

**1-3 HILLS ROAD,
CAMBRIDGE**

Desk Based Assessment

commissioned by Estates Division – University of Cambridge

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1. INTRODUCTION

- 1.1.1 The Cambridge Archaeological Unit (CAU) has been commissioned by the Estate Division, University of Cambridge to prepare an archaeological desk-based assessment for land being proposed for redevelopment at 1-3 Hills Road, Cambridge (Figure 1). The Proposed Development Area (PDA) covers approximately 1.09 hectares.
- 1.1.2 The purpose of this desk-based assessment is to assess:
- the archaeological potential of the PDA
 - the likely impact of previous land use on the survival of any archaeological remains
 - the potential for impacts of development on the surviving archaeological resource within the PDA
 - the potential impact of development on heritage assets nearby
 - potential line of mitigation of affected heritage assets.
- 1.1.3 For the purposes of this report, archaeological and historical records were consulted for a search area extending 300 meters from the PDA's boundaries. The sources consulted are outlined in Section 4, and a detailed list of individual assets in Appendix 2.

2. LOCATION, TOPOGRAPHY AND GEOLOGY

- 2.1.1 The PDA lies to the south-east of the historic core of Cambridge. It is bordered on the north-west by Gonville Place and Hyde Park Corner, on the south-west by Hills Road, on the south-east by Harvey Road and on the north-east by Drosier Road and the Gonville Hotel grounds (Figure 1).
- 2.1.2 Administratively, the PDA lies within the Market Ward of Cambridge City Council.
- 2.1.3 The Hills Road frontage of the PDA is currently occupied by a 1960s-1980s building, at the back of which is an open car park, garden shed, bike sheds and garden (former car park). It also contains an individual house, Drosier House, and its garden, at the junction of Harvey Road and Drosier Road, and four semi-detached houses on Gonville Place, which communicate with the main grounds through their backyards.
- 2.1.4 The PDA lies at c. 12.2m AOD.
- 2.1.5 Geologically, the PDA lies on 2nd Terrace River Gravels overlying Gault clay-Mudstone. It is located near the limit between Gault clay and West Melbury marly chalk formation. (GeoIndex, accessed January 2022).

2.2 Conservation Area

- 2.2.1 The PDA is located within the New Town and Glisson Road Conservation Area. Gonville Place serves as a limit between the New Town and Glisson Road Conservation Area and the Central Conservation Area.
- 2.2.2 It was originally part of the Central conservation area in 1969 and, after several extensions, it was allocated in a separate area in 2012.
- 2.2.3 A Conservation Area Appraisal was published in 2012 and is available online (Cambridge City Council 2012 - [New Town and Glisson Road Conservation Area Appraisal 2012 \(greatercambridgeplanning.org\)](https://www.greatercambridgeplanning.org/)).

3. PAST AND CURRENT LAND USE

- 3.1.1 Most of the buildings currently lying within the PDA were used by the Cambridge Assessment until their relocation in new offices on Shaftesbury Road in 2018. They have been unoccupied since.
- 3.1.2 In the 19th century, the land had been divided between several private houses and their garden, of which 1-4 Gonville Place and Drosier House still survive. Perse School opened its new buildings toward the south of the PDA in 1890 and was destroyed during the construction of the Examination Syndicate building.
- 3.1.3 Prior the 19th century development of the land, the PDA had been part of the East Fields and had been used for agricultural purposes and very probably for gravel and clay extraction.

4. SOURCES CONSULTED

4.1 Cambridgeshire Historic Environment Record

- 4.1.1 The Cambridgeshire Historic Environment Record (CHER) supplied the data of known heritage assets and archaeological events within the PDA and surrounding search area. All the heritage assets within the search area are listed in Appendix 2.
- 4.1.2 The location of archaeological works recorded in the CHER is shown in Figure 2. Scheduled monuments and Listed Buildings are shown in Figure 3. Individual HER entries organised by archaeological periods are shown in Figures 4 – 7.

4.2 Historic mapping and records

- 4.2.1 Historic maps and records were sourced from the Cambridge University Library, the Ordnance Survey, and the CAU's own copies of historic maps. Figures 8 – 13 and 15 show extracts from key historic maps covering the search area. The location of the PDA outside the historic core of Cambridge means that, apart from a modern reconstruction of the medieval field system (Stokes 1915), there are no maps pre-dating the 19th century.

