

THE KITE

CONSERVATION AREA APPRAISAL



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1.0 INTRODUCTION

1.01 This document is the first of a series to be produced by the City Council which will look in detail at the issues affecting Cambridge's Conservation Areas.

1.02 It has been drawn up with the comments and suggestions of local people and has been approved by the City Council's Environment Committee.

1.03 Although it does not have the same status as the Cambridge Local Plan, the report will be used to guide the future development of the area, particularly in the determination of Planning Applications.

1.04 Similar pieces of work looking at the other Conservation Areas in the City will be developed over the next five years.

1.1 AIMS AND OBJECTIVES

- to provide a clear direction to guide future development in the area
- to identify the features which contribute to the special character of the Kite area and those features which need to be improved
- to conserve the positive features of the area and to target resources to those aspects in need of improvement
- to raise public awareness and interest in the area
- to ensure better coordination of Council-wide activities in the area
- to raise the awareness of other public sector agencies about the area's special character
- to review the Conservation Area boundary
- to ensure that grants given under the Conservation Area Partnership grant scheme

accord with the priorities set out in this Appraisal.

1.2 NATIONAL POLICIES

1.21 Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

1.22 Conservation Area designation increases the Council's planning controls over demolition, works to trees and takes away certain rights which owners have to do works to their properties without needing planning permission (known as 'permitted development rights'). It also means that stricter control can be exercised over the design of new buildings, and that proposals within Conservation Areas must be advertised on site and in the local paper to give local people a chance to comment on them.

1.23 When the Council has designated a Conservation Area, a duty is placed on it to draw up and publish proposals for the preservation and enhancement of the Conservation Area. That is what this report attempts to achieve.

1.3 LOCAL PLAN POLICIES

1.31 The Town and Country Planning Acts require Local Authorities to produce a 'development plan' which sets out a framework of policies to guide future planning decisions.

1.32 The process for adopting such a plan is complex and time-consuming involving successive rounds of public consultation. However the Cambridge Local Plan is now nearing adoption, and its policies provide the bones on which the flesh of this report is hung.

1.33 The most relevant policies are summarised below. These are based on the Deposit Draft Local Plan (as proposed to be modified; January 1996).

1.34 RELEVANT LOCAL PLAN POLICIES

- BE 1** Encourages high quality urban design.
- BE2** Requires new development to respect its site and surroundings, and have particular regard to the historic and architectural character of the neighbourhood.
- BE3** Encourages mixed use developments.
- BE4** Requires development to respect and not harm the quality of the townscape or landscape of the surrounding area.
- BE9** Requires extensions to existing buildings to be in harmony with, but subsidiary to the original building; to not overlook or overpower neighbouring properties; to ensure adequate daylight to buildings and spaces; to not lead to terracing of detached or semi detached properties; and to be faced in appropriate materials when of traditional design and especially in Conservation Areas.
- BE10** Encourages a high standard of minor works to buildings through the production of advisory guidance.
- BE13** Requires new and extended commercial buildings to be in scale with their surroundings and not cause harm to the setting, character or fabric of a Listed Building, or the character of a Conservation Area.
- BE17** Resists the alteration or removal of shopfronts of visual or historic interest unless they are replaced by something of equal value.

- BE18** Expects new shopfronts to comply with the principles of good design and respect their character and setting.
- BE26** Seeks the retention of walls, railings, fences and gates which contribute to the character of an area, and the provision of similar quality boundaries to new developments.
- BE30** Commits the Council to reviewing existing Conservation Area boundaries and designating new areas.
- BE31** Resists the demolition of existing buildings and structures, and the loss of mature gardens and trees which make a positive contribution to the character of a Conservation Area.
- BE33** Seeks 'Article 4 Directions' to control alterations to properties which damage the character of Conservation Areas.
- BE34** Outline Planning Permission will not normally be granted in Conservation Areas
- BE35** Developments in Conservation Areas will only be permitted if they preserve or enhance the character or appearance of the area.
- BE36** Seeks the conservation, preservation and continued appropriate use of Listed Buildings.
- BE37** Consent for the demolition of Listed Buildings will only be granted in exceptional circumstances.
- BE38** Protects the character and setting of Listed Buildings by controlling; the design of new buildings in their vicinity, the use of adjacent land, protecting trees and other landscape features and ensuring the provision of new landscaping where appropriate.
- BE39** Permits the change of use of Listed or other buildings of townscape interest only when the

proposed use would not harm the structure, character, appearance or setting of the building.

Please remember that these are just very brief summaries of the most relevant policies. For full details of these and other policies, please see the most up-to-date version of the Cambridge Local Plan.

1.4 THE BACKGROUND TO THIS STUDY

1.41 The Cambridge Local Plan commits the City Council to providing detailed guidance relating to its Conservation Areas. This report is therefore the first of a series to be produced.

1.42 The Kite area is just a part of the large 'Cambridge Conservation Area No 1 - Central Area' which covers the historic core of the City, areas of open space such as The Backs and Midsummer Common and stretches as far east as the railway line.

1.43 The area was first made a Conservation Area in 1969, and has been extended as recently as 1993 when the streets immediately south of the Grafton Centre (as well as large areas of housing either side of Mill Road) were included.

1.44 This is a huge area. In March 1995, the City Council's Environment Committee agreed that for the purposes of drawing up meaningful appraisals, the area should be subdivided into sectors. The Kite was identified as one such sector, and due to its character, homogenous nature, and the issues affecting it, it was agreed that that this area should be tackled first.

1.45 The sector boundary was drawn up to include the streets bounded by East Road, Parkside, Emmanuel Road and Newmarket Road. It initially excluded the streets around Christchurch Street which are separated from the rest of the area by the Grafton Centre which is itself not within the Conservation Area. However, following representations from local

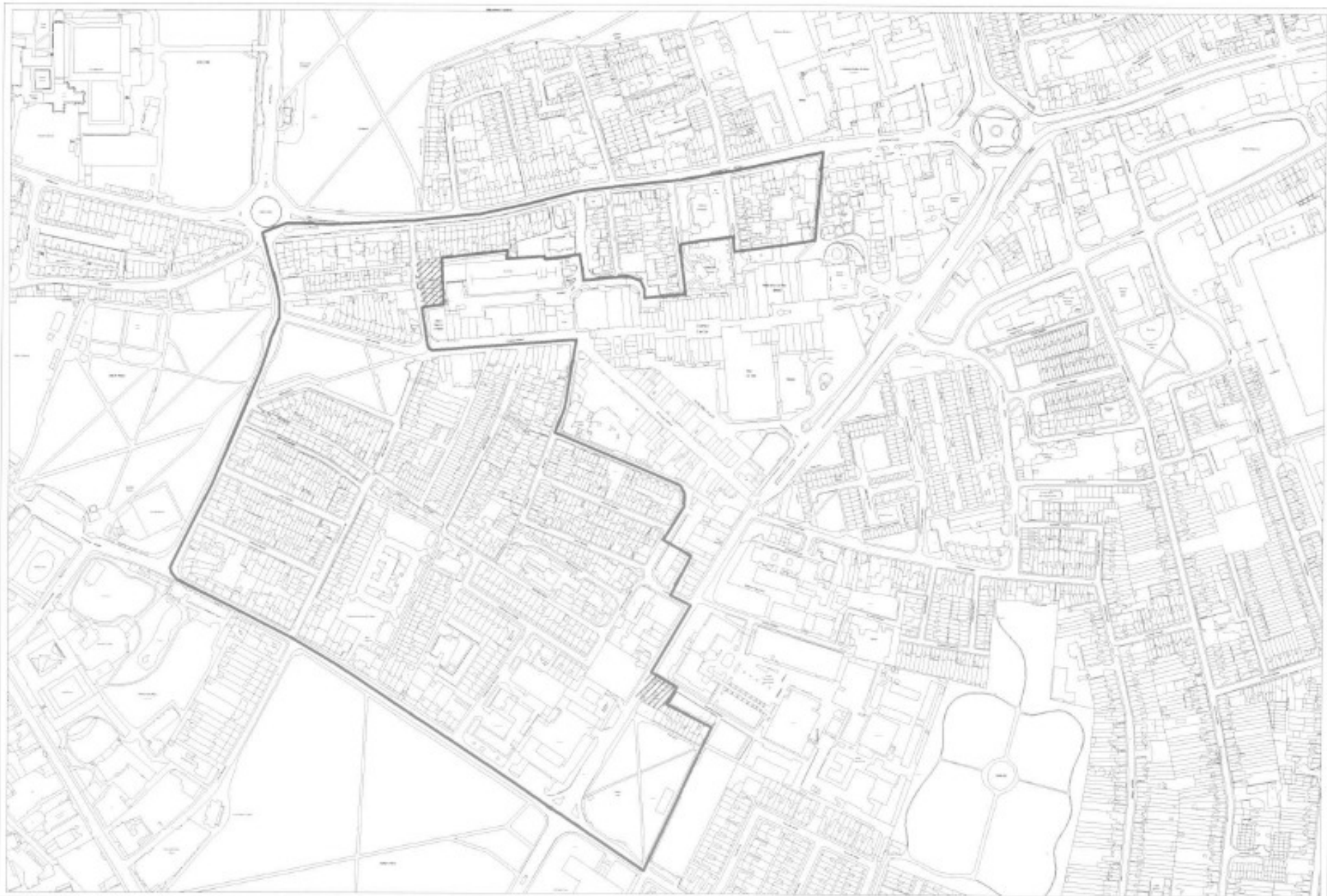
residents, it has now been agreed to include these streets in this study.

1.5 WHY THE KITE IS IN A CONSERVATION AREA

1.51 The designation as a Conservation Area is recognition of the architectural quality and historic interest of the area.

1.52 When considering which areas should be Conservation Areas, the Council has to take into account the buildings, the spaces between them, trees, other landscaping, vistas and views and 'street furniture' because all these can affect the character of an area.

