- Nos. 22-26 inc. are a terrace of very well preserved two storey houses with two storey canted bays, the roof of the first floor bay breaking through the slate roof above;
- Gault brick with red brick to the bay windows;
- One over one sash windows and four panelled front doors, the two upper panels being glazed with coloured glass and leaded lights;
- Nicely detailed party wall chimney stacks with a variety of clay pots;
- Small front gardens with low rendered front boundary walls topped by hedges; and
- Further planting in the front gardens adds to the character of the street.

*Key negative features:*

- Some of the windows have been replaced in uPVC;
- Modern street lights; and
- Views eastwards are terminated by the turquoise glazing of the very large and clumsy County Court.

**Warkworth Terrace**

This connects Warkworth Street to the very busy Parkside. Nos. 51-59 consec. are very similar to the three storey houses in Warkworth Street and are also BLIs. Warkworth House and Warkworth Lodge turn the corners on the north end of the Terrace, but have been somewhat altered and extended although they are largely considered to be ‘positive’. The modern buildings associated with the Police Station lie along much of the east side of the street.



**Nos. 51-59 consec. Warkworth Terrace**



**Warkworth Lodge**

*Key positive features:*

- Nos. 51-59 consec. are a cohesive and well preserved terrace dating to the late 1880s;
- Views towards the trees and open green spaces of Parker’s Piece;
- Consistency and coherence of mainly unaltered buildings;
- ‘No-fines’ early concrete walls;
- Terracotta panels around the doorway of Warkworth Lodge; and
- Polychromatic gothic brickwork with red brick inserts in the Gault brickwork.

*Key negative features:*

- Modern buildings, including a multi-storey car park, associated with the Police Station – although the Police Station itself, which partly fronts Warkworth Terrace, is a BLI.



#### 4.6 South-east sector: Parkside, East Road and Petersfield

The majority of this part of the Conservation Area is defined by its location overlooking the wide green open space of Parker's Piece. Parkside is a continuation of Parker Street, an historic radial route out of Cambridge, and is a busy road which connects to traffic lights at the junction with East Road. A further area of green space, Petersfield, lies within the Conservation Area and marks the most south-eastern extremity of the Conservation Area. This Character Area is notable for the two rows of mid 19th century Listed Buildings facing Parkside and Petersfield, and for the adjoining 1970s Police Station, which is a BLI. The former Cambridge Fire Station, noted in the previous Appraisal as a BLI, has been rebuilt. This is a very large and dominant new building which turns the corner into East Road, leading towards the new Civil Justice Court and other modern buildings used largely by Anglia Ruskin University, which has a large campus on the eastern side of the street, outside the Conservation Area boundary.



*View over Parker's Piece from Parkside*

#### **Parkside**

Parkside has a long row of Grade II Listed Buildings along its northern side (Nos. 20-40 consec.) which are almost, but not quite, attached to each other. Small breaks in the frontages provide access into the Parkside Community College (which is almost hidden from the main road), Melbourne Place and Mud Lane to the north. They date to the early and mid 19th century. The building line for these houses is varied, with some set back slightly more from the front boundaries than others, although none have front gardens of any size. This provides the opportunity for decorative cast iron railings in several short stretches, which are individually listed. The properties are in mixed uses, with student housing predominating and a few professional offices, although some are still in use as family houses. As the row was developed incrementally, there is some variety in scale, details and composition, although the use of slate, Gault brick, sash

windows, and panelled front doors is common. Nos. 20 and 21 have classical front porches, whilst Nos. 23, 24 and 25 are similar but three storeys high with flat fronts. No. 22 is a more decorated, higher status house, five windows wide with a decorative pediment at eaves height and first floor string course above a further highly decorative door hood in the shape of a scrolled pediment. The double doors beneath this door hood are particularly fine. No. 27 is another fine house with a central front bay which sits forward of the principal frontage and a low parapet roof conceals a slate mansard roof. The ground floor is unusually faced in stucco. Most of the remaining buildings in Parkside are also three storeys, similar in their simple design and detailing to Nos. 23, 24 and 25, although Nos. 38, 39 and 40 are another prestigious house with a part-colonnade front.



**No. 22 Parkside**

Beyond the junction with Warkworth Terrace, the Police Station comprises two buildings of which the principal building, facing Parkside, is a BLI. It dates to 1970 and is a rather 'brutalist' design, typical of this period, with facades of pre-cast concrete panels and dark brown brick. In the summer months, three mature trees in front of it soften its rather harsh elevations. Adjoining it, the new Cambridge Fire Station has two distinct blocks, one four storeys high and a tower of flats, which turns the corner and has a rounded edge facing Parker's Piece of eight storeys. Of note is the beige artificial stone and dark bronze-coloured window frames and details, which blends in with the Gault brick of the area, the large, simply glazed windows, and the very elegant lettering used for the very large 'Cambridge Fire Station' sign across the front of the lower block.

*Key positive features:*

- Almost continuous group of early to mid 19th century houses (Nos. 20-40 consec.);
- Use of slate, Gault brick, sash windows and panelled front doors;
- Glimpses up the narrow gaps between these buildings;
- Some mature trees in front gardens;
- Attractive views over the trees and open green space of Parker's Piece; and

- The high quality and civic presence of the new Cambridge Fire Station.

*Key negative features:*

- Very busy traffic along Parkside;
- Dominant street signs;
- Tall steel street lights; and
- A large number of bus stops on the south side of Parkside.

**Petersfield**

Petersfield is a small public park with many mature trees, herbaceous borders, open areas of grass, and a children's play area. It is crossed by narrow diagonal pathways which meet near the playground, and it is surrounded by modern steel railings with horizontal rails and simple uprights, similar to others within the city, and entirely appropriate in this location. The four storey 1990s blocks of flats in an Art Deco style, (Petersfield Mansions) on the east side are outside The Kite Conservation Area and are well screened by the many trees on this side of the park.



*View across Petersfield to Petersfield Mansions*

The north side of Petersfield is defined by a short terrace of almost matching houses (Nos. 1-10 consec.) which are Grade II listed and which have small front areas. Dating to c.1840, these are two or three storeys plus a basement high, two windows wide, with half-round fanlights over the raised front doors. One of the listed properties has UPVC replacement windows. Because of the semi-basements, there are cast iron railings along the whole group.





**Nos. 1-10 consec. Petersfield**

At the western end of the group, closest to East Road, is the former Zion Baptist Chapel which was built in 1837. This was converted into a Sunday School in 1879 after the adjoining, much larger church had been built in 1878. It is now part of Jimmy’s which is a night shelter for the homeless. Both are listed Grade II.

*Key positive features:*

- Attractive open green space of Petersfield with many mature trees and well tended herbaceous borders;
- Largely well preserved terrace of Grade II listed houses with some good quality historic railings;
- The Zion Baptist Sunday School and adjoining Church, both listed Grade II;
- Longer views over Parker’s Piece and adjoining open spaces; and
- The listed gas lamp in the middle of the open space which was destroyed

by an explosion and replaced by a modern, electric unit.

*Key negative features:*

- Some of the original six over six sash windows in the listed terrace have been replaced, including with uPVC;
- The modern railings around Petersfield would benefit from redecoration; and
- Public seats, litter bins and dog waste bins are all in need of replacement or improvement.

**East Road**

East Road forms part of the inner-relief road around the eastern part of Cambridge and as such is extremely busy. Further activity is provided by the many students, staff and parents who are accessing the Anglia Ruskin University buildings and the school which lie on both sides of the road. There is also a certain amount of pedestrian and vehicular traffic accessing the Grafton Shopping Centre as Burleigh Street leads off East Road and straight into the new shops, with a large multi-storey car park, bus station and cinema to the north, outside the Conservation Area.



**East Road from Petersfield**

There are a few historic buildings in this part of East Road, including the former Zion Baptist Chapel, now used as a hall, which dates to 1837, and the adjoining Zion Baptist Church, built in 1878. Both are listed Grade II. The Chapel is a smaller, more restrained Gault brick building of two and a half storeys with sash windows set into arcaded recessed bays with half-round arched heads. The shallow pitched slate roof is largely hidden by a low parapet and the simple pediment which faces East Road. The later church retains Gothic features including pointed stone mullioned windows, arched window heads and a tall gable facing the road. It is also built using Gault brick, but in this case the brickwork is enlivened by the use of red brick to create window arches, string courses, and eaves’ details. These details are reflected in some of the properties in near-by Warkworth Terrace and Warkworth Street.



***Former Zion Baptist Chapel and Church***

***Key positive features:***

- The Zion Baptist Chapel and the adjoining Church are both Grade II listed and form an important group with the Listed Buildings (Nos. 1-10 inc.) in Petersfield;
- The plaque on the front of the Chapel saying '1837 Zion Chapel and Sunday School 1879';
- The relationship with the open green spaces and trees in Petersfield;
- The new Cambridge Fire Station turns the corner into Parkside with some style; and
- Street trees soften the views of the modern buildings.

***Key negative features:***

- Very busy traffic; and
- The large amount of large-scale new buildings along both sides of East

Road, although these are of relatively high quality, and appear to have been carefully designed.





## 5. Architectural Overview

The Kite Conservation Area is notable for its well preserved terraces of late Georgian to mid-Victorian houses, usually arranged in terraces, and usually two or three storeys high. They are all built from the local Gault brick with shallow pitched roofs facing the road and flat fronts occasionally enlivened by the use of canted single or two storey bay windows, although these tend to be a later alteration. Dominant chimneys and tall clay pots are another notable feature and provide an important rhythm to views

along each street.

The largest houses face Maids Causeway and Parkside, where they take full advantage of the views over the adjoining open green spaces. These date to the 1830s and 1840s. In the back streets behind these principal routes, the houses are more modestly sized and are often just one or maybe two windows wide with very little external ornamentation, although this simplicity of detailing adds to the attractiveness of the street facades. These make up

the predominant building type within the Conservation Area which persisted well into the last quarter of the 19th century although later buildings, of the 1870s onwards, also contain canted bays and, or, some red brick decoration, such as the terraced houses in Warkworth Street. A highly unusual terrace of houses can be seen on the north side of Orchard Street, which are single storey with tiled mansard roofs. Grade II listed, these date to c1840 and were built by Charles Humfrey in this form to prevent their occupants looking

into his private gardens, which at this time lay immediately to the south behind a high brick wall.

Over half of the buildings within the Conservation Area are either statutorily listed (approximately 200), or are BLIs (approximately 205), and a further number (approximately 90) are houses which date to the mid to late 19th century and are considered to be buildings which are important to the character of the Conservation Area. These are all marked on the Townscape Analysis Map. Descriptions of the Listed Buildings are included at Appendix 1. Descriptions of the BLIs are included at Appendix 2. There are no 'proposed' BLIs, as it is considered that the current list is adequate and no further buildings have been identified as possible BLIs.