4.3 Aerial photographs

- 4.3.1 Scans of aerial photographs from the Cambridge University's Collection of Aerial Photographs (CUCAP) highlighted the evolution of the PDA between 1957 and 1994. They are shown in Figures 14 and 16 – 18.

4.4 Site visit

- 4.4.1 A site visit was undertaken on 13 January 2022. Only the external grounds were accessed, the buildings being unoccupied and locked. Photographs of the buildings, sheds and open spaces were taken and are shown in Figures 19 – 27.
- 4.4.2 The main building of the PDA is located on Hills Road. It is three storeys high and possesses a basement. The PDA also contains four 19th century semi-detached houses and their gardens on the north (1-4 Gonville Place). A single 19th century building lies on the south-east corner (Drosier House, 13B Harvey Road), it is separated from the main

ground on the south-west by fences and hedges. 1-4 Gonville Place and Drosier House possess front gardens. The main Syndicate building is bordered by lawn and trees on both the Hills Road and Harvey Road frontage. Low walls separate the grounds of 1-4 Gonville Place and the main Syndicate building from the pavement of Gonville Place, Hills Road and Harvey Road. The junction of Gonville Place and Hills Road is lined with a metallic fence and Drosier Road is lined with a tall brick wall. A gated car entrance is located on Harvey Road between the main building and Drosier House.

5. ARCHAEOLOGICAL BASELINE

5.1 Archaeological excavations and surveys

5.1.1 Eight archaeological events within the search area are recorded in the Cambridgeshire Historic Environment Record. The location of all archaeological investigations is shown in Figure 2. A list of the events is in Appendix 3. Work consisted of seven evaluations and of one find recorded during construction work.

5.2 Scheduled Monuments

5.2.1 The *Via Devana* (CHER SM1003263), the Roman road linking Chester to Colchester, is thought to run in parallel to the south-western edge of the PDA, slightly to the west of Hills Road. No remnants of it have been recorded within the search area; however, two excavations on the grounds of the Perse School, at the south-east of the search area in 1910 and 1952, uncovered remnants of it (Walker 1910, 166-167; RCHM(E) 1959, 6). The road is thought to run slightly to the west of the present Hills Road. It is shown on Figure 3.

5.3 Listed Buildings

- 5.3.1 There are two Grade II* Listed Buildings in the search area and 24 Grade II Listed Buildings. They are listed in Table 1 and plotted in Figure 3.
- 5.3.2 Residential and commercial buildings comprise most of the 19th century constructions within the search area. They are typically two to four storeys high, sometimes with a basement, and are generally built with Gault brick.
- 5.3.3 Downing College, built from the early 19th century onwards, and its associated 1834 gate and gate lodge, lies at the back of Lensfield Road and Regent Street.
- 5.3.4 Two churches and associated buildings were erected during the 19th century to cater for the growing population living within south-east Cambridge: the Church of St Paul (CHER 1349075) on the eastern side of Hills Road, and the Church of Our Lady and the English Martyrs (CHER 1349061) and its Rectory (CHER 1349043) on the opposite side of Hills Road.
- 5.3.5 Only two 20th century buildings are listed: the Scott Polar Research Institute on Lensfield Road and the Highsett flat buildings on Hills Road.

Table 1: Listed Buildings in the search area.

<i>Reference</i>	<i>Name</i>	<i>Grade</i>	<i>Date</i>
1099114	Wanstead House, 2 Hills Road	II*	c. 1825
1349061	Church of Our Lady and the English Martyrs (Roman Catholic)	II*	1885-90
1100602	Downing Terrace, 41-57 Lensfield Road	II	1819
1100621	8 Lensfield Road	II	Late 18th c.
1125517	Downing College	II	1807-1876
1125518	Downing College, gate lodge and gates to Regent Street	II	1834
1126029	12-18 Hills Road	II	Early 19th c.
1126105	112-116 Regent Street	II	Late 18th c.
1126184	2-4 Lensfield Road	II	Late 18th c.
1126185	The Oak Public House, 6 Lensfield Road	II	18th c.
1126186	10-14 Lensfield Road	II	18th c.
1126189	Pair of Gate Piers Immediately to the West of the Church of Our Lady and the English Martyrs (Roman Catholic)	II	Early 19th c.
1126197	Wall and Gates of the Church of Our Lady and the English Martyrs (Roman Catholic)	II	1890
1126198	Wall and Gatepiers of the Rectory	II	19th c.?
1126199	20-22 Hills Road	II	Early 19th c.
1126224	Owen Webb House, 1 Gresham Road	II	c. 1830
1246829	Highsett and Front Retaining Wall, 1A-37 Hills Road	II	1958-60
1268369	Scott Polar Research Institute, Lensfield Road	II	1933-34
1331851	8-10 Hills Road	II	Early 19th c.
1331887	Glengary Hotel, 41 Regent Street	II	c. 1830
1331934	4-6 Hills Road	II	Early 19th c.
1348348	16 Lensfield Road	II	18th c.
1349031	3 and 3A Gresham Road	II	c. 1830
1349043	Rectory of the Church of Our Lady and the English Martyrs (Roman Catholic)	II	c. 1890
1349075	Church of St Paul	II	19th c.
1356196	78-80 Regent Street	II	Early 19th c.