1.53 Part 2 of this report will analyse these features. From this it will be clear that the Kite area warrants being in a Conservation Area. It will also be clear that some elements can be made even more attractive.



Conservation Area 1

Kite Area : new extensions to area hatched

Scale :
1:5000

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2.0 A BRIEF HISTORY OF THE KITE AND ITS DEVELOPMENT

2.01 Before the St Andrew the Less Enclosure of 1811, most of the Kite area was open fields. The enclosure fragmented land ownership. James Burleigh, the proprietor of the gas works owned land around what is now Fitzroy Street; Jesus College owned (and own) New Square; and Peterhouse owned the land fronting Parkers Piece and immediately behind.

2.02 The early development of the area is dominated however by the Cambridge-born architect, banker, speculator and sometime Mayor, Charles Humfrey.

2.03 His first major building work took place between 1815 and 1826 when he built five detached houses flanked by two pairs of semis facing Newmarket Road. Either side were terraces of smaller houses along Short Street and Fair Street which connected to a longer row of smaller houses known as Willow Walk to the rear. This development was known as 'Doll's Close'.

2.04 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 unusual terraced cottages for his workers. This was Orchard Street, and the windowless mansard roof to the front was to avoid any overlooking of his grounds.

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.

2.05 By the late 1830's, 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.

2.06 In 1825, the first (south) terrace of New Square was laid out between 'Dolls Close' and Humfrey's land. This was built for Jesus College, some by private owners on building leases. Between 1834-5, the East Terrace and finally the North Terrace were built; the latter blocking the view from Willow Walk to the open space.

2.07 A row of houses on Prospect Row was built in the late 1830s, all that now remains is the 'Free Press' Public House. After the opening of the Christ Church in 1839, houses along Christchurch Street, Napier Street and James Street began to be erected.

2.08 In 1835, Eden Street, followed in 1840 by its continuation, Melbourne Place were built as was Petersfield to the east.

2.09 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. Similarly following the sale of Humfrey's house, this area was developed into Victoria Street and Earl Street from 1846 to the 1870s.

2.10 Other individual houses continued to be built on vacant plots, but the last major development was Warkworth Street and Terrace in the 1890s.

2.11 Since then, demolition of some properties has taken place, most notably with the development of the Grafton Centre, and along East Road and the corner of Parkside. The uncertainty over the development of the Grafton Centre blighted the area from the 1950s into the 1970s.

2.12 Despite this, largely through the efforts of local residents, the historic character of the area has survived. This report aims to build on the good work which has already been done.

3.0 STREET BY STREET ANALYSIS

3.01 The historical development of the area is an important contributor to the present character and sense of place of the Kite. It manifests itself not just in the character of individual buildings, but in the way they are laid out (the street pattern and the building line), the mix of building types, and in the landscaping and trees.

3.02 The following section will look at the character of each street individually. This will assess not just their historic interest, but also the impact which modern buildings, uses and works in the street (particularly those associated with the motorcar) have had.

3.03 This analysis will look at the good (which should be protected), and the not-so-good (with scope for improvement). The policies in Section 7 of this report will then set out how this might be achieved.

3.1 MAIDS CAUSEWAY

3.10 Maids Causeway is dominated by substantial houses, particularly nos 2 to 22. These were built by Charles Humfrey from 1815-25, and their character stems from their unity of design and materials of construction. The properties are set back from the footpath with fine gardens fronting the road. The sense of unity of the houses (basically 7 identically-fronted villas) includes the design of the simple but attractive fences which allow views through to the landscape beyond.

Gaps in the railing correspond to the position of the gates to the houses, and the cross-overs in the footpath are marked by small cobbles. The sense of progression down the street is further emphasised by the avenue of mature trees which forms a transition between the built up nature of the Kite and the landscape of Butt Green and the river beyond.

3.12 The linear nature of the street allows long vistas particularly to the west where the buildings on the end of King Street, and further in the distance, the spire of All Saints Church on Jesus Lane are attractive focal points. To the east, views are truncated by the bend in Newmarket Road.

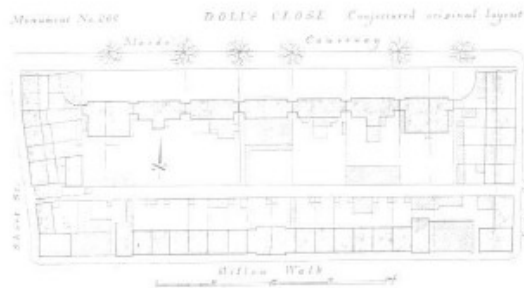
3.13 Maids Causeway is a busy road and the noise and traffic are a necessary if incongruous feature of the street. The large traffic sign to the west of Fair Street is a particularly jarring element in the street scene as are the large unpainted streetlights. The residents' parking area adjacent to the Four Lamps roundabout could also be significantly improved.

3.14 Further along Maids Causeway, the raised remains of the Barnwell Causeway, the width of the footpath and the cast-iron railings are important features in the street scene. Generally, the character here is not as linear, as the road has a definite slope and slight bend in it. Similarly the houses alongside the road are not as uniform with differences in roof heights, building line, age and architectural detailing. The consistency of the brick type is perhaps the major element in unifying the character of the buildings.

However, two of the most prominent buildings, no52 (which is rendered) and The Zebra Public House do not use the usual building materials found in the area. Minor features such as the original railings (particularly at nos.58, 60 and 62) and the wrought iron window boxes at no 40 provide interest in the street scene.

3.15 The width of the very urban Fitzroy Lane with its mass of signage is at odds with the residential scale of Maids Causeway generally. Whilst it allows views of no 64 (Grafton House), unfortunately this substantial house has lost much of its setting and it is dwarfed by the bulk of the Grafton Centre which is the major focus of views down the lane.





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3.2 WILLOW WALK

3.21 Willow Walk is a very attractive formal terrace of houses again built by Charles Humfrey from 1815 to 1817. The houses originally fronted onto open space before the completion of the north side of New Square in 1835. The character of the street stems from its unified form, detailing and materials of the houses which are given added interest by the pediment eye catcher above nos 9&10 in the middle of the terrace. This feature is even found at the rear of the terrace and means that care must be taken over the design of rear extensions if they are not to damage the character of the whole row.

3.22 The fact that the houses have such similar characteristics means that even minor alterations could seriously damage the terrace as a whole not just the character of the individual house.

3.23 The rear gardens of the properties on the north side of New Square form the south side of Willow Walk. The mature trees in these gardens make a great contribution to the character of the street particularly in summer. The Gault brick boundary walls to some of the properties require careful repair to maintain the character of the wall whilst not interfering with the growth of the trees. The rear of 49 New Square gives some interest to the west end of the street, whilst at the east end, the Church Army Hostel is more of an interloper.

3.24 The York Stone flag pavements are an attractive survival whilst the carriageway is neat and modern with well-maintained landscaping around parking bays. The four traditionally designed building-mounted lanterns are also attractive features which add detail to the character of the street.

3.25 As Willow Walk is a very linear space, this means that the Wesley Church on Short Street and 10 Fair Street are very important as blocking features to vistas west and east respectively. The trees on

Christ's Pieces also form an attractive backdrop to the view west.

3.26 The derelict buildings at the eastern end of Willow Walk are an unfortunate blemish on the character of both this street and Fair Street. Fortunately the site seems likely to be redeveloped in the near future, though care will need to be taken to ensure that the form of development respects the scale and character of the surrounding streets. The redevelopment of the site should also allow scope for improvements to the floorscape of the eastern end of the street which is not particularly attractive.

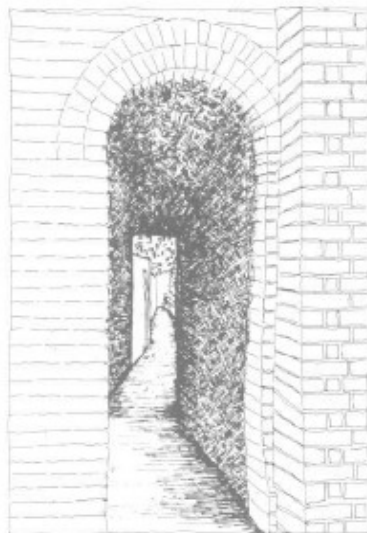


3.3 SHORT STREET

3.31 As its name implies, Short Street is a small terrace of properties again built by Charles Humfrey as part of the Doll's Close development in around 1820. Typically, the buildings (which are set hard against the footpath edge) are of two storeys of Gault brick with low pitched slate roofs, timber sliding sash windows and doors with simple but attractive timber door surrounds.

3.32 Unfortunately, the character of the terrace has been eroded by the demolition of the most southerly buildings, the alteration of nos 5 and 6 for use as a public house earlier this century, and the painting of the walls of some properties. Despite this, the terrace maintains an attractive appearance, and the new houses which wrap around into Willow Walk attempt to ape the features and scale of adjoining properties.

3.33 Despite the busy nature of the road, Short Street is not marred by a proliferation of road signs, and the passageway adjacent to no 6 allow a glimpse into the back road between Maids Causeway and Willow Walk.



3.4 FAIR STREET

3.41 Fair Street has many of the attractive characteristics of the surrounding streets. The buildings on the west side between Maids Causeway and Willow Walk formed the western flank of Humfrey's Doll's Close development, and were built around 1820. Typically they are a formal terrace of two storeyed properties with basements, set hard against the footpath edge. As usual they are of Gault brick with slate roofs and timber panelled doors and sash windows. Between 5 Fair Street and 19 Willow Walk is an attractively detailed and recessed block with an archway leading to the back road between Maids Causeway and Willow Walk. The view through this archway has potential for improvement.



3.42 The East side of the street includes small shop units, The Hopbine Public House and an attractive row of terraced properties (nos 7-10). The shop units reflect the domestic scale of surrounding properties, and The Hopbine, although pebble-dashed and painted, gives a certain vitality to the street scene. Nos 7-10 display all the qualities of the characteristic houses of the area, though they were built in around 1835. These warrant protection from unsympathetic alteration.