The earliest feature in the Conservation Area appears to be the remains of the Barnwell Causeway, built in the early 17th century under the will of a Dr Perse, who died in 1615. A short raised section can be seen in Maids Causeway, although the partly cobbled surface and cast iron railings are probably early 19th century in date. Further along the same street, where it becomes Newmarket Road, No. 38 is a Grade II listed house built c.1795, so it appears to be the earliest building in the Conservation Area. Close to this property, but set back from the road and hidden by a slightly later frontage

building, is the former Theatre Royal, dating to 1816. This is the only Grade II\* Listed Building in the Conservation Area and is notable for its almost complete Georgian interior with three galleries on top of each other, supported on cast iron columns. It is now the Cambridge Buddhist Centre. More comprehensive development of the area commenced in the late 1830s in Maids Causeway with Charles Humfrey's Doll's Close houses, then spread across New Square, down Emmanuel Road and eastwards out of Cambridge along Newmarket Road in the 1840s. A further spurt of activity came after Humfrey went bankrupt in the late 1840s and his house (Clarendon House) and its large garden was sold to allow the infilling of the land between what is now Elm Street and Parker Street. The area between Eden Street and East Road was developed slightly afterwards, mainly in the 1860s and 1880s, on land which had been used as a nursery. These buildings are not listed, although the buildings in Warkworth Terrace and Warkworth Street, developed in the 1880s in a comprehensive way, are now BLIs and many of the buildings which survive from this period are considered to make a positive contribution to the character of the Conservation Area.

The Conservation Area, whilst predominantly in residential uses, also contains two much larger buildings - an Arts and Crafts former school dating to

1912 (now Parkside Community College) and a Police Station from 1970, both of which are BLIs. Apart from these buildings, and the newly built Cambridge Fire Station, there are three buildings in religious use, two of which are Grade II listed. Christ Church in Newmarket Road dates to 1839 and was designed by Ambrose Poynter but has been somewhat altered. The former Zion Baptist Chapel in East Road was built in 1838 but was converted to a Sunday School then a Church Hall after a new Church was built immediately next door, which is also Grade II listed, in 1879. The Cambridge Unitarian Memorial Church in Emmanuel Road dates to 1927 and its Hall, accessed from Victoria Street, from 1922. Both are BLIs. The Tram Depot in Dover Street is a large, brick-built mid-19th century building with a clerestory running down most of its length which has been imaginatively converted into a public house. Because of the high degree of alteration, it is not either a Listed Building or a BLI, but is considered to make a positive contribution to the streetscape. In addition, there are four public houses but these are located in modestly sized 19th century buildings which have a domestic scale, although they are distinct from their neighbours.

Modern development, dating to the 1960s onwards, is largely confined to the eastern side of the Conservation Area and includes the residential development



called Brandon Court and the adjoining flats which date to 1975, and the later blocks of flats on the east side of Adam and Eve Street, which are relatively recent. Views from the Conservation Area also take in the stridently modern buildings along East Road and the 1980s and 1990s development associated with the Grafton Shopping Centre, including its not particularly attractive service yards and access roads which lie immediately adjacent to the boundary.

Photographs of the Listed Buildings and BLIs can be found in the Appendices.



## 6. Trees, Landscape and Open Spaces

The Kite Conservation Area lies close to Cambridge city centre but is still surrounded by three highly attractive open green spaces which partly define its northern, western and southern boundaries. These are Midsummer Common to the north, Christ's Pieces to the west (which connects through to the city centre) and Parker's Piece to the south. All three provide well managed gardens, trees and grass, often criss-crossed by footpaths which provide a convenient and pleasant

route for pedestrians and cyclists. Most importantly, they also provide long and short views from the Conservation Area, creating a more spacious character to parts of the area despite the urban setting. Less appealing are the busy roads and modern developments to the east which are associated with the Grafton Shopping Centre and the area around East Road.



*Midsummer Common*



Within the Conservation Area, which is largely made up of a grid pattern of tightly built-up residential frontages, are two notable public open spaces – New Square and Petersfield. New Square connects physically and visually with Christ's Pieces on the opposite side of Emmanuel Road. It is surrounded on the other three sides by carefully planned and laid out Georgian terraces which date to the late 1830s. Mature trees public seating and footpaths all add to the square's attractions. The only other open space, Petersfield, is located on the east side of East Road so it feels somewhat isolated from the rest of the Conservation Area by the very busy traffic along this route. It is a similar size to New Square and also retains a row of Grade II listed houses along its north side only – the east side is defined by a large block of 20th century flats which lie outside the Conservation Area boundary, and the south side by the Mill Road. Positive features include the mature trees, the well planted herbaceous borders and the recently refurbished children's play area, although the lighting and park furniture all require improvement.



## 7. Key Characteristics of the Conservation Area

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

- Cohesive early to mid 19th century Conservation Area located close to Cambridge city centre;
- Three important green spaces define its northern, western and southern boundaries : Midsummer Common, Christ's Pieces and Parker's Piece;
- Informal, irregular grid pattern of streets laid out between 1830 and the 1880s;
- Two significant open spaces – New Square and Petersfield;
- New Square, with its Grade II listed terraces on three sides, dates to the 1830s;
- Petersfield is a similar size with a smaller number of terraced houses and the Zion Baptist Church, now a hall, also dating to the late 1830s;



*Petersfield*



- High proportion of Listed Buildings and BLIs – over 200 of each;
- A further number of mid to late 19th century houses (nearly 100), most of them considered ‘positive’;
- The majority of the houses are in terraced form and two or sometimes three storeys high;
- Simple late Georgian flat-fronted facades, with some larger, higher status houses in Maids Causeway and Parkside;
- Use of Gault brick, six over six sash windows, with stone sills and lintels or cambered heads to openings and panelled front doors;
- Shallow pitched slate roofs usually facing the street, with prominent chimneys and many original chimney pots, which are particularly important in views along each street;
- Mainly residential uses although there are also three churches, four public houses, a large Community College and some professional offices, as well as a large Police Station and the recently redeveloped Cambridge Fire Station, which includes a large number of flats; and
- Unusual scale and materials of the Warkworth roads – the use of early concrete and pantiles along with the more common Gault brick.



*Warkworth Street*



*Warkworth Terrace*



## 8. Issues and Recommendations

### 8.1 The Kite Conservation Area boundary review

The Kite Conservation Area sits within the Cambridge Central Conservation Area apart from where it abuts the modern Grafton Shopping Centre, which lies to the east of the Conservation Area. Following the initial public consultation on the existing boundary, there was a suggestion that there may be merit in extending the boundary to include properties between Dover Street and

Burleigh Street and to include The Snug public house. However after an additional consultation was held, it was decided that the boundary should remain the same, but that some properties near to the Conservation Area should be considered for designation as BLIs. This will be taken forward as a separate exercise.

#### **Recommendation:**

- To consider the Tram Shed, Cotto and The Snug (all in East Road) for designation as BLIs.

### 8.2 Buildings at Risk

Most of the properties within The Kite Conservation Area are well preserved, and the area is generally a desirable place to live in. The only obvious exception can be found in Orchard Street, where Nos. 7, 8 and 9, which are Grade II listed, have been neglected for some years and are now in a parlous state. These buildings are now under new ownership and Listed Building Consent and Planning Permission for restoration and refurbishment works has been granted.





*No. 7 Orchard Street is a Building at Risk*

**Recommendation:**

- The City Council will continue to monitor the condition of these Listed Buildings and will ensure that they are repaired and brought back into beneficial use.

**8.3 The protection of unlisted properties**

About 20% of the buildings within The Kite Conservation Area have been identified as buildings which make a positive contribution to the character of the Conservation Area. The demolition of any of these unlisted but ‘positive’ buildings (as marked on the Townscape Appraisal Map) will be resisted by the City Council, so any applications for demolition will have to be accompanied by a Justification Statement similar to that required for the demolition of a Listed Building.

The retention of unlisted but ‘positive’ buildings is included in English Heritage guidance relating to the protection and management of Conservation Areas, and there is a presumption within the new NPPF for the protection of undesignated heritage assets, such as these buildings. There is already a presumption in favour of the retention of Listed Buildings and Buildings of Local Interest.

**Recommendation:**

- The City Council will continue to protect unlisted but ‘positive’ buildings from demolition.

**8.4 Protecting the houses from inappropriate alterations**

Even within Conservation Areas, owners of houses in use as a single family residence (rather than flats or houses in multiple occupation) 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 changing roof materials, 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. This means that planning permission will be required for such alterations, the purpose of this

additional constraint being to encourage house owners to use traditional materials and details, rather than to stop change occurring at all.



*Roof extensions in Clarendon Street*

It has been noted during the survey work for this document, that a number of houses have been adversely affected by the loss of their original front doors, windows, roofing materials, chimneys or by painting. The addition of new front porches can also be harmful. Given that these are currently in the minority, and that many of the houses do remain remarkably well preserved, the use of an Article 4 direction would seem to be advisable at some stage in the future, subject to the necessary resources and funding being available to the City Council.

The addition of roof dormers, roof lights, and roof extensions are a particular issue

in The Kite Conservation Area, given the high visibility of the front roof slopes generally. Some of these alterations already require Planning Permission but the City Council has not always been successful in preventing unsympathetic schemes.

At street level, the protection and enhancement of front boundaries (where they exist) is also important, particularly where original cast iron railings or well detailed brick walls remain. An Article 4 Direction would enable the Council to have greater control and would particularly help to protect the front roofs and front boundaries of the houses in the Conservation Area from inappropriate changes. This is particularly important in the Warkworth streets.

**Recommendation:**

- The City Council could consider the use of Article 4 Directions in The Kite Conservation Area at some stage in the future.

**8.5 Care of the trees within the Conservation Area**

Whilst many of the trees within the Conservation Area are publically owned, or owned and managed by the University, and their management is therefore assured, a large number are also owned privately. Some were planted in the early to mid 19th century and now, after 160

years or so, are 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 local residents 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;
- Asking private owners if they are willing to allow access onto their land so that the trees can be surveyed to ascertain:
  - Species;
  - Age;
  - Condition;
  - Is there any need for a replacement tree?; and
  - Recording the results on a map with linked data base.



*Trees in New Square connect visually with trees in Christ’s Pieces*

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 public and 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:**

- The City Council will facilitate the production of a Tree Management



Plan for the Conservation Area, assisted by the local community.

### 8.6 Maintenance of the roads, grass verges, pavements and street lighting

Most of the streets within the Conservation Area are the responsibility of the County Council. Street lighting, litter bins, street signage, and other public realm features are utilitarian at best and rather poor quality at worst. The condition of the pavements has often been compromised by trench-work, and whilst original stone kerbs and gutters remain in some locations, these features are potentially under threat.



Modern street lights in Orchard Street (west)

Street-by-street enhancements, as funds allow, could be implemented to cover such matters as:

- The use of traditional street lights;
- The use of a standard palette of materials (high quality and traditional) for paving, kerbing and street gutters;
- New litter bins;
- New public seats;
- New cast metal bollards, following the City pattern which can be seen throughout the Conservation Area; and
- Preserve the many historic street nameplates and where appropriate, replace them to match in cast iron – this can only be done with the support of the local community.

Any improvements to the public realm should be first agreed with the local residents and other members of the community.

#### **Recommendation:**

- The County Council could consider a wide range of improvements to the public realm, subject to funding and after consultation with the local community.

