

AREA A: NEWNHAM CROFT STREET APPRAISAL

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NEWNHAM CROFT



HARDWICK STREET

Hardwick Street runs from Barton Road to Merton Street with Newnham Croft Street joining it on the east side. It is a pleasant residential street with a variety of terraced houses built in different periods and styles. It has some visible greenery at each end comprising a high beech hedge on Barton Road to the north, alongside the Gonville and Caius College playing field, with trees beyond. There are views of trees to the south above the houses in Merton Street.

The street dates from the 1850 onwards and is part of the older historic core of the Croft. The mid nineteenth centuries saw the building of some traditional Victorian terraced cottages on the east side and some distinctive groups of Edwardian houses in short terraces of different styles and materials on the west side - numbers 2-10 (built at the same time as St Marks's Church to the rear), 11-17 and 14-20 with dormer windows and basements. These variations result in an interesting historic streetscape of two- and three-story terraced houses. The earlier houses on the east side are set against the pavement while the later houses on the west side have small front gardens with low walls.



To the rear of the houses at the northern end of the street lies St Mark's Church, the vicarage, garden and community centre. The church is a Building of Local Interest (BLI) and Heritage Asset in the Cambridge Local Plan. It was built with the same materials as the houses nearby. The church spire can be seen above the roofline of the houses.

The rhythm of the terraced housing is punctuated by the Red Bull pub, its car park and garden to the north, which once comprised a group of terraced houses and stables. Opposite is Hardwick House, a new residential development for Darwin College students.



It comprises two short terraces of two and three stories with the latter at the Barton Road end being somewhat higher than other houses in the street. The overall style reflects the older terraced houses with slate roofs and chimneys, old stock bricks, sash windows with red brick dressings and detailing and a small front garden with railings. The development enhances the street scene replacing the poorly designed St. John Ambulance building and its unsightly car parks.

The house materials and style in the street vary. The traditional slate roofs and ridge tiles vary in height reflecting the different building periods. The earliest houses on the east side of Hardwick Street are flat fronted with no front walls. Most are built from Gault brick with some painted in a light pastel colour. There are sash windows and panelled front doors and many examples of original joinery that remain. Other positive features include the inset boot scrapers and cast-iron coal-chute covers.

On the west side of the street the houses are generally larger and built of red and Gault brick with ground floor bay canted bay windows many faced in stone and capped by battlement parapets or flat moulding, some decorated with incised circles. Of note are the front panelled doors retained with bolection moulding, brass letter boxes, doorbells and stone arches and lintels with plain and decorated glass fan lights above the doors. Many of the houses have names and decorative features carved into the stonework.

There are a number of loft conversions on both sides of Hardwick Street. These are varied, and not prominent or visible from the street although they can be seen by adjoining neighbours at the rear.

Attempts have been made to ensure these are reasonably compatible with the houses.

To the south is the Newnham Sports and Social Club building, dated 1909, which forms a local social and community facility. It is faced in Gault brick and red brick dressings which match houses in the street. Unfortunately, the windows are modern and there is a flat roof extension which is incompatible. Adjacent is a modern 2-storey house which doesn't reflect the other terraced houses. Opposite, at number 18 Merton Street, there is a modern 3-storey dwelling in reclaimed bricks, with narrow horizontal windows and slate roof on the site of a former small perfume factory the older attractive brick garden wall of which has been retained.

Key Positive Features

- Well detailed terraced houses dating from the mid nineteenth to the early twentieth century.
- A variety of different house styles and materials.
- A high survival rate of original details and traditional materials.
- The Newnham Sports and Social Club, dated 1909.
- The new Darwin College residential scheme, which reflects the historic character of the street.
- The granite setts/bricks which line the street on both sides and have not been covered with tarmac.

Key Negative Features

- Number 18 Merton Street on the corner of Hardwick Street and the house next to the Club, which is out of character with other houses.
- Tarmac pavements and broken kerb stones,
- Double yellow lines and other road markings.
- Telegraph poles and overhead wires.
- The cable box on the pavement outside the Club needs repairing and repainting.

DERBY STREET

Derby Street runs north to south from Barton Road to Merton Street. The terraced houses fronting the pavement represent the historic core of the Croft Conservation Area.