3.43 The derelict buildings at the end of Willow Walk have already been mentioned, and a sympathetic development on this site would be a great bonus to the street scene. The detailing of the shuttle bus stop does nothing to improve the character of the street here.

3.44 The passages leading from the east side of the street provide glimpses out, but in most cases, there is potential for improvement. The vista to the north is attractively closed by mature trees on the edge of Butt Green, but to the south, the kiosk at the end of Fitzroy Street reflects the commercial nature of the Grafton Centre rather than the domestic nature of the Kite. Similarly the form of the Eden Baptist Church is somewhat incongruous compared to the verticality of more traditional buildings. The old gas lamps, now converted to electric are a more interesting detail.

3.5 NEW SQUARE

3.51 New Square is a particularly pleasant space enclosed on three sides by terraces of attractive houses built to a uniform pattern between 1825 and 1835. Each terrace has an eye-catching central pediment. The uniformity of the house designs, emphasised by the limited range of colours used to paint the doors, gives great character to the area. It also means that minor alterations are thrown into sharp focus. For example, one or two houses (eg no19) have sash windows of slightly different design to all the other windows in New Square. The character of all the houses would be further emphasised by the reinstatement of the window shutters. The boundary treatments of the properties are modern, but uniform.

3.52 The exception to the norm in New Square is no49. This was built in 1845 and has three rather than two storeys, and is three rather than two bays wide. It blends with other properties however because its bricks, slates, timber sash windows and panelled door are virtually identical. This is a very attractive and imposing house. Unfortunately previous alterations to the boundary wall and railings have robbed the building and Square generally of some of its character.



3.53 The volume of people crossing New Square is exceptionally high, yet the environment is attractive and popular due to the sensitive way pedestrians are channelled by the avenues of mature trees.

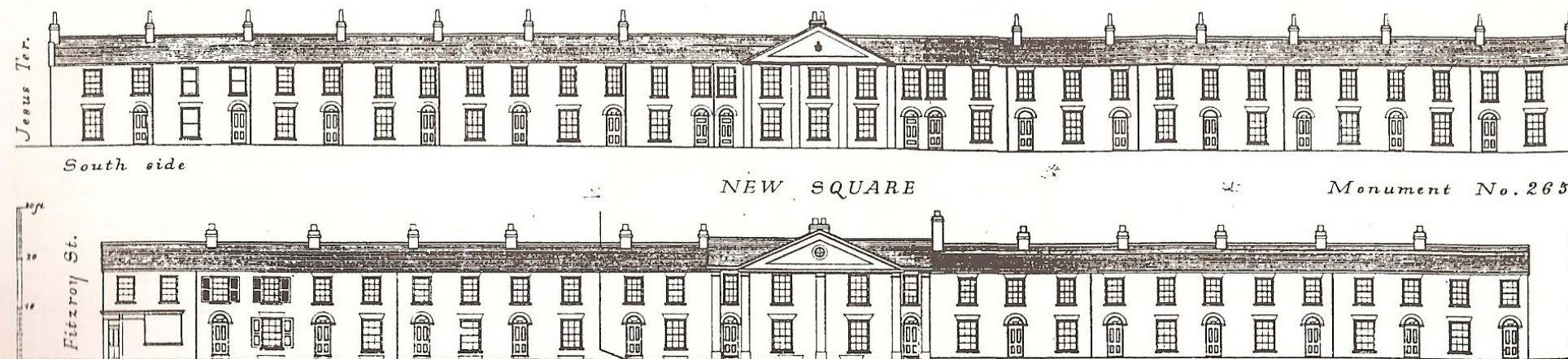
3.54 Originally, the enclosure of the space would have been more complete as two houses on the Fitzroy Street corner were demolished in the 1950s as Fitzroy Street was redeveloped. Consequently the space leaks away into the bustle of the commercial street. The kiosk on the end of Fitzroy Street, and the Baptist Chapel are not of sufficient scale and design to act as effective focal points or turn the corners effectively. The planting of a sufficiently large tree in this position would improve the vista, from both the



Square and Jesus Terrace.

3.55 The views looking the other way from the end of Fitzroy Street are particularly attractive as New Square merges with Christ's Pieces with its mature trees and landscape.

3.56 There is scope for minor improvements in New Square. Some of the litter bins and seats are becoming rather dated both in terms of design and condition. Repainting the lighting columns would disguise the fact that their height has been raised, and running wires underground rather than from poles would remove the wirescape from the south east corner of the Square.





3.6 ORCHARD STREET

3.61 Like Elm Street above, Orchard Street is dissected by Clarendon Street. This isolated no16 from the rest of the terrace by necessitating the demolition of nos 14 and 15 earlier this century.

3.62 The longest leg stretches from Clarendon Street west to Emmanuel Road. This is a very attractive street, linear in nature but given interest and intimacy by the gentle curve, the position of the buildings close to the footpath edge or with small gardens and the narrowness of the street.

3.63 The north side of the street contains the row of unusual cottages built by Charles Humfrey in c1825. Their character stems from the unity of their design and particularly from the sweep of unbroken mansard roof and massive chimney stacks.

3.64 The buildings on the south side of the street

were built at various periods throughout the next seventy-five years. They do not have the same consistent design, but the variations in architectural style, detailing and roof heights give the terrace some charm. The old shop at the corner of Clarendon Street is particularly attractive. Unfortunately the character of some cottages has been gradually eroded by the loss of original features and roof extensions.

3.65 The cottages on the north side of the street might benefit from consistent and simple boundary treatment, though it is important to maintain the shrubs and greenery which help give the row an almost rural feel. On the south side, nos 30 and 31 have their original railings which also add interest to the street.

3.66 The vista westwards from Orchard Street is blocked by the attractive mature trees on Christ's Pieces. Unfortunately this view is tempered slightly by the backs of the traffic restriction signs which are in sharp contrast to the delicate 'Golden Rose' on the corner of the Phillips Auction Rooms.



3.67 Looking east from this part of Orchard Street, the vista is partly blocked by the gable end of no16 and the tree in its side garden. The position of the first floor fireplace which would have been inside no 15 can still be seen in the gable. As Orchard Street is so narrow, this throws into sharp relief features such as the yellow lines and the unpainted streetlights which could easily be improved. The tarmac footways are not in keeping with the character of the cottages.

3.68 The shorter spur of Orchard Street links Clarendon Street to the end of Prospect Row. This is a footpath with buildings set against its edge on one side, and a fairly high wall to Parkside Community College on the other. This strongly defines the space which is enclosed further by the canopy of trees in the college grounds.

3.69 The street's buildings are a mixture. No 16 dates from 1825, whilst Orchard Court (see Elm Street) is modern, and the white painted Elm Tree Pub is Victorian. The brick wall on the other side of the path is mostly of local Gault brick, but with some lengths of red brick. Some parts of the wall require repair. The contribution of the trees to the streetscene has already been noted. The streetlights are more prominent than they need be because they are left with an unpainted galvanised finish.



3.7 JESUS TERRACE

3.71 Jesus Terrace is practically an extension of the eastern side of New Square. The row of two storey houses was built in around 1840, and their character stems from the identical design of the houses. The only exception is No 1 which has an early shopfront and has been brick-cleaned which makes it stand out from its neighbours.

3.72 At the other 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, no10, 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 floor windows.

3.73 Between no10 and 20 New Square is a Gault brick boundary wall which would benefit from repair in places. The red brick of the outbuilding to no10 looks incongruous against the traditional Cambridge bricks.

3.74 The backs of the south side of New Square are clearly visible. Although several of these have been extended at the rear in different styles, all the extensions are clearly subordinate to the main

buildings, and all are of materials which match the original houses.

3.75 The vista northwards flows into New Square. From certain positions, the conical roof of the new Eden Baptist Church acts as an interesting focal point.

3.76 Looking south, the street joins into Clarendon Street. The street furniture in Jesus Terrace is relatively unobtrusive with the exception of the bent streetlight against the wall of no 9. On the west side of the road, some of the concrete paving laid early this century by the Cambridge Corporation survives.

3.8 ELM STREET

3.81 Elm Street is a long narrow street dissected by Jesus Terrace / Clarendon Street two-thirds of the way along its length. The shorter leg from Jesus Terrace to Eden Street contains a row of typical local brick cottages dating from c 1840, but unusually set some distance from the road.

3.82 Opposite is a development of modern terraced properties which are of a suitable scale even though the materials of construction and detailing are not the same as more traditional buildings. The new properties have built-in car parking, whilst the front gardens of the earlier terrace have in most cases been hard surfaced. This at least keeps parked cars off the very narrow street.

3.83 The vista eastwards is blocked by typical small commercial properties - Constable's Glassworks, the shop at the end of Prospect Row and the Elm Tree Public House - which add such interest to the area as a whole. The vista westward is punctuated by the beautiful yew tree in the rear garden of 9 Jesus Terrace.

3.84 The longer stretch of Elm Street from Jesus

Terrace to Emmanuel Road is not so attractive. The lane here is very much a back street giving access to the garage blocks behind the south terrace of New Square. The impact of these undistinguished garages might be reduced by some sensitive landscaping. The concrete footway is far more attractive than the tarmac and concrete blocks seen elsewhere.

3.85 The other side of the lane is formed by the rear boundaries of the Orchard Street cottages. These are for the most part not in good condition. The design and scale of rear extensions need to be carefully considered to avoid damaging the character of the cottages.

3.86 One eye-catcher looking west is the large chimney on the outbuilding at the rear of no3 New Square. The open space of Christ's Pieces forms the attractive backdrop to what is otherwise a rather unattractive street. Long views east are largely blocked by the boundary wall to 9 Jesus Terrace and the yew tree. The bent streetlight in front of this boundary is a rather unfortunate focus for the eye.



3.9 EARL STREET

3.91 Earl Street is a very linear street which links Emmanuel Road to Clarendon Street. It was laid out from the 1850s following the sale and subsequent demolition of Charles Humfrey's Clarendon House which stood on the site.