### 8.7 Views

A number of both positive and negative

views have been identified and are shown on the Townscape Appraisal Map. The City Council will continue to protect the important positive views from unsympathetic development by ensuring that new development is in keeping with the character of The Kite Conservation Area, particularly relating to scale, general form and materials. New development should not block the positive views and skylines and longer views into and out of the Conservation Area must be carefully considered when new development is being planned. Where there are negative views, particularly of modern development within and on the edges of the Grafton Shopping Centre, and along East Road, the City Council will try and ensure that any new development seeks to mitigate the effect of these negative features.

#### **Recommendation:**

- The City Council will continue to protect the positive views within the Conservation Area or its immediate setting, and will seek the mitigation of negative views when new development offers the potential for improvement.

### 8.8 Site specific improvements

The following specific areas within The Kite are considered to be most in need of enhancements:

### New Square

- Additional tree planting, specifically to help conceal the impact of modern development at the end of Fitzroy Street;
- The litter bins, public seating, and street lights in New Square are all modern and redecoration may be advantageous; and
- Burying some of the overhead wires.



*Railings in need of redecoration in New Square*

### Petersfield

- The modern railings around Petersfield would benefit from redecoration; and
- Public seats, litters bins and dog waste bins are all in need of replacement or improvement.



*Petersfield - items for improvements*

### Melbourne Place

- New traditional paving, to replace the poor quality modern surface, which has been adversely affected by trenching



*Melbourne Place poor paving*

### City Road, Paradise Road and John Street

- Improvements to the existing traffic calming measures including new planting, new hard surfaces, and painting of the bollards



*City Road planting*

### Car park next to The Tram Depot, Paradise Street

- This car park would benefit from increased tree planting, better quality surface materials, new street lighting and a reduction in street signs generally

### Recommendation:

- Carry out these improvements as and when funding and staff resources allow.

### 8.9 New development

There are few opportunities for new



development (apart from extensions to existing buildings) in the Conservation Area due to the high density of the existing historic development, the containment of the streets by the tightly grouped terraced houses, and the way in which the area was developed in a fairly cohesive way. Where new development is appropriate, it will have to conform to both national and local policies, particularly to the City Council's policies relating to new development in Conservation Areas.



*Garages at the junction of Mud Lane and Warkworth Street*

It has been noted that throughout the Conservation Area, there are a number of modern garages of little merit. Sometimes, such as the block of three garages at the junction of Mud Lane and Warkworth Street, they are particularly visible and make a negative contribution to the character of the area. As and when proposals for new garages are put before the City Council, the proposals

will be carefully controlled to ensure that the proposed development 'preserves or enhances' the special interest of the Conservation Area, as required by law.

**Recommendation:**

- The City Council will continue to use its statutory powers to ensure that new development within and on the edges of the Conservation Area both preserves and enhances the special interest of the Conservation Area.

## 9. References

The Kite Conservation Area Appraisal published in 1996 by Cambridge City Council



## 10. Contact Details

For further information about conservation areas and historic buildings, contact:

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# 11. Appendix 1: Listed Buildings

## EAST ROAD

### *Zion Chapel Sunday School (Baptist) - Grade II*



Formerly the chapel itself, but now used as a hall. 1838. Grey Gault brick. Two storeys and basement. Low pitched hipped slate roof. Altered in 1879 when the present Chapel was built. Important for the side elevation facing Petersfield. Four shallow arcaded bays with semi-elliptical heads containing sash windows with glazing bars on each floor. Stringcourses between the floors; panelled door inserted in 1879 as with the cornice. Inside, the upper floor is supported on cast-iron fluted columns with foliated capitals, originally intended to carry galleries. Founded by Henry Battiscombe, an important dissenting Minister. Converted in 2012 to Jimmy's Night Shelter for the homeless.

Forms a group with Nos. 1 to 10 (consec) Petersfield.

### *Zion Baptist Church - Grade II*



1877-9. Gault brick with red brick and stone dressings and Welsh slate roofs, some hipped, some with stone-coped gables. Venetian Byzantine style, with large central space, lower entrance/staircase towers either side and vestries to rear. Front expressed as 2 storeys. 6-window range overall of 1-, 2-, and 3-light windows with brick round and basket arches and stone hoodmoulds. Larger windows have stone tracery. Small rose window above and lancet in gable apex. Similar windows on ground floor grouped as 1- or 3-lights. Entrances to either side have double leaved doors and deeply moulded round arches. First floor cill band inscribed 'Zion Baptist Chapel 1878'. Fine use of red brick and stone bands, moulded brick eaves and carved stone ornaments. Sides similar with 2-light windows between buttresses. Adjoins and forms group with the Zion Chapel Sunday School (qv) to

right. INTERIOR. Unaltered except for formation of vestibule under rear gallery. Fittings include gallery round three sides with pierced balustrade, pews with end gates, pulpit, seats for minister and deacons, gallery pews, balustrades to gallery stairs, and 2 large gas chandeliers.

## EDEN STREET

### *Nos. 1 to 42 (consec) Eden Street - Grade II*



Circa 1835. Grey Gault brick uniform and almost unaltered terrace with a central pedimented feature with three brick pilasters over Nos. 21 and 22. A smaller version of the New Square terrace. Two storeys, one window, sashes, all with glazing bars. No. 3 has a single storey lean-to entrance, virtually the only alteration to the whole terrace. Elliptically headed doorways, nearly all with panelled doors. Slate roof.



**EMMANUEL ROAD**

**No. 3 Emmanuel Road - Grade II**



Mid C19. Grey Gault brick. Two storeys, divided into bays by four brick pilasters. Two windows below, three above, sashes with glazing bars. Panelled door with rectangular light over; surround with fluted pilasters and a pediment. Parapet, roof not visible but probably slate.

**Nos. 7, 7A and 7B, Nos. 8 to 12 (consec.) Emmanuel Road - Grade II**



With No. 1 Earl Street. Mid C19. Grey Gault brick. Uniform block, two storeys,

14 windows, 5:3:6, the three on No. 10 with a pediment at parapet level over. All windows are sashes with glazing bars. Nos. 7, 8 and 9 have external shutters on the ground and 1st floors. Round headed doorways, No. 10 has an arch through to rear. Hipped slate roof over whole block.

**FAIR STREET**

**Nos. 1 to 5 (consec.) Fair Street, with the Church Army Hostel (No. 19 Willow Walk, on the corner of Fair Street and Willow Walk) - Grade II**



Circa 1820. Built by Charles Humfrey as part of the Doll's Close development (see Maids Causeway). Grey Gault brick. Uniform frontage to Nos. 1-5, each house of two bays, then a wide segmental-headed carriage arch and the hostel of five bays. Two storeys, and basement, sashes with glazing bars. Timber doorcases with side-pilasters and plain entablatures. Slate roof. The north gable end of No. 1 forms the original east end-feature of Maids Causeway. A

broad wall arch with elliptical head and pediment over a window for each floor within the arch, the basement and 1st floor windows partly concealed. The return wall of the hostel in Willow Walk is of three bays with two pilaster strips. Carved street nameplate.

**FITZROY STREET**

**No. 17 - Grade II**



Department Store of 1903, by R. Frank Atkinson, for Laurie and McConnell in an Edwardian 'Wrenaissance' style. Rebuilt at the rear in the late C20 with modern stair tower. Constructed of red brick with yellow gault brick to the sides and stone dressings. The roof is slate covered and the building is rectangular in plan. The main elevation is three storeys over a



basement with an attic storey. The roof is pitched with coped, parapet gables, and a hipped front section. The main elevation is surmounted by a substantial, octagonal lantern. The lantern is wooden with round arched openings, containing a balustrade, and lead-faced beneath. The window frames, apparently late C20 like-for-like replacements, are tall casements. The down pipes have rainwater heads dated 1903 which are fed through openings in the eaves cornice. Attached to the facade at first floor level are two iron brackets for lamp hanging, although the lamps are now lost. At ground floor level the show windows in a grey granite surround, are modern while maintaining the bay divisions of the upper level. The modern entranceway is placed centrally.

The rear elevation is of late C20 in date, with a modern stair tower attached to the right, and is of little interest.

Please note this is not the full description.

## MAIDS CAUSEWAY

### *Nos. 4 and 6 Maids Causeway - Grade II*



With the appearance of one house but always a pair. Connected with No. 8 by a low brick wall. Early C19. Three storeys; Gault brick; slate roof; symmetrically designed front; stone band at 1st floor window cill level and between 1st and 2nd floors, three windows, flat brick arches, glazing bars; central round-headed doorway. Originally same as Nos. 18 and 20 but heightened. Part of Charles Humfrey's Doll's Close development of 1815-26.

Nos. 4 to 20 (even) form a group with Nos. 2 and 22 and with No 1 Fair Street and No 1 Short Street.

### *Nos. 8 to 20 (even) Maids Causeway - Grade II*



Terrace of six houses connected by low brick walls. Each house similar; early C19; two storeys with attics; Gault brick; mansard slate attics; symmetrically designed front; stone band at 1st floor window cill level and small moulded wood cornice below parapet; three windows (glazing bars missing from Nos. 8 and 12). Doorcase with panelled pilasters and

small pediment, four panelled door. No. 12 has plaster porch with Doric columns and entablature, as Nos. 4 and 6 (qv). Nos. 18 and 20 have the appearance of being one house but have always been a pair. Part of Charles Humfrey's Doll's Close Development 1815-26 (see also Short Street, Fair Street and Willow Walk).

Nos. 4 to 20 (even) form a group with Nos. 2 and 22 and with No. 1 Fair Street and No. 1 Short Street.

### *Nos. 32 to 50 (even) Maids Causeway - Grade II*





Circa 1825. Grey Gault brick. Nos. 32, 34 and 36. Two storeys, two windows, sashes, with glazing bars except No. 36. No. 36 has modern gabled dormers. Panelled doors except No. 40; No. 38 has a surround with reeded pilasters. Slate roof.

Nos. 42, 44, 46 and 48. Three storeys and attic. No. 48 has modern sash windows. No. 50 two storeys and attic. Two late C19 dormers with bargeboards.

***Maids Causeway - Footway and iron railings stretching from the Short Street corner outside No. 2 to No. 70 - Grade II***



Cobblestone slope with cast-iron railings. The railings stretch only to No. 62. This raised footway is the remains of the Barnwell Causeway built under the will of Dr Perse, 1615.

**MELBOURNE PLACE**

***Nos. 1 to 16 (consec.) Melbourne Place - Grade II***



Circa 1840. Grey Gault brick, Nos. 15 and 16 are painted. Two storeys and basement, one window, Nos. 10 and 16 have two windows with central door, sashes, mostly with glazing bars, No. 6 has a late C19 stucco canted bay and stucco window architraves. Some have panelled doors, fanlights. No. 16 has modern reeded pilasters. Slate roofs.

**NEWMARKET ROAD**

***Church of Christ Church - Grade II***



1839 by Ambrose Poynter. Minor alterations in 1946, interior divided horizontally late C20. Red brick with stone dressings; slate roof. Tudor style. Turrets with domical ogee caps at each corner in the manner of King's College Chapel. Six bays. Three light transomed windows with quatrefoil heads at either end.