The view to the north comprises a high beech hedge on Barton Road, in front of the Gonville and Caius playing field, and the trees beyond. At the junction with Barton Road a relatively new block of flats, Cherwell Court, has been built along with garages that do not reflect the character of Derby Street.

Opposite is Maitland Court a Building of Local Interest (BLI) and a Heritage Asset in the Cambridge Local Plan. On the corner of Derby Street and Newnham Croft Street there are new flats for Pembroke College. The premises were previously occupied by the Co-op on the ground floor with the blank green

SOUTH NEWNHAM NEIGHBOURHOOD PLAN – STREET APPRAISALS

facia/name plate retained. The style partly mirrors the houses in Derby Street but the light beige bricks, modern sash windows and the shop fascia board are out of keeping.

The view to the south is formed by the houses in Merton Street, trees in the garden of 31 Grantchester Street, and relatively new dwellings on either side of Derby Street. The one on the east side sits slightly back from the road with a roof line, chimney stack, slate, and Cambridge old stock bricks which are in keeping with the older terraced houses. However, the first floor is partly clad in green painted boarding and is cantilevered over the ground floor to create two parking spaces which does not reflect the terraced houses in the street. The new house on the west side is much more sympathetic to adjoining houses.

The historic centre of Derby Street on the east and west sides comprises mid nineteenth century two-storeys terraced cottages mainly of Gault brick. Some of the houses have been painted, mostly in lighter pastel colours. The lintels to the front doors vary and are semi-circular with matching fan lights or horizontal with rectangular fan lights. The front elevations retain some of the original names of the houses and decoration carved into the stone. The roofline is varied and seldom the same for more than three houses which is typical of the building period. There is a front dormer above the house with the garage at number 17.

There are two shop fronts. Firstly, the Derby Stores/ Post Office on the corner of Newnham Croft Street and, secondly, the bakery and cafe at Hope Cottage (number 7). Both are focal points for the local community. The Post Office has an early shop front but there is no visibility into the premises as the windows are blank which detracts from the street elevation.

The bakery has a new shop front which is in keeping with the street.



Features of interest are the Sun Insurance plaque (recently erected) over the door of number 9 and the alterations to the garage frontage and window at Kirwee Cottage now divided as numbers 18A, 18 and 18B. There are older granite setts at the frontage, which form the pavement and contrast with the tarmac surface.

Key Positive Features

- The central section of the street contains well-detailed mid to late 19th century cottages with well- preserved features
- Some granite sett channels and older stone kerbs that remain
- The intimate mid-19th century historic character of the street
- The open area of garden and mature lime trees on the corner of Derby Street and Merton Street which provide a welcome break in the terraced houses

Key Negative Features

- Uncharacteristic 20th century developments on either side of the northern end of the street - Cherwell Court and the Pembroke College flats.
- Poorly maintained pavements.
- The obtrusive telegraph poles
- Extensive yellow lines on the road

NEWNHAM CROFT STREET

Newnham Croft Street runs parallel to Barton Road on the south side. Looking west down the road from Grantchester Street the view is of terraced houses in Hardwick Street presenting a pleasant elevation with original features and roof line above which there is a large mature tree and spire. The view east is of Grantchester Street and Lammas Court sheltered accommodation.

On the south side there are relatively new Pembroke College flats above the Co-op shop, its storage area to the rear and parking spaces. The flats are constructed of beige bricks which are not in keeping with the rest of the area, nor is the black metal walkway on the first floor of the flats. The sash windows attempt to match those of the houses nearby but are set flush with the wall and lack depth. Where the flats meet Derby Street the former Co-op premises are on the ground floor. The green fascia board for the Co-op has been retained and is out of keeping.

Further west is Cherwell Court and the garages for the occupants. The large mature old Horse Chestnut tree, which was in the garden, has been felled and not adequately replaced. Adjacent is the new Darwin College development whose features reflect those of the terraced houses opposite with slate roofs, chimneys and sash windows.