3.92 The street was not developed as a whole, and there are therefore minor variations in height, set-back from the road and detailing of the different blocks of buildings. The street still gets much of its character from its uniformity of building materials, and window types and positions in particular. The slight variations in roof heights and rhythm of the chimney stacks gives the skyline interest.

3.93 The street has gradually lost character in recent years by the painting of the fronts of buildings, alterations to windows, roof extensions and the capping of chimneys.

3.94 Views down the street towards the west are dominated by the large mature trees on Christ's Pieces which block the vista. Less attractive are the telegraph poles and wires which cross the street.

3.95 The tightly confined nature of the street means that parked cars inevitably dominate views down the street. The signage to accompany the residents parking bays is relatively unobtrusive however as are the streetlights which have been converted from the old gas lamps.

3.96 Looking westwards, the attractive houses on Clarendon Street effectively demarcate the end of the street. It is a shame that the brickwork to the rear of the vets does not quite match the Gault brick of the traditional houses.

3.97 The pavements are a hotch-potch of different materials and reinstatement works. In places patches of the mass concrete paths laid by the City early in the twentieth century can still be seen, together with a



mixture of different concrete flags and tarmac. The cast iron gulleys which link to the rainwater pipes of the houses give some welcome rhythm and should be retained in any resurfacing works.

3.98 The pavements would benefit from resurfacing in a consistent material, though the runnels, granite kerbs and original areas of concrete paving (where they are still functional) should be retained.

3.99 The proliferation of domestic wheely-bins left on the footpath cause a nuisance to pedestrians and spoil the character of the street. The access to the garage block adjacent to no5 which reads as something of a missing tooth in the otherwise built-up frontage. More positively, the railings outside nos 13-23 are a happy survival, and the attractive window boxes which several residents along the street have put up are to be welcomed.

4.1 VICTORIA STREET

4.10 Victoria Street is similar in many ways to Earl Street being virtually contemporary with it. The character is dominated by the rows of pleasant terraced houses of local Gault brick set hard against the footpath edge.

4.11 The houses have perhaps suffered less from minor alterations than their counterparts on Earl

Street, particularly in terms of external painting, and this gives the street a slightly stronger sense of unity.

4.12 Victoria Street is also fortunate in having a series of feature buildings which provide interest to the street scene. The first of these is the former Victoria Hall, which with its red brick and Gothic detailing enlivens the east end of the street.

4.13 Halfway down, the street is punctuated by a pair of fine three-storey properties which face each other across the street. These probably date from c1870 and their height and architectural detailing is a great foil for the more modest cottages around them.

4.14 Finally at the west end of the street is the red brick Unitarian Church, the cupola of which is an attractive eye-catcher set against the mature trees which block the vista.

4.15 Rather less attractive is the former CAMTAX site whose buildings are out of keeping with adjacent properties and are in poor condition. They do offer something of a local service however by providing welcome off-street parking for local residents. The site could be sensitively redeveloped, though the design, scale, impact on adjoining properties and car parking provision would all have to be adequately addressed.

4.16 No1 Victoria Street, like several properties around City Road for example had a partly commercial use. Like many properties in the Kite, there was originally a cart opening through the wall. Traces of the original commercial lettering can be seen on the gable wall.

4.17 Otherwise, the features of the street, its car parking, streetlights, pavements and wheely bins are similar to Earl Street. An attractive minor detail of great local interest is the brass date plaque which survives in the concrete pavement on the corner with Clarendon Street.

4.2 CLARENDON STREET

4.21 Clarendon Street is an attractive linear street which extends from Jesus Terrace to Parker Street. Orchard Street, Earl Street and Victoria Street run off at right angles and so allow pleasant vistas to the landscape of Christ's Pieces beyond.

4.22 The houses which line Clarendon Street are generally mid-nineteenth century in date and follow the usual pattern of local brick walls and slate roofs. There are variations in building heights which gives interest to the street; some properties on the west side of the street incorporate cellars, and on the east side, numbers 9 and 13 are of three storeys and no 19 is three-bays wide with a parapet roof. Unfortunately, several properties have been altered in the past, with the painting of external walls, extensions to the roof and alterations to windows being the most noticeable.

4.23 No 40 on the other hand has been significantly enhanced by improvements to the bay windows which front the street.

4.24 Another attractive building is 'Percy Wing's' at the corner with Orchard Street; the historic shopfront with its glazed tiles has been retained.



4.25 As Clarendon Street is so linear in nature it is possible to get very long vistas out of the Kite area. Looking south is a vista of the trees on Park Street and Parker's Piece which frame the cupola of the University Arms Hotel on Regent Street. There is also a glimpse view of the rear of houses on Parkside with their interesting roofscapes.

4.26 Similarly, looking north, from the south end of the street, the east terrace of New Square is framed between the trees at the end of the two legs of Orchard Street. From further up Clarendon Street, the conical roof of the Eden Baptist Church acts as a focal point framed by the houses on New Square. Nearer Parker Street is a less attractive view of the garages to the south of no1 Clarendon Street.

4.27 Several minor features give the street additional character. These include the attractive railings outside nos 6 to 19 which give rhythm to this side of the street though repairs and in one case reinstatement are required. The hanging sign to the Clarendon Arms punctuates views south down the street. Generally pavements have been resurfaced with 'black-top', though the granite kerbs survive, as do in places, the early concrete surfaces. A brass inset on the corner of Orchard Street reveals that this was laid in 1909. Attempts have been made to reduce the amount of street furniture and so pole mounted signs have been replaced by signs fixed directly onto buildings. This is a welcome initiative which ought to be adopted within the wider area.



4.3 MELBOURNE PLACE

4.31 Melbourne Place is a particularly attractive lane with a continuous terrace of two storey houses on the east side, and Parkside Community College on the west. The street is basically a wide footpath and so is free from the clutter associated with roads which carry motor vehicles.

4.32 The houses were begun in 1838/9, and are typical of the area with two storey Gault brick houses with basements, slate roofs and wooden panelled doors and sash windows. Their style is genteel and restrained though some properties have been altered in the past, eg by the insertion of nineteenth century bays, and more recently by the painting of external walls. The buildings are set back away from the footpath with attractive front gardens whose trees and shrubs make a great contribution to the character of the street.

4.33 Parkside Community College is a very attractive red brick Edwardian School. Its scale is in perfect harmony with the domestic buildings opposite, and its detailing (particularly the cupola) contributes much to the interest of the street. It is protected from the footpath by a high cast-iron railing which gives great rhythm to the progression down the street. The mature trees in its grounds produce a canopy over the path and give Melbourne Place a very verdant feel.

4.34 Long vistas looking south (especially in summer) are restricted by the canopy of trees, although the bollards between 28 and 30 Parkside are a focal point marking the end of the street. Looking north, once the major trees are passed, the post-mounted sign for the Cricketer's Arms Public house is a very attractive focal point.

4.35 The surfacing of the footpath could be improved (the traditional pecked concrete surface would look particularly appropriate here), and some

of the boundaries to the properties need repair, and are not particularly attractive in some cases.

4.36 The vista out along the path to Warkworth Street is a rather dingy alley which would be improved by resurfacing the footpath, and removing the galvanised streetlight next to the old gas lamp which should be repaired. Such minor points do little to detract from the overall character of the street however.

4.37 To the rear of the properties, most of the boundary walls have been breached to allow vehicles into rear gardens. Some attention to the repair and detailing of the walls and outbuildings would be to the benefit of Mud Lane which will become more prominent as the new block to the Community College is completed.





4.4 EDEN STREET

4.41 Eden Street is a long and very attractive street which joins Fitzroy Street in the north to Prospect Row in the south. The west side is a continuous terrace of 42 identical houses built around 1835. The houses are all of two storeys with Gault brick walls and slate roofs. Each has a panelled door with an elliptical arched head, and a six-over-six paned sash window at ground floor level with an identical window directly above. The only exception to this style is in the middle of the terrace where nos 21 and 22 have pilasters supporting a pediment - the eye catcher which marks the centre of the row (just like New Square). Virtually the only alteration to the terrace is the lean-to porch at no3. Clearly the uniformity of the terrace is the major characteristic of the street - even the uniformly sized chimneystacks give this side of the street its own rhythm.

4.42 The other side of the street was built in different phases and does not have the same uniform character. It is still attractive, and the houses are still of Gault brick with slate roofs. Its interest comes from the minor architectural details which make the designs of the different phases of building subtly different from their neighbours. At the top of the street are some large three-storey buildings built mostly later in the nineteenth century. These have a

very attractive character and are of a suitable scale to mark the edge of the residential area.

4.43 The scale of the white painted walls and huge roof of Eden Court (formerly the Girls School) creates a significant punctuation in the east side of the street. The variation in roof heights at the north eastern end of the street is particularly interesting and makes features such as chimney stacks, dormers and roof coverings particularly prominent.

4.44 The major disappointment of Eden Street is the boundary treatments to the west terrace which are a mixture of different styles and heights. The character of the street would be significantly improved if it were possible to coordinate a suitable boundary to all properties. Some of the properties on the west side of the street do have their original boundaries, and this is a bonus to the street scene.

4.45 Vistas north are of the large modern shop buildings / flats in the middle of Fitzroy Street. Their scale, detailing and materials are not particularly appropriate to the rest of the residential area. Improvements to the character of Fitzroy Street would also contribute to the character of the surrounding residential streets. In particular the damaged trees at the end of the street should be replaced.

4.46 The vista south is more attractive and focuses on the continuation into Melbourne Place with its trees, and the commercial premises such as the two pubs, the shop, and Constable's Glass Works.