INTERIOR. Arcades with plain octagonal piers and moulded four-centred arches. Interior divided to form church hall below with worship area above at level of and retaining the galleries. Panelled roof.

***Churchyard Wall, Railings and Parish Room of Christ Church - Grade II***





1839 by Ambrose Poynter. Walls fronting Napier Street and Christchurch Street of flint in panels with red brick piers between and a brick coping. The Newmarket Road frontage has cast-iron spear-head railings and a pair of gates. The wall continues across the rear of the churchyard and adjoins, in the corner facing Christchurch Street, the Parish Room. This is in similar Tudor style to the church. Brick and flint with stone dressings and slate roof with end stacks. Single storey with three 3-light windows to the street and lancets on the gable ends. Entrance from the churchyard.

These items all form a group with Christ Church.

**Nos. 6 and 8 Newmarket Road - Grade II**



Early C19. Grey Gault brick. two storeys, attic and basement. No. 6 has one window below, two above, mid C19 sashes, one attic dormer; modern door with fanlight over. No. 8 has sashes with glazing bars; panelled door with fanlight over. String course at parapet level, parapet, slate roof.

**No. 26 Newmarket Road - Grade II**



Circa 1840. Grey Gault brick. two storeys and attic. Ground floor has 2 large French windows, central 6-panel door with fanlight over. Three sash windows with glazing bars above, three attic dormers. String courses at both levels. Parapet, slate mansard roof.

**No. 36 Newmarket Road - Grade II\***



Former Theatre Royal built in Barnwell in 1816 because of the prohibition of theatres in the University town. The interior is a virtually complete example of a Georgian theatre with a three-tiered horseshoe auditorium with the galleries supported on cast iron columns. There is no sign of the original decoration to the fronts of the galleries, but a painting of the Royal Arms remains above the proscenium. The theatre was closed in the 19th century and used as a Nonconformist Chapel, but it was reopened and again closed in the years between the two wars. It was altered in c1926 for Terence Gray by Harold Ridge and Norman Marshall, with the removal of the proscenium arch



and the introduction of a cyclorama and a revolving stage. This was one of the earliest uses of this type of modern stage technology pioneered by Gordon Craig in the 1920s.

**No. 38 Newmarket Road - Grade II**



House, now offices. c.1795 by William Wilkins (senior, died 1815) for himself? Gault brick laid in Flemish bond. Slate roof three storeys in 3-window range. Five panelled door set to right under fanlight. Two 6/6 unhorned sashes to left. Three 2-light French windows to first floor protected by cast-iron balconies. Three 3/3 unhorned sashes to second floor. All openings under gauged skewback arches. Corbelled eaves cornice. Hipped roof with one bank of chimney flues on east wall plane. INTERIOR. Stick-baluster staircase with ramped handrail and turned newels. At first floor is one late C19 arched register grate.

**NEW SQUARE**

**Nos. 1 to 4 (consec.), Nos. 5 to 20**

**(consec.), Nos. 21 to 32 (consec.), Nos. 35 to 48 (consec.) - All listed Grade II**



Early C19. two storeys; Gault brick slate roofs with projecting eaves on small brackets; windows with flat brick arches, most with glazing bars and some retaining shutters; alternating on ground floor with round-headed doorways with plain stone imposts; middle two tenements on each side flanked and divided by brick pilasters supporting simple pediment. The square was built over a period of years, the South Terrace circa 1825. the East Terrace in 1834, and the North Terrace in 1834-5. The centre-pieces of each terrace have slight variations. The interior fittings are good but plain; original staircases and fireplaces.

**No. 49 New Square - Grade II**



Circa 1840. Grey Gault brick. Three storeys, three windows, sashes with glazing bars, missing on the ground floor. Panelled door with rectangular light over, cast iron porch. Hipped slate roof.

**ORCHARD STREET**

**Nos. 1 to 9 (consec.), No, 9A, Nos. 10 to 13 (consec.), and No. 13A Orchard Street - Grade II**





Range of thirteen cottage tenements. Circa 1825. One storey with attics; Gault brick with continuous mansard tile roof; each tenement with central doorway with painted plaster pilasters, pseudo-entablature and shaped metal hood; window on either side of door, with glazing bars. No. 2 retains its shutters; No. 4 has one modern bay window added.

**No. 16 Orchard Street - Grade II**



On the east side of Clarendon Street (Nos. 14 and 15 Orchard Street were demolished in the Mid C19). Circa 1825. One storey and attic. Gault brick with tiled mansard roof. Central doorway with painted plaster pilasters pseudo-entablature and shaped metal hood. Glass door. Window on either side, one original sash with glazing bars one modern bay.

**PARKER STREET**

**Nos. 1 to 6 (consec.) Parker Street - Grade II**



Dated and initialled at rear of No. 5 'EN 1838'. Grey Gault brick. Divided into pairs by arched through passages. Front divided into equal bays by brick pilasters supporting plain entablature. Two storeys, three bays to each house, two windows in the outer bays, sashes, mostly with glazing bars; small sash over the door. Plain doors. Nos. 2 and 3 have pediments over doors. Slate roof.

Nos. 1 to 13 (consec) form a group.

**Nos. 7 and 7A Parker Street - Grade II**



Mid C19. Rather later than the houses on either side. Grey Gault brick. Two storeys three windows, sashes with glazing bars. Panelled doors with rectangular lights over and bracketed hoods. Slate roof.

**No. 8 Parker Street - Grade II**



Circa 1840. Two storeys with basement, two windows sashes, central door with blank window over. Arched doorway, panelled door with fanlight over. Slate roof.

**Nos. 9 to 13 (consec.) Parker Street - Grade II**





Mid C19. Grey Gault brick. two storeys with basements, one window below, two above, sashes with glazing bars; Nos. 12 and 13 have late C19 bays on ground floor. Panelled doors with flat heads, rectangular lights over. Slate roof.

**PARKSIDE**

**Nos. 20 and 21 Parkside - Grade II**



Two houses, one building. Gault brick. two storeys with basements; hipped slate roofs; eaves projecting on thin brackets; band at first floor cill level; each 2 windows, glazing bars; projecting plaster porch at left with square piers and entablatures. Plain spike cast iron area railings with vases on the main stanchions.

Nos. 20 to 25 (consec), 27 to 33 (consec) and 35 to 40 form a group.

**No. 22 Parkside - Grade II**



Mid C19. Grey Gault brick, partly rendered. Two storeys, five windows, sashes 2:1:2, the centre one set forward with six panelled door with rectangular light over on ground floor. Doorway with moulded stone architrave and pediment. All windows with moulded stone architraves. Broken eaves pediment. Wooden cupola at rear. Hipped slate roof. Cast-iron spear head railings.

**Nos. 23 to 25 (consec) Parkside - Grade II**



Terrace of three houses. Early/mid C19. Grey Gault brick. three storeys, range of six windows, sashes with glazing bars. Round-headed doorways, panelled doors. Hipped slate roof with modillions below eaves. Plain spike cast-iron railings with vases on main stanchions to Nos. 23 and 24 only.

**No. 27 Parkside - Grade II**



Mid C19. Grey Gault brick, rusticated stucco on the ground floor. Two storeys with basement and attic; three windows 1:1:1, the centre bay set forward with the central front door. Ground floor windows are three-light sashes, casements above with pedimented heads but sash windows over the door with a pedimented head. Tile centre bay is pedimented at cornice level. The entrance doorway has a surround in low relief with Doric pilasters. Eaves cornice, parapet, two attic dormers, slate mansard roof. Plain cast-iron spike railings with vases on the main stanchions.



**No. 28 Parkside - Grade II**



Early Mid C19. Grey Gault brick, three storeys, projecting eaves; two windows glazing bars; modern moulded plaster architrave to doorway; windows formerly had shutters, which have since been removed. Slate roof. Plain iron spike railings with vases on main stanchions.

**No. 29 Parkside - Grade II**



Entrance to Melbourne Place. Early C19. Grey Gault brick, 2 storeys, 2 windows double hung sashes with glazing bars. Brick pilasters on facade. Slate roof.

**No. 33 Parkside - Grade II**



Early C19. Grey Gault brick. three storeys with parapet; three windows, top floor only with glazing bars; cement doorway; carriage-way on right. Panelled door with traceried fanlight over. Iron grills on the first floor windows. Slate roof.

**No. 35 Parkside - Grade II**



Mid C19. Grey Gault brick. Two storeys and basement, three windows, 1:2, the single one set back, no glazing bars except the single window. Hipped slate roof. Arcaded covered way from street to porch.

**Nos. 36 and 37 Parkside - Grade II**



Early C19. Grey Gault brick. Three storeys; hipped slate roof; symmetrically designed front; band at first floor window cill level and simple wood cornice; four windows, all without glazing bars; one storey painted stucco porch at either end with plain pilasters, moulded caps and entablatures.

**Nos. 38 to 40 (consec.) Parkside - Grade II**



Circa 1835. Grey Gault brick. Symmetrically designed front, stucco



dressings, three storeys with attics; 2:4:2, mansard roof with parapet; eight windows, glazing bars; projecting block at either end with balustraded balcony between at first floor level supported on plain piers with moulded caps and entablatures; jalousies to all windows, except top floor of centre block. Contemporary cast-iron spear head railings along whole frontage. Entrance to No. 40 is in Warkworth Terrace.

**PETERSFIELD**

**Nos. 1 to 10 (consec) Petersfield - Grade II**



Circa 1840 (No. 1 is 1842). Grey Gault brick. Two storeys, Nos. 6 and 7 have 3.2 windows, Nos. 3, 4 and 5 have only one. Sashes with glazing bars, Nos. 1, 3 and 4 have none. Panelled doors with fanlights over, No. 1 has a modern glass door. Parapet, slate roof. No 1 is the Minister's house for the Zion Baptist Church, East Road and has become part of the same building, although visually one of the Petersfield Terrace houses.

Nos. 1 to 10 (consec) form a group with the Zion Baptist Church Sunday School, East Road.

**PORTLAND PLACE**

**Nos. 3-9 (consec.) Portland Place - Grade II**



Circa 1840. Grey Gault brick. Two storeys, one window, sashes, glazing bars. Panelled doors with flat heads. Slate roof.

**PROSPECT ROW**

**Nos. 1, 1a, 2 and 3 and attached railings Prospect Row - Grade II**



Circa 1840. Nos. 1, 1a, 2, and 3. Two storeys plus basement. Raised ground floor accessed by short stone steps. Painted brick with shallow slated roofs facing the street. Two windows wide. All ground or first floor windows are six over six timber sashes. No. 3 has modern door hood. No. 4 is three storeys, without a basement. Painted brick with shallow slate roof facing the street. Two windows wide with two over two timber sashes. Variety of original and more recent wrought iron and cast iron railings to the fronts.