On the south side the view comprises the painted gable ends of terraced housing in Grantchester Street, Derby Street and Hardwick Street. The garage at the end of the house in Grantchester Street has been converted into a well-designed architect's office with attractive door and front window. The adjacent alleyway next to the Derby Stores is now, unfortunately, used as storage for disused cardboard boxes which detracts from the view of trees and bushes beyond. The Derby Stores with its original shop front is, on the whole, still in keeping with the other older buildings and a vegetable display adds an ambience to the street. However, less attractive are the blank windows and the modern door which are not in keeping.

The kerb stones are still the original blue/ grey stone. There are exposed older metal gully's beside number 1 Derby Street, an interesting contrast to others in the Croft that are covered with tarmac. These should be retained. The street and sloping pavements of tarmac are in need of repair and made less attractive by the double yellow lines.

Key Positive Features

- Historic name plates
- Gable ends of properties in Hardwick Street and Derby Street
- Some original kerbs and stone setts

Key negative features

- Views into the garages and parking for Cherwell Court
- Pavements in poor repair
- Obtrusive road markings and signage

MERTON STREET, WEST VIEW AND THE CENACLE

Merton street runs from Grantchester Street to 'The Cenacle' and contains some of the earliest houses that were built in the Croft, dating from the 1870s. There are 11 houses on the south side, most of which open directly onto the street, and the varying roofline shows that these were all built separately.

There is little change from the 2013 CA Appraisal, though some windows have been replaced with double glazing in the original style (3 Daisy Cottage, 9 and 11). Number 19 (Clifton Cottage) has plastic replacement windows, as does the side wall of 1 West View facing onto Merton Street.



Many of the houses retain their original doors and windows (1 Crofton Cottages, Waymouth cottage, 17) and several also have original features such as boot scrapers (Side entrance of 1, The Porch, 3, 11)

The large creeper on the side of 33 Grantchester Street, which was a significant feature, has died, and a new one has been replanted.

On the northern side of the street, there are junctions with Hardwick Street and Derby Street. Numbers 16 and 18 are a modern three storeys infill on the corner of Hardwick Street and are seen in the CA Appraisal as a negative feature, not in keeping with either the design or materials of the rest of the street. Newnham Croft Sports and Social Club (1909) is on the corner with Hardwick Street, and there are 4 small cottages of around the same period, with a modern addition in the same style.

At number 12 a large Ceanothus shrub has grown into a hedge, and other houses here have flowerpots and window boxes. There have been no changes on this side of the street since the 2013 Appraisal.

Along the north side of Merton Street up to the junction with Derby Street is the large garden of 31 Grantchester Street, which has a well-maintained fence with holly trees and pollarded limes along the boundary. Shrubs and other trees are visible beyond and, although private, this garden is an important green space in the centre of a very built-up area and adds greatly to the character of the Conservation Area.

West View is a small terrace off the south side of Merton Street, with 4 houses which were built together in the 1880s. These are all well-maintained and retain most of their original features, including the original metal railings and gates. They are accessed by a private pathway, and all face onto small gardens which are well-kept and very green with a variety of shrubs. They are fronted by a green space with trees and other planting belonging to Number 1 The Cenacle, which is a haven for wildlife and adds charm to the area



The Cenacle is a small infill development at the west end of Merton Street, which forms a cul-de-sac of Neo-Georgian houses. They were built in the 1970s on the former allotments at the end of St Marks vicarage gardens.

Only part of one house can be seen looking down Merton Street, so the development is not intrusive. The gardens are unfenced with well-maintained lawns and flowerbeds and the mature trees and shrubs add greatly to this group of houses.

There are no observable changes since the 2013 CA Appraisal, though the parking problems have got worse. The cul-de-sac suffers from non-resident parking, including vans and other oversized vehicles, and the turning circle is often blocked.

Key Positive features

- Varied late 19th century houses retaining many original features and materials
- Mature trees and shrubs in the Cenacle
- The row of lime trees and garden of 31 Grantchester Street
- Original rows of stone setts in the street gutters and stone kerbs.

Key Negative Features

- Modern infill (16 and 18), which relates poorly to the street.
- A telegraph pole with intrusive wires outside 16/18.
- Narrow pavements in poor condition.
- Signs and lamp posts impede access

GRANTCHESTER STREET

Entering Grantchester Street from Barton Road the view into the Croft is of a green and peaceful residential area, which is a marked contrast with the busy road. The small Co-Op situated near the top of the street belongs to the Co-Operative network and has recently been rebranded as a local community store, but there is little change in the street scene from the 2013 Appraisal.