5.3.6 The location of the PDA at a wide junction makes it visible from 16 out of 24 Listed Buildings, despite the presence of trees in front of it on Hills Road, Hyde Park Corner and Harvey Road. The Church of Our Lady and English Martyrs and its Rectory, the 18th century buildings on Lensfield Road and the various houses up to No 16 on Hills Road have a view of the PDA. The PDA is however separated from these Listed Buildings by Hills Road and its junction with Regent Street, Gonville Place and Lensfield Road. The view on the current Local Examination Syndicate building is described as “not pleasant” and “visually weak” in the Conservation Area Appraisal of 2012 (Cambridge City Council 2012, 23, 26).

The proposed development would therefore not physically impact their settings, but would definitely have an important visual impact.

6. CARTOGRAPHIC AND TOPONOMIC EVIDENCE

6.1 Place name evidence

- 6.1.1 In *Outside the Barwell Gate* (1915), the Rev. H.P. Stokes collated terriers (a type of historical document) to reconstruct the East Fields. According to his reconstructed map, the land of the PDA covered several plots, the main one being “Mortimer’s Dole”. If “Mortimer” refers to the family owning this piece of land, the term “dole” in Old English refers ‘A part allotted or apportioned to one, or belonging to one by report’ (OED 1989, vol. 4 p. 934). However, this term “in the terriers is often more specific, referring to rectangular-shaped blocks of a few acres in area, usually without strip divisions” (Hesse 2007, 154). Studies in the West Fields of Cambridge revealed that it also applies to marginal land such as land easily waterlogged, on unpromising soil or being submitted to clay or gravel extraction. It is a pattern that can also be observed in the East Fields (Hesse 2007, 155). Archaeological and documentary evidence record an increase in gravel extraction in the East Fields in the Late Medieval period (Newman 2019, 397-8) and as King’s Lane (present-day Gonville Place) became Gravel Pit Road after the 16th c., it points toward gravel extraction in the PDA.
- 6.1.2 In Tabor’s Book (see 6.5.5), Ball’s Folly, a piece of waste ground between Hills Road and Mortimer Dole, is described as “Old Clay Pitt”. Stokes also records other stretches of land along the road with this name, which clearly highlight the activity taking place.
- 6.1.3 In the 16th century, the Mortimer estate passed to Gonville Hall (Hesse 2007, 155), a change in owner that is still reflected in the toponymy today: Gravel Pit Lane became Gonville Place at some point between 1807 and 1830, while Gonville House within the PDA and Gonville Hotel to the north-east were built in the 19th century with the Gonville Villas added in the northern part of the PDA at some point after.

6.2 Cartographic and photographic evidence

- 6.2.1 Cartographic evidence for Cambridge is extensive and dates to the 16th century. However, these early maps do not reach further than Parker’s Piece at the south-east of Cambridge until the early 19th century. The organisation of the land prior to 1807 can only be reconstructed from textual evidence such as terriers.