**SHORT STREET**

**Nos. 1 to 4 (consec) Short Street - Grade II**



Circa 1820. Built by Charles Humfrey as part of the Doll's Close development (qv Maids Causeway). Grey Gault brick. two storeys and basement, two windows,

sashes with glazing bars. Brick plat band at first floor cill-level. Timber doorcases with side - pilasters and simplified entablatures. Mid C19 door-surround to No. 1 with shallow bracketed hood. Slate roof. No. 3 has a street name-plate carved in stone. The north gable end of No. 1 forms the original west end feature of Maids Causeway, but very altered in late C19. The original concept remains on No 1 Fair Street (qv). A broad wall arch with elliptical head and pediment over. The arch filled by a two storey canted bay in late C19. The screen wall connection with No. 4 Maids Causeway replaced by No. 2 in late C19.

## WILLOW WALK

**Nos. 2 to 17 (consec) Willow Walk - Grade II**



1815-17. Designed and built by Charles Humphrey. A symmetrical terrace with a central pedimented feature over Nos. 9 and 10. 2 storeys and basements. Grey Gault brick. The pediment is three bays wide supported by brick pilasters and has a timber cornice. Nos. 2 and 17 also project slightly and have their entrance on the return walls. The other doors are paired in elliptical arches except for Nos. 9 and 10. Most of the doors are panelled. 25 windows to the whole frontage, sashes with glazing bars, the ground floor ones at either end set in elliptically headed recesses. Some original interior features. Slate roof. Cast-iron lamp brackets with lanterns on Nos. 6 and 13.

Part of the Doll's Close development, see also Maids Causeway, Short Street and Fair Street.



## 12. Appendix 2: Existing Buildings of Local Interest

### CLARENDON STREET

#### *Nos. 1 to 8 (consec) Clarendon Street*



Mid C19. Grey Gault brick, with Nos. 1 and 2 painted. Two storeys, No. 1 has basement and railings along boundary with path. Nos. 7 and 8 have basements, with two steps to door and railings. Two windows to first floor and one to ground, sashes with glazing bars. No. 3 has double front, with left hand window on first floor blind. No. 7 has different windows. Panelled doors with rectangular fanlights. Slate roofs. Nos. 1, 2, 7 and 8 have slightly raised rooflines.

#### *No. 9 Clarendon Street*



Three storey, grey Gault brick. Multi-pane sash windows, with two windows at ground, first and second floor level. Flat arches over window and door in red brick. Four panelled front door, with two steps and railings to steps, semi-circular fanlight.

#### *Nos. 10, 11 and 12 Clarendon Street*



Mid C19. Grey Gault brick. Two storeys, two windows at first floor and one at ground floor, sashes with glazing bars. Nos. 10 and 11 have railings, and panelled doors in arched doorways. No. 12 has multi-paned glazed front door. Slate roofs.

#### *No. 13 Clarendon Street*



Two storeys, with basement and attic, grey Gault brick, double front, slate roof. Two dormer windows, curved rooftops in mansard roof, parapet. Two layers of string coursing above first floor windows. Multi-paned sash windows, three to first floor, two to ground and one to basement. Rubbed brick flat arch over windows. Three steps to multi-panelled front door, with railings along path and to steps.

#### *Nos. 14 to 18 (consec) Clarendon Street*





Mid C19. Grey Gault brick. No. 17 is painted. Two storeys with basements. Two windows to first floor and one to ground floor, sashes with glazing bars. No. 16 has shutters to ground floor window. Panelled doors in arched doorways. Slate roofs. Cast iron fences with rose finials.

**No. 19 Clarendon Street**



Mid C19. Grey Gault brick. Double fronted, two storeys with basement. Three windows at first floor, two to ground floor and basement, sashes with glazing bars. Four panelled door in arched doorway, two arches, the inner being inset, semi-circular fanlight over. Three steps to front door, with railings. Parapet slate roof.

**Nos. 23 to 27 (consec.) Clarendon Street**



Mid C19. Grey Gault brick, No. 26 painted. Two storeys with basements, two windows to first floor, one to ground floor, sashes, mostly C19 but some with glazing bars. Panelled doors in arched doorways. Slate roofs, Nos. 25 and 26 have attic windows at pitch of roof. No 27 has iron foot scraper.

**No. 29 Clarendon Street**



Grey Gault brick. Two storey, two windows to first and ground floor levels. Flat arches over windows and doors. Panelled front door with rectangular fanlights

**Nos. 30 to 34 Clarendon Street, including 30A**



Mid C19. Grey Gault brick. Two storeys, two windows, sashes with glazing bars. Panelled doors with flat heads. Slate roofs. No. 34 is rendered and painted.

**EARL STREET**

**No. 2 Earl Street**



Mid C19. Grey Gault brick. Two storeys with basement. Slate tiled roof. Two multi-paned sash windows at ground floor, two at first floor with central window blind. Rubbed brick flat arches over windows,



lintels below. Four panelled door, with voussoir arch over and semi-circular fanlight. Cast iron foot scraper built into wall to right of front door. Flat rubbed brick arch over basement window, pavement grill.

**Nos. 2A, 4 to 12 (even) Earl Street**



Mid C19. These properties form a group within the terraced street. Grey Gault brick. Two storeys with basement. Parapet and slate tiled roof. No. 4 has both flat roofed and pitched roof dormer window. Multi-paned sash windows, two at first floor and one at ground, with rubbed brick flat arches over. No. 8 appears to have modern windows echoing original style. No. 12 has shutters to ground floor window. Detailing to basement windows remain, but some windows appear to have been blocked. Voussoir arches over doorways, with four-panelled doors and semi-circular fanlights. No.10 has patterned fanlight. Cast iron foot scrapers built in to walls to right of front door, missing on Nos. 4 and 6.

**Nos. 5, 7, 9 and 11 Earl Street**



Circa 1840. These properties form a group within the terraced street. Grey Gault brick. No. 11 is painted. Two storeys, multi-paned sash windows (uPVC replacements at Nos. 5 and 7), one at ground floor and one at first floor level. Rubbed brick flat arches over windows. Arched doorways, with semi-circular panels under to Nos. 11 and 9. Nos. 5 and 7 have rectangular fanlights and arches removed. No. 11 has four panelled door, No. 9 has six. Nos. 5 and 7 have modern plain doors. Slate roof.

**Nos. 13 to 23 (odd) Earl Street**



Mid C19. Grey Gault brick. Two storeys and basement, with raised ground floor level. Four steps up to panelled doors. Semi-circular fanlights over doors, with arched doorways. Flat rubbed brick arches over windows, multi-paned sash windows, two at first floor and one at ground and basement level. No. 21 has shutters at ground floor level. Slate roof. No. 13 has attic level, mansard roof with two skylights and parapet. Cast iron railings along frontage to pavement and up the steps to front door.

**Nos. 14 to 30 (even) Earl Street**



These properties form a group within the terraced street. Two storeys, grey Gault brick, slate tiled roof. Multi-paned sash windows, one at ground and one at first floor level. No. 14 has an additional ground floor window built. Rubbed brick flat arches over windows, lintels below. Voussoir arched doorways, with semi-circular fanlights. No. 24 is painted, with shutters to ground floor window.



### **No. 25 Earl Street**



Two storeys, Gault brick, central chimney stack, tiled roof. Two sash windows to first floor, one to ground floor level. Two doorways, that on the left hand side being blind. Rubbed brick arch over doorway, with semi-circular fanlight below. Four panelled door, iron footscrapper.

### **Nos. 27 to 35 (odd) Earl Street**



Circa 1840. Grey Gault brick. Two storeys, one window to ground and first floor, multi-pane sashes with glazing bars. No. 27 has shutters to ground floor window. Soldier coursing over windows.

Flat rubbed brick arches over doors, with semi-circular fanlights. Four panelled doors, No. 33 has six-panelled. Slate tiled roofs.

### **No. 37 Earl Street**



Two storeys Victorian Gault brick terrace house with a hipped slate roof and a chimney. Two medium sized sash windows on the first floor with lintel detailing over the windows and a stone string along the front elevation. On the ground floor there is one large sash window with a lintel and small basement window below. The front four-panelled timber door is combined with the garage door, varnished avocado green. The down pipe is lead, painted black paint.

### **EDEN STREET**

#### **Nos. 1 to 8 (consec) Eden Court, Eden Street**



Originally a school, the building was used as a warehouse and in 1979 was converted to residential accommodation. The property consists of eight flats. It is three storeys, painted brick and a slate pitched roof with a gable end onto Eden Street. There is brick detailing on the front elevation at the roofline.

The windows on the front elevation are in two sets of three. On the ground floor there are vertical sliding sashes with timber panels above and the same sashes again above these. The other set of windows, at the top of the building, appear to be centre pivots, with timber panels above and then another set of centre pivots. There is a glazed vertical section which runs from the ground to



the third floor on the left hand side of the building, with vertical timbers and separated in two places by timber panels. The entrance door is to the side of the building (north). The down pipe is black plastic.

**No. 68 Eden Street**



Three storeys, Gault brick, painted. Slate roof with one chimney stack. Lintels over sash windows, with horn detail, two windows to each floor. Six panelled front door, with rectangular fanlight containing stained glass pattern, repeated in lower pane of window above. Left elevation plastered, with brick quoin detailing.

**EMMANUEL ROAD**

**No. 1 Emmanuel Road**



Late C19 three storeys Gault brick, detached house with a red brick single storey extension between No. 1 and the terraces on Parker Street. The three storey property consists of a hipped slate tiled roof with two chimneys; one at the front and the other to the rear. There are three windows in a vertical line with brick arches over. The single storey extension has a lead flat roof with a lead eaves trimming, one sash window on the side of Parker Street, two buttresses with grey coping and plinths. The door is timber panelled with a semi-circular fanlight containing stained glass patterns. The main entrance is in the extension.

**No. 4 Emmanuel Road**



Small early to mid 19th century detached house. Gault brick. Two storeys high, one window wide. Side entrance to left. Shallow pitched slate roof with hip facing street. Six over six sash to each of the ground and first floors; casement windows to side.

**Nos. 5 and 13 Emmanuel Road**



1826 to 1828. Appear to be the surviving end wings of a row of groom's cottages built by local business man and former Mayor Charles Humfrey in the first part of the C19. The buildings pre-date Nos.

7 to 12 Emmanuel Road (Grade II listed), which were built after the demolition of Humfrey's House, which stood where Earl Street and Victoria Street stand today. Nos. 5 and 13 are probably contemporary with Orchard Street, (Grade II listed), and together with Doll's Close development, (also Grade II listed), represent the earliest phases of development of the area. The buildings have considerable group value with their neighbours.

Two houses forming the end pavilions to a long range built between 1826-28, known as The Mews. The linking range has been demolished and replaced by a terrace in the mid C19. The north side of No. 13 has a rebuilt rear part gabled and to the south, facing Earl Street, where the linking range has been removed. In addition, a single storey bay window has been added to the west front, leaving the pedimented gable head intact. No. 5 is now set against the Unitarian Church, so the area where the linking range has been removed is not visible. The main addition is a two storey bay window which interrupts the gable pediment. Both houses have a number of C20 windows and doors, and No. 13 has a C20 lean-to abutting the north return wall.