Lammas Field

Opposite the Co-op, the old brick wall of the former hockey field runs along the road on the left. This site was developed in 1982 by Granta Housing Society for social housing – Lammas Field has 2/3-bedroom family homes and bungalows for the elderly. The housing is attractively low scale, and uniform in design and materials. It is arranged off a central pedestrian spine with no vehicle entry and there is a private car park for residents at the rear with access from Grantchester Street. Many of the homes have been sold under 'right to buy' and are now privately owned, and the site is managed at present by

Metropolitan. There was also a Community Centre, but this has now also been sold off and operates as an orthodontist with a separate entrance off the Driftway.

Lammas Court

Lammas Court, built as part of the same scheme, provides retirement housing and is set back from the street and well screened by trees.



Grantchester Street is the historic 'spine' road that runs through the heart of the Newnham Croft Conservation Area from Barton Road in the north to Grantchester Meadows in the south and may have been built at the end of the 18th century when Paradise House was built.

There are three quite separate terraces, the earliest built by 1888 with the others being added between 1902 and 1914. Another distinctive property is Maitland House on the corner of Barton Road.

First Terrace: on the west side of the street, nos. 5-31 (odd) form a long terrace of two and three storey Victorian houses. The first seven in the row are modest cottages, probably built in 1860, with flat fronts, stale roofs and two over two sashes. These cottages open directly onto the street. The original facades have been painted in distinctive colours. There are two larger Gault brick properties with slate roofs and then a bay-fronted cottage. The remaining properties are 3-storey Gault brick house, two windows wide with two over two sash windows. The ground floors have canted bay windows with plain parapets. A plaque saying Grantchester Terrace 1874 confirms the date of their construction. These houses have small front gardens with low brick walls.

At the end of the row No. 31 is a neo-Gothic Gault brick house with a gable facing the street, and opposite no. 33 (The Porch) is another late 19th century detached house with a high wooden fence which runs along Grantchester Street for several metres. Both of these houses have large gardens with trees, which are a positive feature of the streetscape, and important in such a densely built-up area.

Second Terrace: on the east side of the street, Nos 24-32 (even) form a row of bay-windowed Edwardian, constructed in brick with slate roofs. They have original attractive details including brick eaves, house names carved into the sandstone of the bays, stone arches over the doorways, each with a different plant/flower design on the keystone, black iron railings and wood-panelled front doors on the end houses with elaborate glass panels in the centre doors of the terrace. A large side and back extension has been added to No.24 with a further building in the garden.

Cousins Butchers, located at the end of the terrace on the corner with Chedworth Street, was built in 1913.



Third Terrace: After the junction with Eltisley Avenue, the third terrace on the west side Nos.37-63 (even) is dated 1902. These have red brick facades with painted stone details, two storey canted bay windows with distinctive castellated design parapets. A number of the houses have been carefully renovated and the stonework restored e.g. No. 62 at the end of the terrace. At no. 37 a large side brick extension has been built and whilst using matching materials, the structure has partially obscured the view of the neighbouring house behind. The houses have small front gardens, with hedges and fences and some of the original cleft oak boards remain.

The opposite side of this terrace is formed by the back boundaries to the houses in Owlstone Road. Most of the boundaries are well kept, with climbing roses and plants softening the walls. In the back garden of No 30 a fenced off car parking space has been created which accesses onto Grantchester Street.

The Studio is a small one-room property at the junction of Eltisley Avenue and is used by a sculptor and jeweller.

Key Positive Features

- Three groups of terraced houses, well preserved, dating to the late 19th or early 20th centuries.
- Well-tended front gardens and activity provided by the shops and other facilities.
- The survival of original windows, doors, roof materials, chimney details
- Cast iron street name plates, fixed to the walls of the houses.
- Paved platform traffic calming providing a central focus for the area.

Key Negative Features

- Pavements which are in poor condition - patched, uneven and sloping alarmingly in places
- Intrusive and poorly painted road markings (some treble yellow lines)
- Unsightly railings and signage
- Improvements needed to public seating area on corner with Chedworth Street, including re-positioning of cable box.