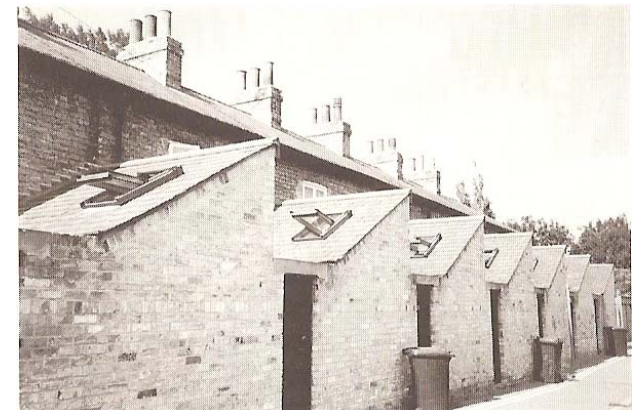
4.47 Eden Street Backway is rather tidier than many similar rear access roads in the Kite. Attempts have been made in places to standardise the designs of rear extensions (eg to Portland Place). This is usually to the benefit of the street's character. The most attractive aspect of Eden Street Backway however is the wonderful vista of the pediment and cupola on top of the former Laurie and McConnells store (now Habitat). This was originally a musician's gallery.

4.5 PORTLAND PLACE

4.51 Portland Place is a row of attractive Gault brick cottages built around 1840. Their character stems from their uniform design. This has been reflected in the recent alterations to the cottages. Identical single storey rear extensions have been added to each cottage. Whilst to some people they seem monotonous, they do emphasise the uniformity of the cottages.

4.52 This identical character is also reflected in the boundary treatment where the timber railings, although rather rustic in appearance are to a uniform design. The cottages have an unusual aspect facing on to the rear of Jesus Terrace and at right angles to nos 1 to 8 Elm Street. Despite this, the well-maintained front gardens and high wall with mature trees behind (in the back gardens of properties on Jesus Terrace) make the aspect not unpleasant.

4.53 Off Portland Place to the north is a garage block. Whilst not particularly attractive in itself, the trees in the gardens of properties in New Square help soften the impact - particularly in summer.



4.6 PROSPECT ROW

4.61 The western end of Prospect Row contains a fine terrace of properties dating from around 1840. All are now white painted with slate roofs, and are of two storeys (some with basements) except for the three storey number four. Numbers 1 to 3 have attractive cast-iron railings and balustrading to protect the basement wells.

4.62 Adjoining the terrace at its east end is a very attractive single storey shop with a nineteenth century shopfront, and at the west end is the Free Press Public House. Such attractive small commercial properties are vital to the character of the Kite area.

4.63 Opposite the terrace is a high wall surrounding a yard with a rather unkempt appearance in contrast to the fine terrace opposite. The site could conceivably be developed, though guidelines on the type of development would be needed. The attractive tree in the rear garden of 'The Cricketer's' makes a more positive contribution to the character of the street.

4.64 The longer, western leg of Prospect Row contains the relatively modern Brandon Place development. This is set back from the road and has a neutral impact on the street. The landscaping in front of it is very attractive however.

4.65 Opposite are the backs of the Warkworth Street properties. Whilst some of the rear gardens contain attractive trees, the mass concrete boundary walls are in poor condition. A co-ordinated attempt to rebuild the rear walls would significantly improve the street scene here. Attempts should also be made to hide wheelie-bins rather than have them easily visible from the street.

4.66 The passageway next to the Free Press allows pleasant views into City Road. The 'Give Way' sign at the end is by necessity very prominent but could surely be made more attractive. Similarly, the narrowing of the very thick double yellow lines along

the length of Prospect Row would be a significant improvement.

4.67 Long vistas down the street are quite attractive. Looking north west the view is partly blocked by the tree in the garden of 'The Cricketer's', and the Elm Tree PH, though the continuation of the route along Orchard Street can be seen. Looking south-east, the view is contained on either side by trees, and the vista ultimately blocked by the modern buildings on Adam and Eve Street and the Zion Baptist Church beyond.





4.7 WARKWORTH STREET

4.71 Warkworth Street has a rather different character to the earlier streets in the Kite area. The terraces were built in the 1880s and whilst still of Gault brick, they have three storeys with basements and orange concrete tiled roofs. The early use of concrete also includes some internal walls and window cills and lintels.

4.72 The uniformity of their design and imposing scale gives great character to the street, and the procession of windows, bays and chimneystacks gives a sense of rhythm. The impact of any alteration to such features would affect the character of the street as a whole, not just individual buildings.

4.73 The uniform character is further emphasised by the concrete boundary walls with cast-iron railings. Some of these now need repair, and it is important that they are not replaced with something different.

4.74 The small terrace of houses at the extreme south eastern end of the street have a different character being of two storeys with red-brick

dressings and low boundary walls and hedges. They too are very attractive and make a positive contribution to the character of the street; the end houses also attractively block vistas down Adam and Eve Street.

4.75 The vista south east is currently dominated by the recently cleaned Zion Baptist Church. The vacant site which fronts East Road has Planning Permission for a three storey office building which will be of sufficient scale to effectively block the vista. Looking the other way, No 43 Warkworth Street is very attractive, but views north west currently focus on the unattractive garages and turning head at the top of Mud Lane. The redevelopment or screening of this site would be a great townscape improvement, and the removal of the duplicate street light (see Melbourne Place) would be a help. Regrettably, the street is dominated by parked cars, though their effect is not so intrusive as on other streets because of the height of the Warkworth Street houses.

4.76 The view south from the end of Warkworth Street along Mud Lane is not especially attractive. In the short term it is unlikely to improve as construction commences on the new block for Parkside Community College. In the long term, this new building should provide a new focus for the street, and its associated landscaping significantly improve its character.

4.8 WARKWORTH TERRACE

4.81 The west side of Warkworth Terrace largely displays the same characteristics as Warkworth Street with three storey houses (this time with red brick detailing) giving rhythm and character to the street with their identical windows, bays, chimney stacks and boundary walls.

4.82 The character of the east side is totally different with brutal 1960s buildings which have little regard to

the character of the traditional houses which surround them. Fortunately these buildings are set back and an avenue of trees softens their impact. These trees are not particularly healthy however, and care will need to be taken to ensure that this screen is maintained.

4.83 Vistas south give attractive views of Parker's Piece whose open space neatly defines the edge of the Kite area. In contrast, views north are much more urban but no less attractive with the pedimented gable of 12 Warkworth Street beautifully enclosing the space. The boundaries of properties on the west side of the terrace also help confine the space, although at the end of the street, that surrounding Warkworth House has unfortunately been lost.

4.84 The only view out of the street is south of no 51. Although the garage block here is not particularly attractive, the trees and walls behind define the space and make the view not unpleasant.





4.9 BRANDON PLACE

4.91 Brandon Place has a different character to other streets in the Kite. The buildings on the south side are modern and have a neutral impact on the character of the area. The north side consists of boundary walls masking the rear gardens of properties and helping define the space along Brandon Place.

4.92 The attractive landscaping does make a positive contribution to the character of the street. This includes the trees outside Brandon Court, the landscaping around the turning circle at the bottom of City Road, and particularly the small sitting area on the corner with Adam and Eve Street. Whilst these areas may need some slight maintenance (especially at the bottom of City Road), they greatly transform what would otherwise be a rather bland street.

4.93 The view east is terminated by houses at the bottom of City Road, and west by Adam and Eve Court which although modern has a polite elevation which contributes to the street scene.

5.1 CITY ROAD

5.10 City Road is an important route which runs from Burleigh Street down to Prospect Row. As usual, it is lined by two storey houses set against the footpath edge, many with archways through to the rear. Whilst some of these have lost traditional features (like Grafton and John Streets), they are very important as they block views from these adjoining streets. There are also some prominent buildings such as the Eden Centre and the former Miller's piano Warehouse (no25).

5.11 The loss of traditional windows and doors, and alterations to chimneystacks has undoubtedly weakened the character of the street. The painting of the external walls which is more widespread on City Road than surrounding streets, has given the street a new character - almost like that of a sea-side town rather than central Cambridge!

5.12 Vistas north out of City Road are of the commercial bustle of Burleigh Street which acts as something of a foil to the quiet residential streets. The design of the new building at the rear of these streets impacts on such views and in most cases could be more sympathetic to the character of the surrounding residential streets.



5.13 Halfway down City Road, the street is attractively but simply punctuated by a tree with delicate bollards beside it. This shows that traffic-calming measures do not have to be drastic to be effective, and can contribute to the character of the street. It is also a good example of the type of work carried out in the past when the area was a General Improvement Area.

5.14 Looking south, the view is dominated by the landscaping around the path by the Free Press Public House, and ultimately by the bulk of the terrace on Warkworth Street. Whilst some of the landscaping needs attention, it is still a very attractive feature. Opportunities to remove poles and overhead wires, and to standardise the types of bollards used, would improve the street still further.



5.2 JOHN STREET

5.21 John Street and those which surround it were built slightly later than the more western streets as the nursery known as the Garden of Eden was developed. Consequently, although the two storey Gault brick houses are attractive, they do not have such fine architectural detailing as the earlier houses and are set hard against the footpath edge; some had passageways through to workshops at the rear. This means the rhythm of window and door openings, and of chimney stacks is very important in defining the character of such streets.

5.22 Unfortunately, some traditional features such as sash windows have been altered in some houses and this has weakened the sense of cohesion in the street. If such minor alterations continue, the character of such streets will gradually be lost.

5.23 New developments have attempted to replicate the scale of traditional houses though their materials could have been better chosen. The old repository between nos 17 and 18 is a feature building with Planning Permission for conversion to flats. This scheme will put the building into use whilst maintaining the character of the building. One particularly attractive feature is the survival of the cobbled forecourt to this building.

5.24 The entrance to John Street is narrowed as the street is one way, and this has given the opportunity for an attractive landscaped 'pinch-point'. Unfortunately the proliferation of signs, bollards and streetlights has given an unnecessary fussiness to what would otherwise be a very attractive corner. Similarly any opportunity to remove the overhead wires from the street would be a great benefit to the character of the street as a whole.