### **No. 14 Emmanuel Road**



A two storey late Georgian detached dwelling house built in Gault brick, with a slate hipped roof. Most of the front elevation is covered with a Virginia creeper. The house is side onto Emmanuel Road with a timber gate for access to the garden. There are two 6 over 6 vertical sliding sash windows on the Emmanuel Road elevation, centred in the middle with the ground floor window being larger than the one on the first floor. To the west elevation, the windows are much smaller, with horizontal sliding sashes. The panelled timber door is in the middle with a small casement window above (first floor). There are two brick chimneys in the middle of the roof with plastic rainwater goods. The property is rectangular in form with a brick wall as the boundary treatment.

### **Nos. 15 and 16 Emmanuel Road**



The building was once possibly used as a single unit, but is now split into two dwellings; No. 15 is used as residential accommodation and No. 16 is a dentist surgery. The blank windows on the front elevation indicate where the separation is. The original house is a detached property with a slate roof (hipped) and two chimneys with mixture of lead and plastic pipes. The whole building is of painted brick construction. The architectural style echoes the Georgian period where proportions were simple with clean classical lines for expression rather than decoration. The four vertical sliding sash windows are 6 over 6. No. 15 has an interesting timber frame bay window (Victorian?).



**Nos. 18 and 19 Emmanuel Road**



These are Victorian houses, which were converted from a single dwelling house to self-contained flats in the 1970s. Both properties are of painted brick construction, in two distinct colours. They are two storeys high with a hipped slate roof. The entrance into the houses is on either side of the Emmanuel Road elevations, No. 18 on Orchard Street and No. 19 on Elm Street. The properties have two chimneys, one at the front and the other at the rear.

No. 18 has modern windows on the Orchard Street elevation and a two storey bay window on the Emmanuel Road elevation, with 2 over 2 vertical sliding sashes and four 1 over 1 smaller windows to the side. The entrance door contains a fanlight with an arch lintel.

No. 19 has four 2 over 2 sash windows to the Emmanuel Road elevation. To the side there are three 2 over 2 sash windows to the first floor and two at the

ground floor. The timber door contains a fanlight with an arch lintel. There is a stone plat band between the first and the ground floors which also forms the sills for the first floor windows. There is a central chimney stack and what seems to be an extension to the far end of the property.

**Cambridge Unitarian Memorial Church, Emmanuel Road**



The Church and Church Hall behind are good plain examples of Edwardian Non-Conformist architecture in a very restrained classical idiom. The two entrances to the rear are off a narrow passage, partly slabbed in concrete, partly in gravel, have steps up to the Church and are of differing heights. The steps and thresholds are of brick and quite nicely detailed.

**FAIR STREET**

**Nos. 7 to 10 (consec) Fair Street**



Circa 1835. Grey Gault brick, with Nos. 7 and 8 recently cleaned, showing yellow brick. Two storeys, one window, sashes with glazing bars. No. 10 has two windows on ground floor. Soldier coursing above first floor windows, flat arches above ground floor windows, all with lintels below. Voussoir arch over doorways, elliptically headed doorways, four panelled doors, Nos. 8 and 9 have glazing in top two panels. Slate roof with four chimney stacks. Stone paving and small step to front door.

**Nos. 13 and 14 Fair Street**



Terraced pair. Two storey, Gault brick, pitched roof. Ground floor of both properties now shops with wooden frontage. Four panelled front doors with glazing in top panels. Multi-paned sash windows at first floor with lintel and soldier coursing above. Original guttering and downpipes.

## GRAFTON STREET

### *Nos. 4, 5, 6 and 7 Grafton Street*



These properties form a group within the terraced street. Two storeys, painted brick, slate tiled roof, three chimney stacks. Casement windows, one to ground and one to first floor level. Windows at No. 7 have more modern appearance. Soldier coursing above first floor windows, flat arch above ground floor windows and doorways. Arch-shaped door, painted black plinth, recessed brick detailing on front elevation. Nos. 4, 5 and 6 have mouldings within recessed areas, a cross over a face on an oval plaque, with a blank shield below.

### *Jubilee Hall, No.11 Grafton Street*



Former Jesus Lane Sunday School – later the Albert Institute. 19th century former Sunday School now converted to residential flats. Located in the centre of a terrace of similar, but non-identical, two storey houses. Rectangular plan form with three storey gable to the Grafton Street frontage. This frontage is of buff Gault brickwork with red brickwork to the plinth, building corners and around the window and door openings. Decorative stone string courses/weather drips. Neo-gothic openings with pointed arches. 6 over 6 timber sash windows with fanlights over and diamond shaped central attic level casement. Recessed inscribed stone panel between ground

and first floor windows bearing the dates 1827 – 1877; the stonework/inscription is weathered and indistinct to the centre section, below the window openings. Recessed timber entrance door with attractive leaded stained glass lights. Boot scraper to east of entrance door. Stone capped parapet to gable end with pitched tiled roof beyond. Conservation-type roof lights set in both roof slopes. Solar panels to western roof slope and two flue brick chimney stack. Plastic rainwater fittings.

## JOHN STREET

### *The Old Stables, John Street*



This lies between Nos. 17 and 18 John Street. It was presumably once a warehouse and is now three flats. Three storeys with tall gable facing the street. Gault brick and slate roof. Modern fenestration to street.



**MAIDS CAUSEWAY**

***No. 2 Maids Causeway***



Grey Gault brick. Two stores plus basement. Four windows on first floor, four on ground. The first and fourth windows are two storey bay windows continuing down to basement level. Second window on first floor is oriel over corbel support, four pane sash window. Four panelled front door, with semi-circular arch over. Left elevation is blank wall with row of circular ties at first floor level.

***No 24 to 28 (even) Maids Causeway***



Nos. 24 to 28 appear to have once formed a symmetrical terrace of three houses, but each individual house has now been altered, and the symmetry lost to some degree.

Two storeys with attic rooms and basement. Grey Gault brick. Basement windows are half above ground level, with six steps leading up to panelled front door.

No. 24 has three paned rectangular fanlight over door, with wrought iron railings up the steps. Low boundary wall along footpath. Multi-paned sash windows with flat reaches over and stone lintels below. Stone lintel continues across all three properties at first floor level. Pitched roof with mansard roof at right hand corner, with dormer window.

No. 26 has slate tiled mansard roof, with two dormer windows. Panelled front door with flat arch over, painted white. Iron railings to steps and low boundary wall along footpath. Small window at basement level next to steps is now blind, but flat arch detailing remains.

No. 28 has six panelled front door, with glazing in upper four panels, with flat arch over. Carved stone name stone also above door. Iron railings along low boundary wall, with fleur-de-lys finials. Three storey bay window on left hand side of front elevation, stone with detailing around each window. At basement level,

plain, ground floor shows ropes with leaves at corner of windows, and at first floor, triangle border with stars in corners.

***No. 30 Maids Causeway***



This property is the end of a row of terraced houses, set back from the pavement and No 28. Three storeys with basement. Stone lintels under windows, with flat arch over, multi-paned sash windows. Panelled front door with small fanlight over, carved pilasters. Ground floor bay window, slightly off centre, with fleur-de-lys detailing, and single sash windows with horn on glazing bar.

***Grafton House, No. 64 Maids Causeway***





Circa 1830. Property now used by Coutts Bank. Grey Gault brick. Two storeys, three windows on the ground floor, two above, all mid C19 sashes. Panelled door with fanlight over. Hipped slate roof. Historic maps confirm it once sat in a large garden, but the modern setting of this building is now provided by the adjoining car park for the Grafton Shopping Centre and the wide, modern road (Fitzroy Lane) which provides access to the car park from Maids Causeway.

## NEWMARKET ROAD

### *No. 20, Newmarket Road*



This is red brick late 19th century three storey plus basement building forms a group with Nos. 22 and 24 Newmarket Road. The principal elevation, and front entrance, faces Napier Street. Two windows wide to Newmarket Road and four windows wide to Napier Street. Plain 2 over 2, or one over one, timber sash windows. The building is notable for the

four storey corner bay with plain stone architraves to each window its ogee copper roof which dominates the junction of the two roads and provides a focal point in views down Newmarket Road. The roof is slated and there is an eaves dormer at roof level above the front door. Of note are the original cast or wrought iron railings to the basement front areas, with alternate spear heads or pointed uprights, and slightly taller spear head posts at about four foot intervals.

## ORCHARD STREET

### *No. 17 Orchard Street*



Circa 1850. Two storeys corner building with frontages to Clarendon Street and Orchard Street. Formerly a shop and retaining substantial parts of the original shopfronts to both elevations. The shop accentuates the corner of these two otherwise residential roads.

Hipped slated roof and painted brickwork walls. Three brick chimney stacks fitted

with red clay chimney pots. Two 2 over 2 timber sash windows at first floor level to the Clarendon Street frontage and three to the Orchard Street frontage. Panel for shop sign (now blank) at first floor level on the Orchard Street frontage, and pedestrian door with semi-circular fanlight above. The shopfront to Clarendon Street returns to Orchard Street and has a timber entablature including console brackets over glazed brick pilasters, cornice and fascia. The glazed brick stallriser houses grills to light the basements.

### *Nos. 18 and 19 Orchard Street*





These appear to form a pair within the terraced street. Two storeys with attic, slate tiled roof. Dentil coursing under eaves. No. 18 has a dormer in a pitched roof, and No. 19 has a flat roof dormer in a mansard roof. Four panelled front doors, with flat arch over. Four paned sash windows with horn detail to ground and first floor level, flat arch over, lintels below.

**No. 20 Orchard Street**



Two storeys, Gault brick, painted. Four panelled door with semi-circular fanlight over, sub-divided with three glazing bars. Multi-paned sash windows, one at ground floor level and one at first floor level. Wooden shutters to ground floor window. String course between floor levels. Flat arches over windows.

**No. 21 Orchard Street**



A two storey house forming part of a terrace of dissimilar two storey houses, some with attic extensions. Gault brick walls under a pitched slated roof. Canted ground floor bay with parapet surround to flat roof. 1 over 1 timber sash windows with painted flat lintels and cills. Two painted timber doors with semi-circular fanlights over; decorative stained and leaded glass to main entrance door fan light and plainer sunburst pattern to second door. Metal rainwater fittings.

**No. 23 Orchard Street**



Two storeys with basement, red brick, slate-tiled roof, one chimney stack. Railings along frontage with pavement, red and white tiling leading to three steps to front door, panelled with top two squares glazed. Flat arch over door. Three storey bay window, multi-paned sash window at first floor level above the front door.

**No. 24 Orchard Street**



Two storey, Gault brick, slate tiled roof, one chimney stack. Panelled front door, with top panels glazed, rectangular fanlight over and lintel above. Two multi-paned sash windows at first floor, with flat arch over and lintels below. Bay window at ground floor, with dentil moulding detail above window.



**No. 25 Orchard Street**

Two storeys, Gault brick, painted, slate tiled roof. Panelled front door, top two panels glazed. Multi-paned sash windows at ground and first floor level, with flat arch over. Small cast iron hoops also attached to front elevation, just above pavement.