CHEDWORTH STREET

Chedworth Street is a short, straight cul-de-sac to the east of Grantchester Street, which leads to Newnham Croft Primary school. The original school building (1915) ran the whole length of the south side of the street, but was relocated to the end of the street in 1988, when the new school was built on part of the school field and the remainder of the site sold off to be developed. The new school buildings are low, and with brick and rendered elevations are unobtrusive in the streetscape. A 'community room' at the end caters for a nursery, an After-School club and a holiday play scheme. The original railings surround the entrance to the school and the playing fields, which back onto Paradise Nature Reserve. Recent additions to the school grounds are an attractive play area and enlarged garden area with a

poly-tunnel and variety of trees and plants.



The terrace of new houses on the south side of the street which replaced the school (1992) are 2-storey with bay windows and made to match to Victorian terrace on the opposite side of the road with modern gault bricks and tile roofs. The front gardens are now mature and have a variety of shrubs and plants.

On the north side of the street is a terrace of well-preserved 2 storey Edwardian houses, built in gault brick with attractive red brick detailing. Some have now been painted in a variety of pastel colours, and although some still retain original doors and windows, there are quite a few replacements. Little has changed since the 2013 CA appraisal.

Key Positive Features

- North side well designed Edwardian terrace with nice brick detailing
- Some original features remaining
- South side high quality modern terrace
- Gardens on both sides with shrubs

Key Negative Features

- Loss of original front doors
- Intrusive signage and road markings

OWLSTONE ROAD

Owlstone Road runs from Grantchester Street to Owlstone Croft and the Paradise Nature Reserve.

There is very little change to Owlstone Road since the 2013 appraisal. Several properties have been renovated and restored, but the original facades and architectural detailing have been preserved.

There are 45 two storey houses in total, all built between 1904 and 1912.

North side: Nos 1 – 5 form a uniform terrace of eight with brick facades painted white/cream to the ground floor and render painted white/cream to the first floor. The properties have recessed front doors, decorated porch pilaster strips and two storey front bays. The windows in no 11 have been replaced with identical looking aluminium powder coated frames. There are picket fences and planting in front gardens.

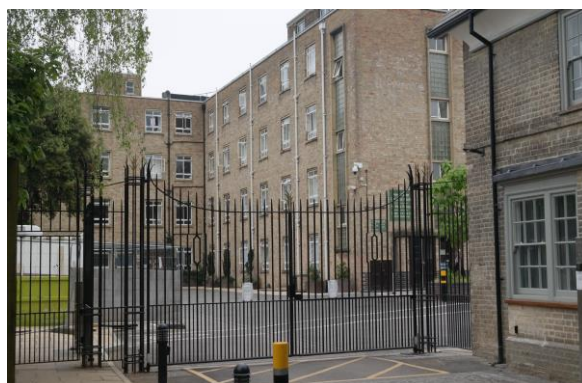


Rounding the corner, nos 17, 19 and 21 are detached Gault brick houses all identical design with red brick arches and window heads, slate roofs, and decorative half-timbered gables. The front gardens have low brick walls with attractive large trees and shrubs.

East side: Nos 23 to 33 (odd) form a red brick terrace of six with feature gables to the end properties and a pair of shared gables to the middle four, stone detailing, two storey bay windows and arched lights above the front doors.

All of the properties have low brick walls to the pavement. Front gardens planted with shrubs and trees. Nos.35 to 49 (odd) form a terrace of eight on a repeating pattern.

At the rear of the East side, backing onto paradise Nature Reserve, is **Owlstone Croft**. This is a large student residence belonging to Queens College, and housing around 100 students. There is also a separate nursery, used by members of the university.



Key Positive Features

- Cohesive terraced houses on both sides that retain interesting design details.
- Greenery in front gardens
- Most of the original windows and many of the original front doors have been retained.
- The tranquil and secluded character because of the absence of through traffic
- Very little street clutter

Key Negative Features

- Telegraph poles and wires

ELTISLEY AVENUE

Eltisley Avenue is a long straight road, which runs from Grantchester Street towards Grantchester Meadows, and is the route to the neighbouring village of Grantchester via the footpath through the fields by the river.



The south east side was built between 1902 and 1913, and is mainly Victorian in character, while the houses on the north-west side are more Edwardian, with houses paired under distinctive timber-framed gables.