5.25 On the corner with Adam and Eve Street evidence of an early use of the building as a public house can clearly be seen.

5.3 GRAFTON STREET

5.31 Grafton Street is virtually contemporary with John Street, and the terraces of houses are therefore of similar designs. Like John Street, some of the houses have been subject to alterations - particularly to windows and doors, and this has begun to erode the sense of unity which buildings on the street have. Fortunately some minor details such as the wrought iron window box holders on no19 survive to the benefit of the street's character.

5.32 In the middle of the north terrace is the former Jubilee Sunday School whose Gothic red brick and stone detailing makes it a significant feature in the street. Much of this detailing is in need of repair. Further down the street is a row of small cottages (possibly former almshouses) which contrasts with the normal building type by having transom and mullion windows and carved shield plaques on the front elevation. Like several of their neighbours, these cottages have been painted white in recent years.

5.33 Another building worthy of mention is the former Suffolk Temperance Hotel (nos 37-39). This has fine brick detailing and an unusual window pattern.

5.34 The view westwards down Grafton Street is blocked by the houses on City Road which, despite their uncharacteristic pink painted walls are an effective end feature to the street. This is in contrast to the untidy car park on Adam and Eve Street which is the focus of views eastwards. The tree in the back garden of 15 City Road makes a positive contribution to the street; the poles and overhead wires outside nos 6 and 18 Grafton Street do not.



5.4 PARADISE STREET

5.41 Unfortunately, Paradise Street has lost much of its character and only a handful of original houses remain.

5.42 Although the new housing on the west end of the street has tried to pick up local 'vernacular' details, the staggered building line, desire to accommodate cars, and alien building materials have meant that ultimately it does not sit comfortably with its traditional neighbours. Similarly, whilst Paradise Court is more successful in many respects, the corner feature has missed the opportunity to be a strong focal point for both Paradise Street and City Road.

5.43 It is hard to believe that the Anglia Polytechnic University building between 34a and 35 Paradise Street with its jarring blue tiled facade was originally very similar to the Jubilee Sunday School on Grafton Street.

5.44 The north side of the street is dominated by views of the back of the commercial properties on Burleigh Street; and improvements to the boundaries (to shield parked cars), and strategic tree planting would significantly soften their impact to the benefit of the street scene.

5.45 On a more positive note, the properties on City Road nicely block the vista westwards, and the landscaping on the corner with Adam and Eve Street is very attractive - in marked contrast to the car park at the other side of the road. Some long vistas allow views of the cupola on the former Laurie and McConnells building on Fitzroy Street, and even the spire of All Saints Church on Jesus Lane.

5.5 ADAM AND EVE STREET

5.51 This road runs from Warkworth Street to Paradise Street and is accessed from East Road via Dover Street. Its western edge is defined by the side elevations of properties which run at right angles off the street, and these are supplemented in most cases by attractive landscaping.

5.52 On the east side of the street there are two buildings south of Dover Street. Both are modern and do not make a particularly strong contribution to the street. The currently vacant sites which front East Road contribute to the lack of cohesiveness and character in the street.

5.53 North of Dover Street is the Tram Depot Public House, which is quite a successful conversion of an historic building. The impact of this property is weakened by the car park beyond it, which is particularly unattractive. The improvement of this combined with screening of the backs of East Road properties (possibly with some strategic tree planting) would be a major benefit to the street.



5.6 EMMANUEL ROAD

5.61 Like Parker Street, Emmanuel Road suffers the consequences of being a major traffic route out of the City. It also contains several attractive and important buildings, some of which are the remnants of Charles Humfrey's developments.

5.62 The corner from Parker Street is turned by two and three storey houses including number 3 which has pilasters on the front elevation like the properties along Parker Street. At the end of this block is the Unitarian Church, an imposing twentieth century building in the revived classical style which is not out of keeping with the formal terraces around it. Its cupola is a particular eye-catcher.

5.63 Between Victoria Street and Earl Street is a three-storey Gault brick row built in the mid nineteenth century. Like many other formal terraces in the Kite, it has a central pediment. Between Earl Street and Orchard Street are a range of buildings, the most interesting being no13. This like no5 is set back from the road and was originally grooms housing. They were designed as the end pavilions to a long row of houses known as the Mews (long since demolished). Other memories of Charles Humfrey are a shield from his house set in the rear wall of nos 1 and 2; and an octagonal pheasant cage in the garden of No 2.

5.64 The former Golden Rose Public House still retains its nineteenth century shopfront and beautiful pub sign, though the replaced upstairs window has robbed the building of character. The external wall painting of other properties and alterations to windows have had a similar negative effect.

5.65 Completing the east side of the road is the open space of New Square which mirrors the attractive landscape of Christ's Pieces opposite, and is so important to views out from the eastern streets of the Kite area. The composition of the houses on

Emmanuel Road similarly contributes greatly to the backdrop of Christ's Pieces.



5.7 PARKSIDE

5.71 Parkside together with its continuation Parker Street marks the southern boundary of the Kite area. Despite being a major traffic route, it is a very attractive road with large and outstanding nineteenth century houses lining its northern side though others were replaced by the police and Fire Stations in the 1960s.

5.72 The gaps between the buildings and archways through them allow attractive glimpses into the residential area. The vista into the Parkside Community College grounds is particularly noteworthy because of the huge tree which acts as a focal point; and the view up Melbourne Place with its lush vegetation is extremely pleasant.

5.73 Less attractive is the view up Mud Lane which is very much more a rear access road.

5.74 One regrettable feature is the loss of boundary walls and railings from some Parkside properties. The removal of such features, and hard surfacing of front gardens damages the character of the area and should be resisted.

5.75 Towards East Road, the Police Station built in 1968 was designed to be in sympathy with the scale and rhythm of the Regency villas beside it. Today, the police and fire station beside it appear out of keeping with their traditional neighbours.

5.76 The relocation of both these uses would give a fresh opportunity to develop the area for housing and possibly hotel use in a way which reflects the character of surrounding buildings. Guidelines will need to be drawn up to ensure that the scale, massing, details and materials of such a development reflects that of the surrounding residential area. This should also give opportunities for improvements to landscaping - the bland areas beside the current buildings are unattractive.

5.77 On the opposite side of the road is Parker's Piece - a large open space with mature trees around its

edges, and an attractive backdrop particularly along Park Terrace. Although like Christ's Pieces, this land is outside the scope of this particular study, it must be mentioned because of the contribution it makes to the area as the backdrop to long vistas from the residential streets.



5.8 PARKER STREET

5.81 The north side of Parker Street reads as a continuous terrace of houses. It was however built in different stages. Numbers 1 to 6 were built in 1838, and are divided into pairs by archways through to the back yards. Number 8 was built in 1840, and 9 to 13 a little later. Finally 7 and 7a were not constructed until later in the nineteenth century - no 7 has a canted corner to accommodate the two different building lines of the terraces on either side. Despite the differences in architectural detail (numbers 1 to 6 are particularly interesting with their pilaster strips and chased-in downpipes to maintain the purity of the front elevations), the overall mass and materials are consistent and this gives an overall sense of unity.

5.82 The major characteristic of Parker Street however is the volume of traffic accentuated by the narrowness of the street - particularly outside 1-7. Regrettably, solutions to the City's traffic problems are beyond the scope of this study, though should other projects bring about the removal of traffic from Parker Street, the opportunity to carry out environmental improvements should be seized.

5.83 The west side of the street is outside the boundary of this study, though its trees, glimpses into Emmanuel College, gateway and attractive houses make a great contribution to the character of the street.



5.9 PETERSFIELD

5.91 Petersfield is a very attractive row of terraced properties built in c1840. No1 was the Minister's House for the Zion Baptist Church at around the same time as the first chapel (1837/8).

5.92 The terrace is of two storeys and basements with the exception of nos 6 and 7 which have been raised to three storeys. Rather than destroying the character of the terrace, because the proportions are in keeping with the rest of the cottages, the variation in roof height is an attractive feature which contributes to the open space as well as the terrace.

5.93 The Petersfield cottages have a number of subtle variations - nos 1 and 2 have parapets, nos 3, 4 and 5 have only one window at first floor level, and there are similar variations in the window and railing types. Even though the wooden sash windows vary in terms of design they are not jarring to the eye. In contrast, the uPVC windows installed to one property appear out of keeping as they lack the light and shade effect of traditional windows, have a completely different appearance when open and are not set back in the reveals like traditional windows. Some of the new doors installed have also begun to erode the character of the terrace.



5.94 The original cast-iron railings to some of the

properties are very attractive, though in some cases in need of repair. Some railings have been replaced by more modern, simpler designs.

5.95 The open space of Peter's Field itself with its turn of the century gas lamp and attractive trees is very pleasant, and the terrace of houses and Zion Baptist Church act as an attractive backdrop. The importance of this open space to the character of the area is unquestionable, sitting as it does beside a very busy junction.

5.96 Bradmore Lane is basically the rear access road for the Petersfield houses and Zion Baptist Church. It is an L-shaped lane around a green wilderness. It is dominated by the bulk of the rear gable of the Zion Baptist Church on its west end, and views of the new Petersfield mansions on the east. Basically it is an access road with necessary residents parking. The space is contained by the high Gault brick boundary walls, and the removal and collapse of two stretches of wall has been to the detriment of the lane's character. Several walls are in need of repair.

6.1 EAST ROAD

6.11 Most of East Road is outside the Conservation Area as few traditional buildings remain. The major exception is the 'new' chapel of the Zion Baptist Church built in 1879 which should be brought within the Conservation Area boundary. The Zion Baptist Church is without doubt the major landmark building on East Road, particularly since its cleaning.

6.12 On the corner of East Road and Parkside is the fire station. This is an unattractive 1960's building which has little to commend it aesthetically and has structural problems. The smoked-glass office block adjoining it is similarly unimaginative. The sterile areas of landscape and floorscape before it on East Road are also dreary, and in sharp contrast to the green and pleasant Peter's Field opposite.