Reconstruction of the Barnwell Field by H.P. Stokes, 1915

Figure 8

- 6.2.2 The map was reconstructed from terriers owned by the different Colleges. It shows the division of the land as recorded in the 14th century in the Barnwell Field. The plots’ names and the numbering of the furlong was taken from the Jesus Book (Stokes 1925, 51). It also depicts the Barwell Gate and the Barwell Gate suburb, as well as the run of the King’s Ditch and various roads.
- 6.2.3 The PDA is located at the junction of King’s Lane (present day Gonville Place), Deepway (present day Lensfield Road) and Hadstock Way (present day Hills Road). It is part of the

Over Furlong and covers two unnamed plots along King's Lane, "Ball's Folly" on the edge of Hadstock Way and a large piece of land called "Mortimer's Dole". As explained in section 5.1.1, the name "Mortimer's Dole" refers to the family owning the land, as well as potentially indicating exploitation of the natural gravels. The two unnamed plots were respectively owned by Barwell Priory and Philip Cayley, a Cambridge citizen. They passed into the hands of St John's College and Trinity Hall. "Ball's Folly" was a strip of waste land on the side of Hadstock Way with a wide ditch running through it (Stokes 1915, 41, 51). It is named "Pudding pits" in a terrier of Gonville & Caius College (Stokes 1915, 52) and later "Old Clay Pitts" in Tabor's Book, which points to clay extraction on that piece of land. "Daw's Cross" is depicted at the junction.

Inclosure map, 1807

Figure 9

- 6.2.4 This map represents the Barnwell Field allotted after enclosure in 1807, with the name of the different owners written in each plot. The western part of Parker's Field, Regent Street and the land north of Lensfield Road are not represented on this map.
- 6.2.5 Hills Road and Lensfield Road are depicted, while present-day Gonville Place is still named Gravel Pit Road. The PDA lies within the "First Allotment to Gonville & Caius College", a vast, slightly irregular plot at the corner of Gravel Pit Road and Hills Road.

Baker's map of Cambridge, 1830

Figure 9

- 6.2.6 Some twenty years after the Inclosure map, Baker's map of 1830 shows the expansion of the urban occupation in the former East Field.
- 6.2.7 Gravel Pit Road became Gonville Place, taking on the name of the developing College in the area. The PDA covers two plots of land and part of another two. Gonville House, an individual house with a spacious garden lies at the corner of Hills Road and Gonville Place, while the PDA overlaps with part of the garden of Gonville Lodge to the north-east. Both were built in 1828. The two plots at the backs are undeveloped and are gardens or fields. They abut the newly open Harvey Road, unnamed on the map. The new Town Gaol, built in 1828, lies on Gonville Place at the north-east of the PDA. The rest of the land east of Hills Road is barely developed and is composed of gardens, orchards or fields, with several windmills depicted. An exception is Cambridge Place: a straight road off Hills Road at the south of the PDA that is already densely built on both sides.
- 6.2.8 At the west, the eastern part of Lensfield Road frontage leading to Regent Street is developed. The land at the back and on most of the northern side of Lensfield Road is occupied by the gardens of Downing College, founded in 1801 and built between 1807 and the 1870s. The south of Lensfield Road is urbanised and the new development is labelled "New Town". Mansions such as Lensfield and Lensfield House are depicted, while the street frontages, including on Hills Road, are densely built.

Plan of Properties in Cambridge 1840, with addenda 1890

Figure 10

- 6.2.9 The map shows a detail of the properties between Hills Road, Gonville Place, and Mill Road and indicates their owner on the side. This map differs very little from Baker's 1830 map in

terms of general limits and is potentially a copy of it. This map, while coloured, is less detailed in its representation of the house gardens, while it shows paths not depicted on Baker's map.

- 6.2.10 The PDA still covers the same land. The two pieces on Gonville Place contain a house each, one of which, Gonville House, is labelled "S. CROWE" with "ten.t" (tenant) added on the side. A William Crowe and its family and servant were recorded as living there in the 1842 census.
- 6.2.11 The two plots at the back are labelled "Garden/s" and are bordered and divided by what looks like paths. These lands are marked as being owned by Caius College, as are most of the pasture land represented on the map. The land north-east of the PDA is divided in gardens, pastures, orchards, part of which had been rented by Perse School as sports grounds before the move to Gonville Place. The plot labelled "pasture now University Cricket Ground" had been rented from 1848 to 1883 from Caius College. It was described as "rough" having been a wheat-field not long before (Mitchell 1976, 82). Another plot was used from mid-1888 before land was bought on Hills Road. On the north-east, the new Town Gaol is less detailed than on the Baker's map. The label "now removed 1878" was added in 1890. The houses on Cambridge Place are not detailed and the developed street frontage is only represented as black hatching and is labelled "various owners".
- 6.2.12 Three buildings were added in red ink in 1890: the Church of St Paul and a house behind it to the south-east of the PDA, the Roman Catholic Church of Our Lady and the English Martyrs. The black building included in the Catholic Church is Lensfield House, which had been built in 1810 for a local banker, Julian Skrine (Bryan and Wise 2005, 204). The house was later bought by the Catholic Church and demolished in mid-1885 prior to the beginning of the construction work for the church (Bryan and Wise 2005, 204).
- 6.2.13 The beginning of the recently opened Glisson Road is also depicted. Gresham Road, to the north-east of the PDA, is curiously not shown, despite being open and built on by c. 1830.