Although each side of the street differs in style, there is cohesion in the materials used as all the houses are built of red brick with grey slate roofs. Many have now been re-roofed, with the original slate retained in all but a couple of cases. Only 6 of the houses have been painted.

All the houses have retained sash windows, very few of which are plastic. Most houses have retained their original front doors, wooden panels on the east side, and more elaborate on the west side, many still having the original stained glass. The college houses are notable exceptions, easily identifiable by the plastic replacement doors.

There have been few changes since the 2013 Conservation Area Appraisal, although many more houses have been enlarged, some with single storey 'side returns' and others with loft extensions in a variety of styles. These are visible from the rear and the Velux windows can be seen at the front, but the appearance and roofline from the street has been preserved on both sides along with the red clay ridge tiles, decorative on the east side.



The street is residential apart from the two shops at the junction with Grantchester Street (31 and 32), which retain their original timber-framed shop fronts and traditional appearance. The Graham Palmer car repair workshop and 88 lock-up garages remain to the rear of the houses on the north west side of Eltisley Avenue, but the car showroom linked to it has now gone, and the site has been redeveloped.

SOUTH NEWNHAM NEIGHBOURHOOD PLAN – STREET APPRAISALS

This was at the other end of the south west side of the street at the junction with Grantchester Meadows Road, and is now a single double-fronted house (1A). Although much larger, it is similar to the rest of the terrace in style and materials but is surrounded by red brick paving with a wall and high black metal railings, planted with an inner hedge.

The house opposite, on the corner with Marlow Road, has been extended and is also larger than the rest of the terrace, but this has a well-designed garden with mature trees and shrubs, which enhance the area. The wooden bench around the Ash tree at the front was funded though CIL (community improvement levy) and provides a welcome place for people to rest.

At the other end of the street the magnificent Tree of Heaven in the garden of number 33 is a key feature of the street and has a TPO. Opposite the shops there are mature trees in the garden of 33 Grantchester Street (the Porch), including two Scots Pines, which are a focal point in the centre of the village



Trees in the Paradise nature reserve can be glimpsed behind the houses on the south west side.

The front gardens have low retaining walls or wooden fences, and though they are small several do contain large trees including a Quince (5). Ginkgo Biloba (11), Silver Birch (28) and Arbutus (50). Several of the houses have large shrubs or climbers such as the lovely wisteria along the front of 26 and 27, and many gardens have window boxes, attractive bushes and flowering plants. This softens the red brick and gives the street a green appearance, which is a visual asset but also important for SUDS. These are primarily the gardens of the family homes and there is a clear distinction between them and the rented houses, especially those owned by the colleges. (56,57,62,63,35, 36 and 20) The majority of these have bare, paved over gardens full of bins and little else. They form about 12% of homes in the streets and most are lived in by up to 5 post-graduate students, though some have been divided into flats.



Gardens at the rear of the houses are small, and those on the south side have access to a snicket backing onto the gardens of the Grantchester Meadows houses, while on the north west side there is a

wider passageway which backs onto the garages and leads through to Marlowe Road. Again, family homes often have well-tended gardens while those of the college house are overgrown and neglected.

There has been an increase in the number of large sheds and other buildings used as offices or garden studios. This is permitted development which serves a need for more space but is also a loss of green space which can also have a detrimental impact on the character of the area and the amenity of neighbours in such a built-up area.

Key Positive Features

- Well-preserved terraces with distinctive character and retaining distinctive features such as stone window surrounds, sash windows and the unique moulded keystones over the front doors on the south east side.
- Mostly original windows and doors, many still with some stained glass intact.
- Attractive front gardens with shrubs, plants and window-boxes
- Mature trees at both ends of the street and also seen as a backdrop to the street in other locations.
- No road markings except at junctions, fire hydrants and disabled bays

Key Negative Features

- Some front gardens that are completely paved over with no plants or greenery.
- Plethora of plastic wheelie bins– very prominent in these small gardens with some houses having 3 of them (blue, black and green) lined up.
- Plastic replacement doors and windows on college houses.
- 3 Telegraph poles with intrusive wires
- Unsightly modern meter boxes on the front of all the houses – 2 in the case of those that have been divided into flats.
- Much patched and uneven footpaths
- Large number of parked cars

MARLOWE ROAD

The houses in Marlowe Road were probably built around 1912 since they appear similar to the houses on the north west side of Eltisley Avenue. The land was formerly owned by Corpus Christi College and the street is named after Christopher Marlowe the poet, who was a student there. The road is short and straight sloping gently down to the junction with Grantchester Meadows Road. It is a cul-de-sac with a narrow snicket giving pedestrian and cycle access to Millington Road.