6.13 New developments are inevitable on the vacant and under used land fronting the west side of East Road, and there are several existing Planning Permissions. These will be of a sufficient scale to demarcate the boundary of the Kite area, and shelter residential streets from the traffic along East Road.



6.2 NEWMARKET ROAD

6.21 The strong character of the houses on Maid's Causeway begins to diminish as the road becomes Newmarket Road. Although some properties retain the Gault brick walls, sash windows and iron railings, many have been altered eg by the insertion of modern shopfronts, pebble dashing, or have been replaced by new buildings which do not quite match their neighbours.

6.22 Christ Church is an attractive and significant building - basically a red brick version of King's College Chapel, and its trees and boundary walls contribute much to the character of the surrounding streets.



6.23 Nos 30-34, despite alterations have a pleasant character, and it is hoped that the Festival Theatre will

soon once again contribute to the character and vitality of the street - at present its derelict exterior belies its potential. The Wilkins House (no38) would also benefit from the reuse of the theatre, though unfortunately it is somewhat overshadowed by Trafalgar House which because of its set forward position destroys the setting of the buildings. Improvements to the space before the Festival Theatre and its neighbours would be a great boost to the character of the street.

6.3 CHRISTCHURCH STREET

6.31 Christchurch Street was developed after the building of the church in 1839. Unusually for the Kite area, it only has houses on one side and this makes the street seem wider than it actually is.

6.32 The houses are on the west side and are typically of Gault brick with welsh slate roofs, timber panelled doors and sash windows, and are of two storeys. The southern end of the street has suffered from a rash of brick painting and this has had an impact on the character of the street. Nos 13 and 14 are set back, and the attractive hedge in front of them adds a touch of greenery to this side of the street. Less positively, the set back throws the brilliant white gable of no12 into sharp focus even from Newmarket Road.

6.33 The east side of the street is dominated by the flint and red brick boundary wall of Christchurch. This is very attractive - the flint giving it particular texture and is augmented by the trees behind. The vestry with its Gothic traceried window is an unusual eye-catcher.

6.34 Further down the street is the 1960s sheltered housing, Stanton House which runs through into Napier Street. This is set back and well landscaped and does not harm the character of the street.

6.35 The flat block to the Grafton Centre closes

vistas down the street. Its bulk, and horizontality are a contrast with the traditional buildings in the street.

6.36 Between Stanton House and the Grafton Centre yard is the remains of the former Women's Hostel - a plaque commemorates this on the original wall.



6.4 JAMES STREET

6.41 James Street has undergone considerably more alteration than most streets in the Kite area. Nos 4 to 13 on the west side are all relatively modern, and whilst of an appropriate mass and scale as the more traditional buildings in the area, are a little stark. They do respect the character of nos 1 to 3 and give a good sense of unity and enclosure to this side of the street however.

6.42 The east side of the street is very much more varied, both in terms of the type of building (which are a mixture of commercial and residential properties), and scale and roof height. Of particular interest is the remains of the C19 shopfront at no 37, and the lovely mosaic sign to the Cooperative Funeral Directors.

6.43 The block which turns the corner is modern and does not quite respect the proportions of its neighbours, and this has a rather jarring effect on the eye.

6.44 Otherwise the vista onto Newmarket Road is quite attractive with the view terminated by the imposing early nineteenth century house no 73 Maids Causeway (formerly Christchurch's Parsonage) and the tree in its garden. Looking south, the vista is less attractively terminated by the huge bulk of the Grafton Centre.

6.51 Napier Street is rather like a handed version of Christchurch Street. The west side is dominated by Christchurch and its attractive boundary wall with mature trees behind. The importance of boundaries to the streetscape is picked up by the Stanton House development which continues the tradition of local houses with dwarf walls and railings.

6.52 The east side of the street contains a mixture of houses and commercial properties. The archways through to the yards and sheds had stripy walls of chalk blocks and brick courses.



















6.53 The top of the street is marked by a fine late nineteenth century building with an attractive turret marking the street corner. Behind is the surgery, which although modern makes its own contribution to the character of the street.

6.54 Nos 1 to 5 are an attractive terrace of traditional two storey gault brick cottages - originally known as Albert Cottages (the street was known as Albert Street until 1912). The entrance to Tredgold Lane is marked by the jettying of the first floor which is not in keeping with the character of the street. Nos 1a to 5a see a return to more traditional building forms, with archways running through to give vistas into pleasant courtyards behind.

6.55 The view northwards is not blocked by buildings but continues away down Auckland Road. The view southwards is again blocked by the bulk of the Grafton Centre. Some attempts to soften this by landscaping outside the Ancient Druids might be possible.



6.5 NAPIER STREET

FOCAL POINTS.....		
BLOCKING FEATURES.....		
EYE CATCHERS.....		
PUNCTUATION.....		
VISTAS OUT.....		
SIGNIFICANT BUILDINGS - LISTED.....		
- POTENTIAL FOR LISTING.....		
- PROMINENT BUILDINGS.....		
WALLS AND RAILINGS.....		
SIGNIFICANT TREES - TREE PRESERVATION ORDER.....		
- SIGNIFICANT GENERALLY.....		
- SITE FOR POTENTIAL TREE PLANTING.....		
LANDSCAPE.....		
FLOORSCAPE.....		
STREET FURNITURE.....		
MINOR FEATURES.....		
LANDSCAPING OPPORTUNITIES.....		
SITES WITH POTENTIAL FOR DEVELOPMENT.....		

COLOURE CODE:
GREEN.....positive examples
RED.....negative examples

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7.0 POLICIES TO PRESERVE AND ENHANCE THE CHARACTER OF THE AREA

The preceding pages describe the essential characteristics of the streets in the Kite area. These combine to give the Kite its 'sense of place'. Certain key elements are fundamental to this and could be summarised as follows:-

- 'human scale' houses of two storeys (higher on perimeter roads), 'feature buildings' (sometimes of three storeys) in streets
- houses facing the street, hard on footpath edge or with small front gardens with boundary walls and railings
- consistent materials - gault brick, slate, panelled doors, wooden sash windows, prominent chimneys - this produces rhythm
- rear walls and outbuildings and enclosed rear gardens
- grid pattern of streets
- narrow pavements, narrow two-way roads, backlanes
- on street parking / garage courts / parking in rear gardens
- small number of large formal spaces
- small number of (but visually important) garden trees
- long vistas out of area to open space
- small scale mixed uses of buildings

The following policies have therefore been drawn up to help ensure the character of the area is preserved and where possible enhanced.

7.01 - 7.18 POLICIES

7.01 THE CITY COUNCIL WILL SEEK TO RETAIN TRADITIONAL BOUNDARY TREATMENTS AND ENCOURAGE THEIR PROPER REPAIR AND REINSTATEMENT WHERE PREVIOUSLY REMOVED

7.02 WHERE TRADITIONAL BOUNDARIES ARE INCAPABLE OF REINSTATEMENT, THE CITY COUNCIL WILL ENCOURAGE A CONSISTENT APPROACH TO THE DESIGN, MATERIALS AND ALIGNMENT OF NEW BOUNDARIES TO ENSURE THAT THEY RESPECT THE CHARACTER OF THE SURROUNDING AREA.

7.021 The Planning Acts give the Council powers to protect boundaries to Listed Buildings and to properties in Conservation Areas. Some original walls and railings are in a poor state of repair or have been removed or altered in the past. In such cases, the City Council will consider offering grant aid for the repair or authentic reinstatement of historic boundaries. In some cases for structural reasons, or to protect trees, or where the original design of a boundary is uncertain, it may not be possible to faithfully reproduce an original design or its siting. In these cases the Council will encourage a suitable design, and where all the buildings in a terrace are the same, this design should be used as a pattern for other boundaries in that row. Where it is desirable to remove parked cars from the street, the inclusion of suitable gates to give vehicular access to rear gardens will be encouraged where this can be accommodated without unnecessary damage to historic fabric.

7.03 THE CITY COUNCIL WILL REQUIRE MATCHING MATERIALS TO BE USED FOR THE REPAIR OR EXTENSION OF TRADITIONAL BUILDINGS IN THE KITE AREA

7.031 The uniformity of building materials is an important aspect of the area's character. It is important that the tradition of using a limited range and type of materials is maintained to protect the character of individual buildings and the area as a whole. Therefore the size, colour, texture and bond of brickwork; the mix, colour, texture and joint type of mortar; the size, colour, texture and lap of slates and tiles should all match the original material. Similarly sash windows, panelled doors and other architectural features must be carefully reproduced to ensure that they respect the character of the original building.

7.04 THE CITY COUNCIL WILL REQUIRE ORIGINAL DETAILS OF TRADITIONAL BUILDINGS TO BE RETAINED, AND WILL ENCOURAGE THE PROPER RESTORATION OF LOST OR DAMAGED FEATURES. MINOR ALTERATIONS TO IMPORTANT RESIDENTIAL BUILDINGS WILL BE CONTROLLED BY THE IMPOSITION OF ARTICLE 4 DIRECTIONS.

7.041 The Planning Laws enable the Council to prevent undesirable alterations to Listed Buildings and to prevent some alterations in Conservation Areas. Some changes such as putting in new windows and doors in houses cannot be controlled unless these 'Permitted Development' rights are removed. Article 4 Directions are the means by which the right to make minor alterations to buildings without Planning permission can be withdrawn by the City Council. To safeguard the character of the area, the City Council will therefore impose Article 4 Directions to prevent the removal of traditional windows, doors, roof coverings and boundaries, and prevent the external painting of walls. Where these features have been altered in the past, consent will not be required to reinstate previously removed features. Any other alterations will require Planning Permission from the City Council. The designation of 'article 4 directions' will be carried out separately

from the publication of this document and will be the subject of further public consultation. The intention will be to cover all traditional residential buildings in the area, with the exception of Listed Buildings, where alterations are already controlled.