**No. 26 Orchard Street**

Two storeys, Gault brick, slate roof, with dormer window. Six-panelled, stained wooden door, appears to open in the centre. Wooden pitched canopy over doorway.

**No. 27 Orchard Street**

Two storeys, Gault brick, painted, with much of the frontage obscured by foliage. Two multi-paned bow windows at first and ground floor level. Intricate wrought iron railings along border with footpath. Brick path in herringbone-type pattern to front door. Nine panelled front door, with upper five panels set in square pattern, and four rectangular panels below.

**Nos. 28 and 29 Orchard Street**

These form a pair within the terraced row, two storeys, Gault brick. No. 28 is largely covered by foliage, obscuring much of the

front of the house. Two multi-paned sash windows to first floor, one to ground. No. 28 has shutters to ground floor window. Flat brick arch over and lintels below. No. 28 has four panelled front doors, with top two panels glazed and red tile path to doorstep. No. 29 has six panelled door.

**Nos. 30 and 31 Orchard Street**

These form a pair within the terraced street. Gault brick, both with a modern paint finished removed. Two storeys and basement, with ground floor elevated. Four panelled front doors, with four steps leading up to entrance, pilasters and lintel above. Iron railings along frontage with street and up steps to front door. Multi-paned sash windows, one to ground and three to basement. Two margin-paned windows at first floor level. Flat arch above and lintels below ground and first floor windows, lintel above basement windows.



**Nos. 32 to 41 (consec) Orchard Street**



Circa 1841. Grey Gault brick. Two storeys, one window, sashes with glazing bars. Panelled doors with arched heads.

**PARKSIDE**

***Police Station Buildings, Parkside***



This substantial L-shaped four storey building is nine bays long and three bays deep, with a back extension of a similar size and details, set well back from Warkworth Terrace. It is built from dark brown brick with a colonnade to the ground floor supported on contrasting

white concrete pillars. The front elevation windows are set back and enclosed by triangular brick buttresses, which provide a strong sense of rhythm to the principal elevation. The windows, which have been replaced, are plain sashes, also dark brown. There is a fourth penthouse floor, set back with horizontal strip glazing and more of the white concrete facing of the ground floor. The building dates to 1970 and is a good, relatively unaltered example of its type.

***Parkside Community College, Parkside***



Very large, symmetrical single storey purpose-built school dating to the early 20th century – the former Boys Section facing Melbourne Place is dated 1912. The building sits back from Parkside on a rectangular backlands plot and is built in the Arts and Crafts style with red brick facings, gables, timber windows and hipped tiled roofs. The plan form appears to be virtually unaltered with a courtyard

layout with each corner defined by two storey pavilions. There is a copper domed belfry over the front entrance (no bell). A modern porch has been added, and some of the windows replaced in uPVC but from the outside the building appears relatively complete. In footprint this is one of the largest buildings in the adjoining area, but its very confined location means that it is hardly visible from the surrounding roads.

**PROSPECT ROW**

***Building on corner of Eden Street and Prospect Row, adjoining No. 1 Prospect Row***



Single storey commercial building dating to c. 1925 in the Art Deco style which has been occupied by The Company Hairdressers since 1995. Flat roof with lead sheet dressings at the perimeter. Ogee section timber cornice above painted timber entablature. Projecting rendered pilasters with capitals and

console brackets over. Elegant shopfront windows with narrow vertical glazing bars, timber transoms and rectangular glazed fanlights over. Painted timber stallrisers to Prospect Row frontage and recessed door with mullion windows to sides and metal poles supporting front of recess. Painted brick plinth below windows to Eden Street frontage. Part glazed door set at angle on the corner with semi-circular fanlight over.

**Nos. 4 to 8 (consec) Prospect Row**



Properties 1, 1A, 2 and 3 of this street are listed Grade II.

No. 4 is a three storey mid terrace painted brick house with slated roof and brick chimney stacks to the gable ends. The Prospect Row frontage has two over two timber sash windows and a timber entrance door with splayed brick arches over. Modern iron railings to small front yard area. The gable end walls are partly cement rendered. Plastic rainwater fittings. The rear elevation has

six over six sashes. Modern part two storey, part single storey rear extension of yellow brickwork under slated roofs incorporating roof lights. Casement windows to the extension. Enclosed rear yard area.

Nos. 5 and 6 are a pair of similar two storey terraced houses (No. 6 forms the end of the terrace) with painted brickwork walls under a slated roof. Plastic rainwater fittings. No. 5 has six over six timber sash windows to frontage; No. 6 has replacement plastic windows.

Nos. 7 and 8 were originally the end pair of terraced houses, long the Free Press Public House. Part of this building was used for a short time for the printing press for the Free Cambridge Newspaper. Pitched slated roof. Three flue brick chimney stack to the gable end and similar stack at the party wall junction. Gault brick walls. Six over six timber sashes to front. Single storey projection to front of No. 7 timber framed with fixed non-opening timber lights under a flat felted roof; this projection existed in 1888 (it is shown in a photograph of this date). Modern single storey rear projection to rear right with brickwork walls under a pitched slated roof.

**SHORT STREET**

**No. 5 Short Street**



End of row of terraced properties, but now much altered. Two storey, Gault brick, painted, with slate tiled roof. Multi-paned sash windows to first floor. Panelled double front door with semi circular fanlight over with extractor fan in centre. Semi-circular heads to windows at ground floor level. Rectangular panel also visible between ground and first floor level, along with cast iron sign bracket, at upper right hand side of front elevation.

**No. 6 Short Street**





Two storeys, Gault brick, painted, set back from the pavement and No. 5. Slate tiled roof. Three windows to first floor, left and right hand side are both blind. Double brick coursing below windows, with single brick coursing between floor levels. Projecting flat roof over front door. Arched passageway through to rear of building, with surrounding brick detailing evident through paint. Double sash window at ground floor.

**VICTORIA STREET**

***Victoria House, No. 1 Victoria Street***



Three storeys, brick, painted, pitched roof with slate roof tiles, one chimney stack. Two windows to second and first floor, stone surrounds, string coursing at lower sill level of second and first floor windows. Protruding coursing above first floor windows, ending over right hand window. Front door made of three vertical planks, set in wooden panelled surround, with two narrow vertical glazing panels either side of the door. Entire door area

has stone surround with keystone. Iron work window boxes at first and second floor windows. Ground floor window has stone surround, with decorative console brackets supporting lintel above.

***Nos. 2 to 7 (consec) Victoria Street***



These properties form a group between the larger buildings of Nos. 1 and 8. Two storeys, grey Gault brick, with slate tiles and two chimney stacks over Nos. 4 and 5. Sash windows, two at first floor and one at ground floor level. Voussoir arches over doorways, with semi-circular fanlights and six-panelled front doors. Rubbed brick flat arches over windows. No 7 has skylight window in roof.

***Grantham House, No. 8 Victoria Street***



This building has a similar external appearance to No 1. Three storeys with attic and basement level. Pitched roof dormer window. Decorative floral mouldings and dentil coursing under eaves. Stone lintels, painted, over windows. Two sash windows at second and first floor levels. Iron railing balcony, painted, at first floor level. Three tiled steps to four panelled front door, with rectangular fanlight and stone surround. Iron railings along boundary with pavement and up steps to door.



**No. 9 Victoria Street**



Two storey, grey Gault brick, with tiled roof. Bay window with stone surround through ground and first floor level, with fleur-de-lys carving above window panes. Four panelled front door, with voussoir over doorway and semi-circular fanlight.

**Nos. 10 to 13 (consec) Victoria Street**



These properties form a group. Two storeys, grey Gault brick, with slate tiles. Multi-pane sash windows, two at first floor and one at ground floor level. No 11 has modern windows. Voussoir arches over doorways, rectangular fanlights and

six panelled front doors. Rubbed brick flat arches over windows.

**Nos. 14 to 17 (consec) Victoria Street**



Two storey, Gault brick with slate tiled roofs. Sash windows, one to ground and one to first floor. Archway framing entire door, with semi-circular panels above doorways. No. 14 has shutters to ground floor window, and decorative iron detailing forming mock balcony at first floor window. Rubbed brick flat arch over windows.

**No. 18 Victoria Street**



Two storeys, double-fronted, grey Gault brick, with slate tiled roof and two chimney stacks. Margin-paned sash windows, with two windows at ground level, all with stone surrounds. Six panelled front door, with stone surround, rectangular fanlight and decorative moulding detail.

**No. 19 Victoria Street**



Grey Gault brick. Two storeys, two windows to first and ground floor levels. Flat arches over windows and doors. Six panelled front doors with rectangular fanlights.

**Nos. 19A and 19B Victoria Street**





Two storeys, grey Gault brick, one chimney stack and slate tiled roof. Margin-paned windows, one to first and one to second floor levels, centre window at first floor blind. Rubbed brick flat arches above windows. Four panelled front door, with rectangular fanlights. Decorative circular brick pattern above front door of No 19A.

**No. 20 Victoria Street**



Three storey with basement, Gault brick. Raised ground floor. Three steps leading up to four-panelled door, with voussoir arch over and semi-circular fanlight. Iron railings to steps. Sash windows, two to second and first floor, one at ground floor level. Rubbed brick flat arches.

**No. 21 Victoria Street**



Two storeys and basement, Gault brick. Raised ground floor. Three steps leading up to four panelled door, with voussoir arch over and semi-circular fanlight. Iron railings to steps. Sash windows, two to first floor, one at ground floor level. Rubbed brick flat arch over windows. Shutters at ground floor windows.

**No. 22 Victoria Street**



Three storeys with basement. Sash windows, two at second and first floor, one at ground floor level. Window line differs at second floor, breaking vertical rhythm. Iron foot scraper and iron work

flower boxes at first floor windows. Decorative floral mouldings and dentil coursing under eaves.

**Marlborough House, No. 23 Victoria Street**



Two storeys, grey brick, double-fronted. Multi-paned sash windows, three to first floor and two to ground floor level. Rubbed brick flat arch over windows, with stone surrounds. Four panelled front door, with rectangular fanlight and cast iron footscrapers.

**No. 24 Victoria Street**





This building has a similar external appearance to No. 8, which it faces across the street. Three storeys with attic and basement level. Pitched roof dormer window. Decorative floral mouldings and dentil coursing under eaves. Stone lintels, painted, over windows. Two sash windows at second and first floor levels. Iron railing balcony, painted, at first floor level. Three tiled steps to four-panelled front door, with rectangular fanlight and stone surround. Iron railings along boundary with pavement and up steps to door.

***Chesterfield House, No. 25 Victoria Street***



Two storeys, painted Gault brick. Four panelled door, with stone arch surround keystone and house name painted on to surround. Bay window to both storeys, created rounded hipped slate tiled roof. Boundary wall with iron railings.