The north end is enclosed by trees at the end of the gardens of 17 and 17a Millington Road but the patio noted in the 2013 CA Appraisal to the north side of No 21 has now been built over to extend the house. On the west side of the north end of the road a large garage or workshop has been converted into an attractive dwelling. The south end of the road is framed by the trees behind the houses in Grantchester Meadows on Paradise Island.

The end house on the Eltisley Avenue junction with Grantchester Meadows has been imaginatively extended and the garden around it is pleasantly landscaped. The end house on the opposite side of the junction with Grantchester Meadows Road has also been extended but blends in less easily, having three different types of brickwork and no greenery at all.

An important additional feature at this end of the road is a sturdy wooden seat round the base of a large tree that provides a welcome spot at which to rest after the return walk from Grantchester on a hot day.

The houses on both sides are symmetrical. Many of them have been extended by loft conversions but the roofline seen from the front has been preserved. The extensions can be seen more easily from the rear by walking along the snickets on each side of the road. Many houses also have additional buildings in the gardens, some of which are large and used as garden offices or studios.

At a street level there is a variety of garden boundaries which adds interest and in some cases the boundaries have been taken down to allow more imaginative planting. The front gardens are small so there is no room for large trees, but some houses have dense hedges that provide a fringe of green against the red brick of the houses.

The houses are all the same design with timber-faced paired gables and the original slate roofs all remain. Most of the houses are red brick although a few have been painted. Almost all the finials above the gable ends survive and the barge boards to the principal gables give great character to the street. All the houses retain their original sandstone mullions and lintels, some of which have been painted. All the houses have retained sash windows, very few of which are plastic. Most houses have retained their original front doors with a leaded window above to give light to the hallway.

The cul-de-sac seems secluded and often there are children playing outside. There seem to be a greater number of young families living here than in most Cambridge streets – a simple survey showed that there were children's bicycles parked outside 9 of the 44 houses and 9 of the 44 parked cars there were fitted with child seats.

The streetlights are unobtrusive and there is a satisfying absence of street signs and clutter except for two large 20 MPH signs and road markings and rather unsightly telephone wires.

Key Positive Features

- Cohesive terraced houses on both side that retain interesting design details.
- Greenery in front gardens
- Most of the original windows and many of the original front doors have been retained.
- Attractive timbered front gable elevations.
- Prominent chimney stacks.
- The tranquil and secluded character because of the absence of through traffic has attracted many families with children.
- Very little street clutter

Key Negative Features

- Some replacement doors and windows.
- Telegraph poles and wires
- Uneven road and pavement surfaces.
- Wheelie bins in front gardens.

GRANTCHESTER MEADOWS

There are 49 houses, 28 on the north side and 21 on the south side, and at least 23 of them have had loft and/or side return extensions which are visible from the road.

Three groups of houses provide a pleasing degree of continuity in the eastern and central parts of the road. On the north side 65 -79 is a terrace of eight Edwardian villas and 82 – 89 are also Edwardian. On the south side 52 – 80 are a row of ten 1920s semi-detached houses.

Almost all retain their original frontages.



The hoggin footpath in front of them is an attractive feature that contributes to the semi-rural feel of this part of the road.

The remainder of the road moving west contains 27 properties dating from the 19th century to the 1960s. Two have been substantially altered, 92 with an additional storey and 107, which was a large detached house has been successfully extended and converted to two semis by Pembroke College.

Two large Edwardian semi-detached houses at the end of the road, fronting Skaters Meadow, belong to St Catharine's College, and have been renovated for student accommodation in a way that is in keeping with this period.

A major renovation has also taken place at 113, in a prominent position on the corner with South Green Road. This has been done in a manner which is sympathetic to the period and context, and it retains the magnificent wisteria along the front, which is a much-loved feature of the street.