1888 OS Cambridgeshire County Series 1:2,500 (1st edn)

Figure 11

- 6.2.14 By the 1880s, the south-east of Cambridge is mostly urbanised. The arrival of the East Counties Railway in 1845 enhanced the urban development of this part of the town. The difference in the development between the western and eastern side of Hills Road is still visible.
- 6.2.15 A few changes happened to the land within the PDA. If Gonville House, Gonville Lodge and their gardens are still present, several small annexes have been added on their grounds. Two new houses and their gardens have been built on the Hills Road frontage immediately to the south of Gonville House, including Pendeen House at the corner of Hills Road and Harvey Road. Tennis courts lie at the back.
- 6.2.16 Harvey Road and St Paul's Road are now built with semi-detached houses with respectable gardens. The Church of St Paul and the vicarage and are represented, as are almshouses. To the north-east of the PDA, the gaol has been replaced in 1878 by Queen Anne Terrace, while Gresham Road has a few houses and gardens on each side. The University cricket grounds are represented next to an empty plot and tennis courts. At the very south-east of the search area, Glisson Road is not yet opened and Eastbourne villa and its large gardens occupy a plot on Hills Road.

- 6.2.17 On the west side of Hills Road, New Town is now fully developed and the Botanic Garden, which moved on that plot in 1831, forms its southern limit. Only its western part, established in 1831 and opened in 1846, is an accessible garden. The eastern part is divided in small rectangular plots and leased to tenants. To the north, Lensfield House has been replaced by the Roman Catholic church and its rectory. Panton House is now the Perse School for Girls. Various buildings, such as schools, churches and some commercial premises, are also labelled.

1903 OS Cambridgeshire County Series 1:2,500 (1st rev)

Figure 12

- 6.2.18 A few changes have been made within the PDA and the search area.
- 6.2.19 The Perse School for boys now occupies the middle of Hills Road on the location of a former individual house. The main school building is set slightly back from the street on not very extensive grounds. It consists of a rectangular building dating from 1890. An offset at the back is a laboratory added in 1892 (Jones 2001, 32). Small annexes are situated against the border wall while a small building, the gate lodge, lie near Hills Road. The small structure against the border wall with Gonville House is "Five House", a game facility built in 1893 (Jones 2001, 33). At the back of Pendeen House an individual house, Drosier House, and its garden replace a previous tennis court at the corner of Harvey Road and Drosier Road. Two semi-detached houses replace the other tennis court on Drosier Road. On Gonville Place, four semi-detached houses and their garden have been built on grounds previously owned by Gonville Lodge.
- 6.2.20 To the north-east of the PDA, more houses have been built on Gresham Road, while to the south-east Glisson Road has been opened and its frontage built. The university cricket grounds have not changed but the empty plot next to it has been mostly taken over by Glisson Road and its houses. The land that was still empty at the south of Glisson Road in 1885 is now developed with several new streets opened.
- 6.2.21 To the west of Hills Road, very little has changed, but for the construction of houses on the north side of Lensfield House.

1927 OS Cambridgeshire County Series 1:2,500 (2nd rev)

Figure 13

- 6.2.22 Very little change can be observed.
- 6.2.23 Within the PDA, the Perse School grounds have expanded and encompass Pendeen House, now used as an extension. Pendeen House has been bought in 1914 (Jones 2001, 36). Gonville House, on the other side, has been bought in 1919 (Jones 2001, 36). To the south-east of the school grounds, several annexes have been added. The two rectangular buildings between Pendeen House and the main school building are probably the two ex-army huts reportedly set up after 1918 in the garden of Pendeen House (Jones 2001, 36). The small square building against the back wall is probably the armoury erected in 1908, which also served as a gym (Mitchell 1976, 105).