**WARKWORTH STREET**

***Nos. 1 to 21 (consec) Warkworth Street***



Impressive, matching terrace of houses built in 1883 (date plaque on No. 14). Three storeys plus half basement with raised ground floors. Each house is three windows wide, and many retain their original two over two timber sash windows. Grey Gault brick with painted stone lintels and painted ground floor and basement canted bays. Red brick modillion eaves cornice. The roofs face the street and are covered in red tiles. Substantial brick chimneys on party walls, many with their original clay pots. Four panelled front doors with rectangular fanlights over. No. 12 acts as a centrepiece to the terrace and provides a focal point in views up Warkworth Terrace. It is similar to the other houses in the group but the party walls and cill lines are defined by red brick, and the whole house has a triangular pediment above the eaves cornice line, with a small

central window. The small basement front areas are defined by original cast iron railings with spear heads.

***Nos. 34 to 42 (consec) Warkworth Street***



These are identical to Nos. 1-21 Warkworth Street but without the central pediment feature.

***Nos. 22 to 26 (consec) Warkworth Street***





These are two storey versions of Nos. 1-21 opposite but they sit back slightly from the street with small front gardens defined by hedges and low rendered walls. They are also built from Gault brick with red brick string courses at first floor cill height. Each has a two storey canted bay window, with mullions of red brick rather than painted stone. The windows are simple one over one timber sashes. The roofs are slated and face the street, with large axial brick chimneys with decorative red brick corbelling and the original square chimney pots in many cases. The front doors have two upper glazed panels with curved heads, and heavy mouldings to the two panels below. Each has a simple rectangular fanlight above.

### **WARWORTH TERRACE**

*Nos. 51 to 59 (consec) Warkworth Terrace*

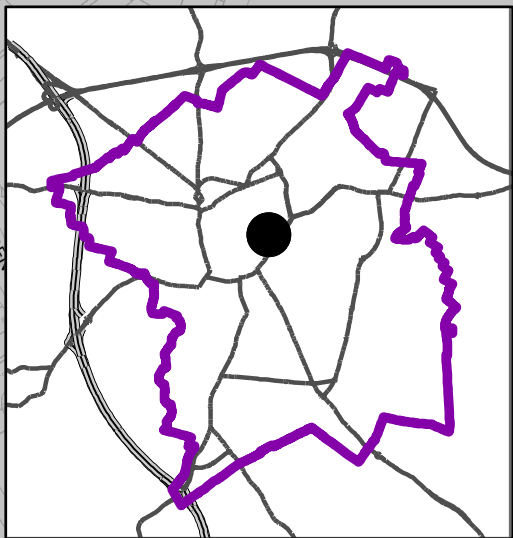
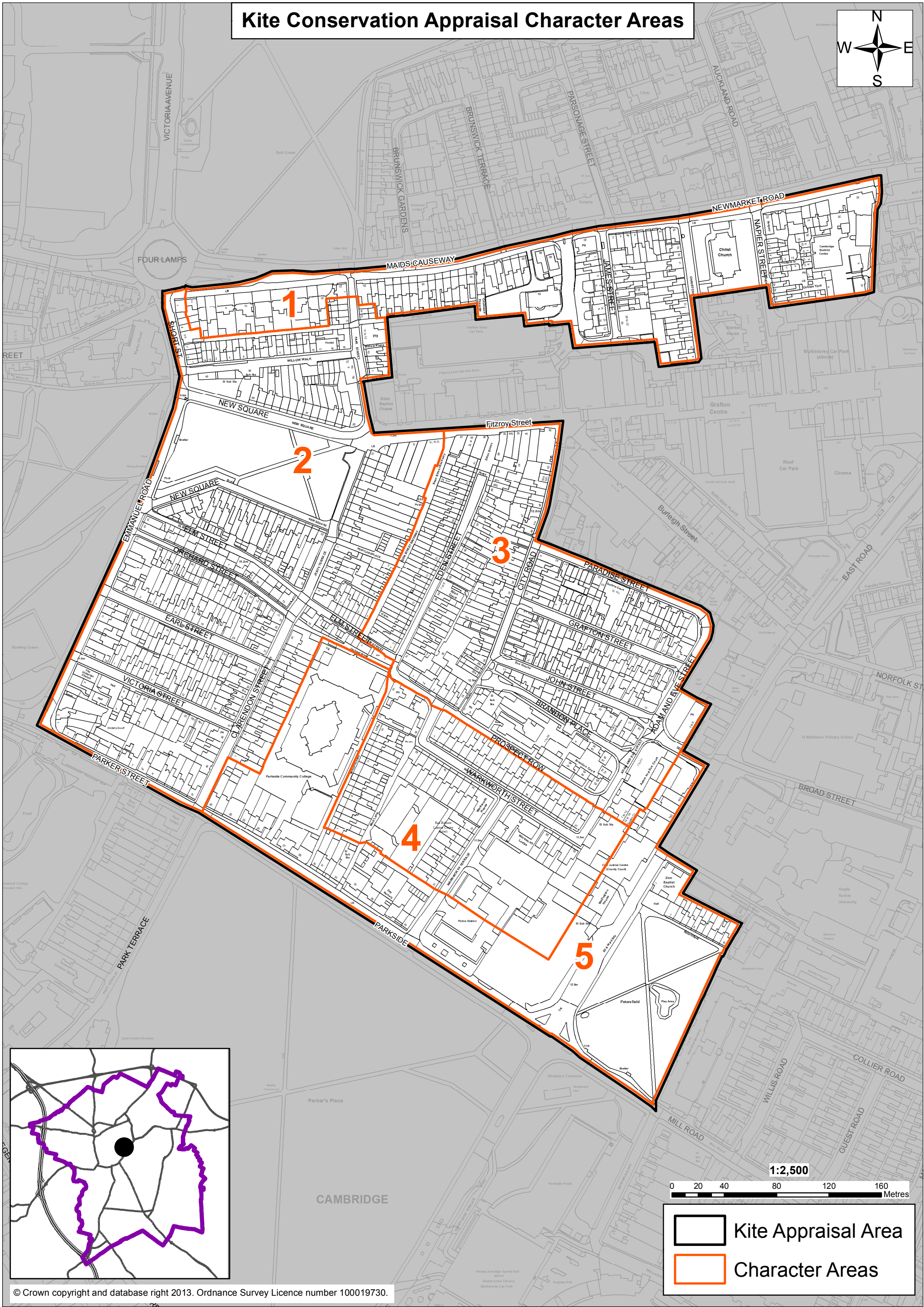


These properties are virtually identical to Nos. 1-21 Warkworth Street but have red brick string courses to the first floor cill level, and also at first floor window head level (two bands).

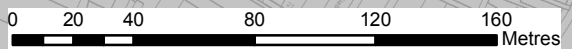
## 13. Appendix 3: Maps





# Kite Conservation Appraisal Character Areas



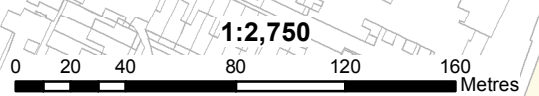
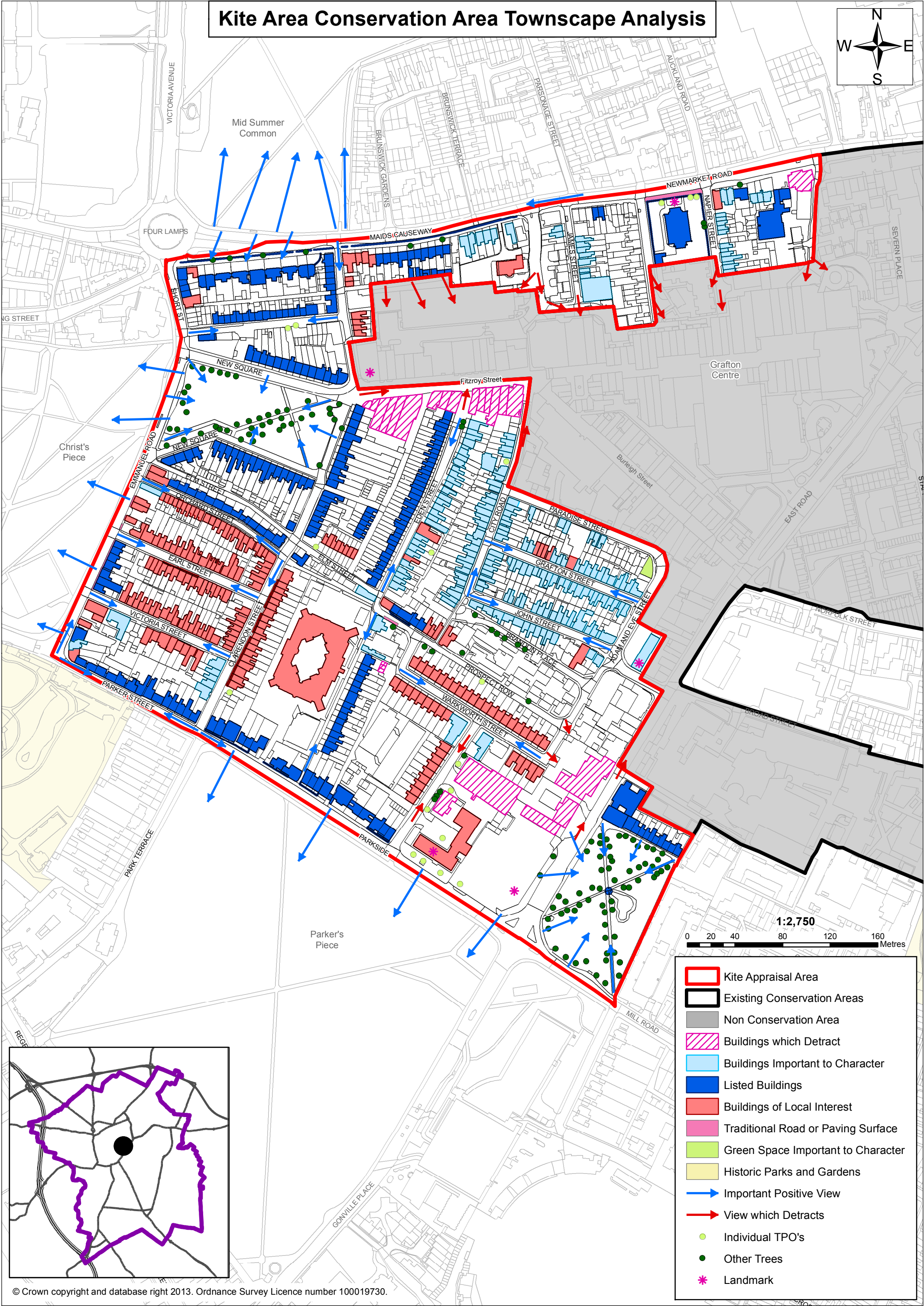
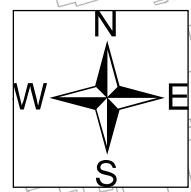
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-  Kite Appraisal Area
-  Character Areas



# Kite Area Conservation Area Townscape Analysis



- Kite Appraisal Area
- Existing Conservation Areas
- Non Conservation Area
- Buildings which Detract
- Buildings Important to Character
- Listed Buildings
- Buildings of Local Interest
- Traditional Road or Paving Surface
- Green Space Important to Character
- Historic Parks and Gardens
- Important Positive View
- View which Detracts
- Individual TPO's
- Other Trees
- \* Landmark