Across the road, 108 was demolished and a new larger detached house built in yellow brick under a slate roof in 2019/20.

The road is very green, with well-maintained trees and hedges and no front gardens so far taken for parking. Paving over of front gardens for parking would have a very negative impact on the character of this street and should be resisted. The pavements on both sides are adequate at the eastern end of the road but from the junction with Marlowe Road to the Skaters Meadow footpath there is only a narrow, uneven pavement on the north side. This is frequently blocked with bins, bikes or cars and pedestrians are forced to use the road.

Skaters Meadow footpath at the end of the road gives access to Grantchester Meadows and is a scenic transition from the urban to the rural landscape, with views over the water meadows down to the river. First recorded in Tudor times, the footpath is a Public Right of Way (No 39/32) on Cambridge County Council's Definitive Map. Whilst historically a green leafy entrance into the meadows, the footpath and its adjoining verges of wildflowers has been destroyed in recent years by car, mobile home and caravan

parking. Located within the Newnham Croft Conservation Area, the footpath is a prime candidate to be re-claimed and returned to its natural state as a green footpath with tree planting and a pollinator flower margin creating a more pleasant transition to the countryside.

Key Positive Features

- Well maintained trees and hedges
- Edwardian and 1920s houses which maintain most of their original features.
- Conversions and renovations which are sensitive to the context.

Key Negative Features

- Narrow pavement with pedestrian access often impeded
- Parking on the Skaters Meadow footpath which consequently has a potholed surface and an absence of grass verges
- Intrusive 20mph road markings

SOUTH GREEN ROAD

South Green Road is a private cul-de-sac leading from the western end of Grantchester Meadows. The badly potholed road surface was resurfaced by St Catharine's College and the residents in 2023. In the latter part of the 19th Century the area was fields and a gravel pit. The first pair of houses (Nos 1 and 2) is marked on the 1903 map and by then the land opposite the houses had become St Catharine's College Cricket Ground.

Nos 1-8 are a continuous terrace of two storey houses, built from Gault brick with red brick string courses, giving a pleasant 'striped' effect. There are stone ground floor canted bay windows, with circular pierced parapets similar to the houses in Hardwick Street. The bright red clay pots are worthy of special mention.



The entrance into South Green Road is contained by mature planting on the western side. 115 Grantchester Meadows was refurbished by St Catharine's College in 2019 using traditional materials in sympathy with the Victorian heritage of the building. We understand that the property will become a small-scale HMO accommodating 6 graduate students.

On the eastern side, 113 Grantchester Meadows was redeveloped using traditional yellow Gault brick and grey slates in 2017/18 and new mixed native hedging planted along its boundary with South Green Road. The small 1960's former consulting room in the garden of 113, noted as a negative feature in the 2013 appraisal, has been demolished and a new annex built in the same traditional yellow Gault bricks and grey sales as the main house.

Following is a detached modern house, *'Innisfree'* and then the terrace of early 20th century houses (Nos 1-8). Since the 2013 appraisal, Nos 3 and 7 have been renovated.

The external facades of the terrace remain unchanged except for the addition of roof lights on 5 houses. There is another small infill house (No 9), then the road turns to the right, leading to a new sports hall. On the northern side of the road is a modern development of student accommodation by St Catharine's College which reflects the style of the adjoining Edwardian terrace and houses 28 students.

Separated from St Catharine's College playing fields by a low hedge, the road is unadopted, one half being the responsibility of the College, the other half that of the residents.

Key Positive Features

- Well preserved early 20th century terrace with original details;
- Early 20th century Grade 11 listed gas streetlight outside Nos 4/5 still operational;
- Attractive long views over St Catharine's Playing Fields, taking in mature trees
- Renovation and refurbishment of 113 and 115 Grantchester Meadows using traditional materials which are in sympathy with the Victorian heritage of the buildings;
- Green aspect of the front gardens of the Edwardian terrace with small areas of lawn and shrubbery.

Key Negative Features

- A prominent sewerage vent pipe at the north-west end of the road would be improved by a coat of paint (as noted in the 2013 Appraisal)
- The staining to slates and bricks on St Catharine's College student accommodation.