Cambridge, looking NW, detail. 1957. VV3.*Figure 14*

- 6.2.24 This black and white photograph shows the PDA a few years before its redevelopment. The Perse School has been extended to the north in 1933-1934 and the new building took the place of Gonville House. The main school's ground and the former Gonville House garden now communicate and are used as play ground. The gate lodge of the school is slightly visible between trees, while Five Courts is still in use behind it. Pendeen House is partially obscured by trees and the wooden ex-army huts and other sheds are set against the boundary walls next to it. The school grounds are bordered by trees and tall walls. 1-4 Gonville Place is visible in the background, as are the houses on Drosier Road.

1967 OS National Grid 1:2,500*Figure 15*

- 6.2.25 Within the PDA, the main Perse school building and Pendeen House have been demolished and replaced with the Examination Syndicate building, set on an irregular H-shape parallel to Hills Road. The school moved to new building on Hills Road in 1961 and the new Examination Building were opened in 1964.
- 6.2.26 At the north-east of the PDA, Gonville Lodge has become Gonville Place Hotel.
- 6.2.27 There is again generally little change within the search area.

Cambridge, looking NNW, detail. 1970. BEL17*Figure 16*

- 6.2.28 This black and white aerial oblique photograph dates from 1970. It shows the addition of a rectangular five storey building to the north-west of the main Examination Syndicate building. Houses on Drosier Road are still standing and trees screen the new extension on Hyde Park Corner.

Cambridge, looking NNW, detail, 1983. 70KnBL2*Figure 17*

- 6.2.29 13 years later, in 1983, a new extension on Harvey Road is being erected. The back of the buildings has become a car park and various trees border the grounds .

Cambridge, looking NNW along Hills Road, 1994, detail. 70Kn LG2*Figure 18*

- 6.2.30 In 1994, the new building on Harvey Road is completed and in use. One of the internal courts created by the building's enlargement has been covered. Drosier House is still present but the two semi-detached houses on Drosier Road have been demolished and the car park now takes over most of the grounds. Various sheds and containers are visible and it looks like the grounds already communicate with 1-4 Gonville Place.

7. ARCHAEOLOGY BY PERIOD

7.1.1 The following section summarises entries in the Cambridgeshire Historic Environment Record, organised by period. The full list of entries is in Appendix 2.

7.2 Prehistory

Figure 4

7.2.1 There is very little evidence of Prehistoric activity within the search area. A Palaeolithic flake was allegedly found on the site of the Roman Catholic Church during work in 1961 (CHER 05013). It was bought from a dealer and its provenance is uncertain.

7.3 Romano-British

Figure 4

7.3.1 There is little evidence of Romano-British activity within the search area: the south-east of Cambridge was located in the agricultural hinterland. If the focus of urban development was focused on Castle Hill, dispersed rural settlements also existed in its periphery, such as the 1st/2nd century roadside settlement along Bridge Street (Newman 2008; Cessford 2012 ; Cessford 2022).

7.3.2 The main Romano-British feature of the search area just to the west of the PDA is the *Via Devana* (CHER SM1003263), the Roman road linking Colchester to Godmanchester. No remnants of it have been recorded within the search area. However, two excavations on the grounds of the Perse School, at the south-east of the search area in 1910 and 1952, uncovered remnants of it (Walker 1910, 166-167; RCHM(E) 1959, 6). The road is thought to run slightly to the west of the present Hills Road.

7.3.3 In 1999, an evaluation at the Unilever Cambridge Centre on Union Road, at the west of the PDA, uncovered a Roman ditch and a gully dated from the 1st-3rd century AD (CHER 15464). The site lay c. 200m to the west of the projected line of the *Via Devana* and hints at occupation in the hinterland of Roman Cambridge, of which the PDA is also part of.

7.3.4 Outside of the search area, activities linked to the *Via Devana* have been recorded. Gravel extraction associated with the construction and/or maintenance of this road was indeed uncovered at the Old Cattle Market and the CB1 Development sites, both located further south on the eastern side of Hills Road (Mackay 2001; Slater 2010). The several phases of quarrying at the CB1 Development site were dated of the 1st to the 2nd/3rd century AD.