7.05 THE CITY COUNCIL WILL ENCOURAGE THE PROPER REPAIR OF TRADITIONAL BUILDINGS BY GIVING ADVICE AND GRANT AID.

7.06 THE CITY COUNCIL WILL REQUIRE PROPOSALS FOR ALTERATIONS AND EXTENSIONS TO TRADITIONAL BUILDINGS TO RESPECT THE CHARACTER AND APPEARANCE OF THE BUILDING AND OTHER SITE CONSTRAINTS SUCH AS THE IMPACT ON NEIGHBOURING PROPERTIES

7.061 The City Council is committed to promoting the best practice for works to historic buildings. The Council's Conservation Officers provide a free advisory service on all aspects of Conservation work, and can offer grant aid to cover the cost of using traditional materials and techniques. Advisory leaflets on Conservation issues will also be produced.

7.062 Alterations and extensions to historic buildings must be handled sensitively if the character of the area is not to be lost. The uniformity of the rows of terraces in the area mean that extensions to the fronts such as bay windows, porches and roof dormers will not be permitted. The rear elevations of some blocks are also highly visible, and as in Willow Walk were sometimes designed to be symmetrically arranged around a central focal point. Extensions and alterations which are high, bulky, out of scale, poorly detailed or of the wrong materials will appear unsightly or destroy the architectural interest and will not be permitted.

7.07 THE CITY COUNCIL WILL REQUIRE THE REPAIR AND RETENTION OF OUTBUILDINGS WHICH ARE IMPORTANT TO THE CHARACTER AND HISTORY OF HOUSES IN THE AREA.

7.071 Outbuildings can often be an important facet of the historical evolution of the area. Some, as in Fair Street were built as a continuous row, and often their roofs and chimneys make a positive contribution to the character of back streets. The City Council will be sympathetic to minor alterations to these buildings so that they can be conveniently used in association with the main house. The use of such buildings separately from the house to which they relate will not be permitted. When the outbuildings are part of a consistent design, the City Council will encourage uniformity of treatment to identical buildings.

7.08 NEW BUILDINGS MUST RESPECT THE CHARACTER, CONSTRAINTS AND OPPORTUNITIES OF THE SITE AND SURROUNDING AREA. WHILST NEW BUILDING DESIGN WILL BE GUIDED BY SUCH FACTORS AS THE HEIGHT, BUILDING LINE, PLOT WIDTH, BUILDING MATERIALS AND ARCHITECTURAL DETAILING OF SURROUNDING BUILDINGS, THE CITY COUNCIL WILL ENCOURAGE INNOVATIVE MODERN DESIGNS IN APPROPRIATE LOCATIONS.

7.081 Opportunities for infill development in the area is limited, and the most obvious sites are highlighted on the maps. However if a new building is to blend with its neighbours, there must be a consistency particularly of scale between new and old. Some variations in roof heights, window and door design and even building materials may be possible within the range and proportions of the features of the surrounding traditional buildings. For example on City Road, a number of properties have painted walls, and so a new building might have a similar treatment.

In contrast, the uniformity of buildings on Warkworth Terrace would mean anything other than gault brick walls would be unacceptable on a new building. On sites which are not immediately constrained by neighbouring buildings, there may be scope for even more innovation, though the scale and massing will always need to respect the traditional characteristics of the Kite area

7.09 THE CITY COUNCIL WILL ENCOURAGE THE REPAIR AND RETENTION OF HISTORIC SHOPFRONTS AND SIGNAGE, AND OTHER FEATURES WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA.

7.091 Grants will be made available for the repair of traditional shopfronts and signs, and for the replacement of altered features with designs which better respect the character of the area.

7.10 THE CITY COUNCIL WILL ENCOURAGE THE RETENTION OF THE AREA'S PREDOMINANTLY RESIDENTIAL CHARACTER WHILST RECOGNISING THE IMPORTANCE OF SMALL SCALE MIXED USES TO THE COMMUNITY AND CHARACTER OF THE AREA.

7.101 The Kite is clearly a residential area with a strong community identity which sustains and is sustained by the small pubs, shops and other mixed uses which are a vital part of the area. Whilst the change of use of buildings to residential will normally be acceptable, the loss of facilities which serve a direct local need will be discouraged. The City Council can offer grants for the repair and restoration of traditional commercial buildings, but cannot give grants to support the commercial viability of such uses.

7.11 NEW RESIDENTIAL DEVELOPMENTS WILL

NEED TO DEMONSTRATE THAT AN APPROPRIATE NUMBER OF CAR AND BICYCLE PARKING SPACES CAN BE ACCOMMODATED WITHIN THE DEVELOPMENT WITHOUT DAMAGING THE CHARACTER AND APPEARANCE OF THE AREA.

7.111 The Kite is an important historic area, and local residents have rightly identified the impact which parked cars have on its character. Although in exceptional cases, the City Council's Parking Standards might be reduced, a zero requirement is unlikely because of the potential knock-on effects onto already heavily-parked streets. Therefore unless parking can be provided in a way which preserves or improves the character of the area, and meets technical criteria for safe operation (eg size of parking spaces, room for manoeuvring), then the application will be refused.

7.12 THE CITY COUNCIL WILL IDENTIFY OPPORTUNITIES FOR LANDSCAPE IMPROVEMENTS INCLUDING TREE AND SHRUB PLANTING, WHICH WILL BENEFIT THE RESIDENTS AND CHARACTER OF THE AREA.

7.121 Consultation with residents of the area has shown the importance of trees and landscaping to the area, and brought suggestions for possible improvements. The character of the area is very urban and the streets narrow, so major tree planting is not appropriate. However opportunities exist for planting to frame long vistas, to reinforce street corners and to shield less attractive areas and uses such as car parks. In the long term, there may also be opportunities to improve landscaping in association with traffic calming measures for example. In appropriate situations, such works will be funded in part or total by the City Council.

7.13 THE CITY COUNCIL WILL CONSIDER

PARTNERSHIP SCHEMES WITH PRIVATE INDIVIDUALS AND LANDOWNERS TO PROVIDE TREES, SHRUBS AND OTHER ENVIRONMENTAL IMPROVEMENTS ON PRIVATE LAND WHERE THIS WOULD ENHANCE THE CHARACTER OF THE AREA.

7.131 Often areas of privately owned land can be important to the character of the area. The City Council will consider offering grant aid for landscape improvements to such land where this would benefit the character of the area as a whole.

7.14 THE CITY COUNCIL WILL ENCOURAGE THE HIGHWAY AUTHORITY TO REVIEW TRAFFIC SIGNING WITHIN THE KITE AREA IN ORDER TO REDUCE THE IMPACT OF SUCH SIGNAGE ON THE STREETSCENE.

7.141 The narrow nature of many of the streets in the Kite means that traffic signage and other street furniture can have a very intrusive impact, and can make narrow pavements appear cluttered. The City Council will therefore encourage the Highway Authority to consider reducing the number of signs, improving their appearance, combining signs on existing street furniture, or fixing them directly onto buildings where appropriate. The best way to achieve this would be by reviewing all the signage in the area, though opportunities for improvements during routine maintenance or more major schemes should be taken. Traditional cast iron street signs should also be retained.

7.15 THE CITY COUNCIL WILL ENCOURAGE THE HIGHWAY AUTHORITY TO IMPROVE THE CONDITION OF FOOTWAYS AND FOOTPATHS IN THE AREA, AND PROMOTE THE USE OF SURFACING MATERIALS WHICH WILL ENHANCE THE CHARACTER AND APPEARANCE OF THE AREA.

7.151 The responsibility for the repair and maintenance of footpaths rests with the Highway Authority. However, where appropriate the City Council will seek to promote the use of higher quality materials and the repair and retention of historic features such as granite kerbs, in situ concrete, and cobbled overruns for example. In some cases, the City Council may consider the use of part of the Conservation Area Partnership Scheme fund to encourage the use of high quality materials. Further investigations into serviceable and appropriate paving materials will need to be carried out in consultation with local residents.

7.16 THE CITY COUNCIL WILL ENCOURAGE THE REPAIR AND REPAINTING OF HISTORIC STREETLIGHTS IN THE KITE AREA, AND ENCOURAGE THE HIGHWAY AUTHORITY TO REVIEW STREETLIGHTING PROVISION IN THE AREA.

7.161 The area is fortunate that several historic lanterns survive in the area. These should be repaired and retained unless completely beyond repair. There are also a range of more modern lights of varying designs. The area would benefit from a review of streetlighting to improve lighting quality and aesthetic appearance of the columns and lanterns. This should allow for consistency of column and lantern designs and heights, and seek to fix lanterns directly onto buildings where appropriate.

7.17 THE CITY COUNCIL WILL WORK WITH OTHERS TO REDUCE THE AMOUNT, AND IMPROVE THE QUALITY OF, STREET FURNITURE IN THE AREA.

7.171 Street furniture covers the range of lamps, signs, kiosks and cabinets etc which are located in the street usually as a by-product of the provision of some service. The responsibility for the provision of street

furniture therefore rests with a number of different bodies. These include the Highway Authority, British Telecom, Cambridge Cable and the Electricity and Gas companies for example. The City Council will encourage these bodies to consider rationalising the amount of street furniture and ensuring that its appearance does not adversely affect the character of the area.

7.18 THE CITY COUNCIL WILL SEEK TO IMPROVE THE APPEARANCE OF THE ADAM AND EVE STREET CAR PARK. CONTRIBUTIONS TOWARDS THE COST OF THESE WORKS WILL BE SOUGHT FROM NEW DEVELOPMENTS WHOSE CAR PARKING NEEDS ARE PARTIALLY OR FULLY MET BY THIS CAR PARK.

7.181 The condition of this car park is a major concern to local residents. At present, the car park is necessary as it is used by people visiting the shops on Burleigh Street, and for visitors to existing and proposed buildings on East Road. Clearly there is potential for improvements to the appearance of the car park however.



JUNE 1996
CAMBRIDGE CITY COUNCIL

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