7.4 Anglo-Saxon and Medieval

Figure 5

7.4.1 There is no evidence in the search area of Anglo-Saxon occupation and the Medieval evidence is also scarce.

7.4.2 While the town of Cambridge developed from the mid-10th century onwards and spread on the south-eastern side of the river Cam, the agricultural hinterland was being organised and formalised. It consisted of three main blocks around Cambridge: the Chesterton Field, the West Field and the East or Barnwell Field. The PDA and the search area lay within the latter, along Hadestokweye (present-day Hills Road) outside the Barwell Gate suburb. The

East Field probably existed from the end of the 10th century (Newman 2019, 396) and reached its maximum extent by the late 14th century (Hesse 2007, 156).

- 7.4.3 Remnants of this field system were recorded within the search area on Parker's Piece, where nine furrows are visible by low evening sunlight (CHER 05094). Strip cultivation in the observed orientation is confirmed until 1612 and a reconstruction of the division of the land was undertaken and mapped by H.P. Stokes (1915, 45 – 6, 54).
- 7.4.4 At the Unilever Cambridge Centre site in 1999 (CHER ECB1101), an agricultural soil containing medieval pottery sealed Romano-British features. Moreover, remnants of ridge and furrow were recorded on a south-north and east-west alignment (Dickens 1999, 10). Similar remains, as well as ditches, were uncovered outside the search area during various archaeological evaluations summarised in Newman 2019 (pp. 396 – 7).
- 7.4.5 Along with the agricultural and pastoral exploitation of the land, gravel and clay extraction was also undertaken during the Middle Ages. No traces of this activity have been recorded within the PDA or the search area, however various archaeological investigations in the immediate vicinity uncovered such remains. To the south of the PDA, extensive 14th – 17th century gravel quarrying was recorded at the CB1 Development site (Newman 2019, 397; Slater 2010), while potential medieval extraction was uncovered at the Parkside Fire and Rescue Station directly to the north of Parker's Piece (Newman 2011, 15). The name of various medieval plots collated by H.P. Stokes (1915) in the area, such as "Pit Dole", "Lime Kiln Dole", "Clay Pits" or even potentially "Mortimer Dole", as seen in section 7.1.1, also point to an exploitation of the natural deposits. Ball's Folly, a piece of waste ground between Hills Road and Mortimer Dole, was described in a terrier as "pudding pits" (Stokes 1915, 52), which could refer to clay extraction. Quarrying is therefore a potential activity within the PDA.
- 7.4.6 Other monuments and find spots are recorded. Within the PDA, medieval pot sherds (CHER 04612) were retrieved during work at the Perse School around 1893. A possible medieval skeleton (CHER 04611) was uncovered during building work at the Old Perse School, probably during the construction of the Examinations Syndicate Building.
- 7.4.7 Within the search area, Dawe's Cross (CHER 04708) was a stone cross located on what is today Hyde Park Corner. It is often mentioned in terriers and is represented on a few maps. A medieval buckle (CHER 05013a) was found in 1885 building during work on the location of the future Roman Catholic Church, on the opposite side of Hills Road to the PDA.

7.5 Post-Medieval (until 1800)

Figure 5

- 7.5.1 The development of Cambridge became closely aligned with that of the University and the Colleges in this period, with the town witnessing important transformations. This can be glimpsed at the western extremity of the search area with the opening of Tennis Court Road (CHER MCB23203) by Pembroke College in 1620. It joined Pembroke Street to Lensfield Road on an alignment parallel to Hills Road and followed the closing of small lanes in the area.
- 7.5.2 Linked to this development, Hobson's Conduit (CHER 04529a) is a watercourse built to supply the town with fresh water from springs at Nine Wells. It was made as a joint venture between the University and the City and it takes its name from Thomas Hobson, one of its

main benefactors. Its first segment was built in 1610 from Nine Wells to Trumpington Street where it joined the King's Ditch and consisted of part-build and part-natural channels. It was extended into the town between 1610 and 1614. The branch of the Conduit that goes through the search study and potentially through the north-west corner of the DBA was built in c. 1631. It went from the conduit head at the Junction of Trumpington Road and Lensfield Road, along the latter and St Andrew's Street to Emmanuel and Christ's College. This part of the conduit was partially built as an open channel and partially piped. Several bridges across the channel were built, one near Ball's Folly at the north-west of the PDA that is depicted on the Loggan map of Cambridge from 1688. It was called Sentry Bridge or Stone Rake Bridge (Stokes 1915, 43 – 44).

- 7.5.3 Two features within the PDA and the search area allude to peculiar times for the town: a Pest House and the English Civil War Defense Line (CHER MCB17288). Research into the Pest Houses of Cambridge was undertaken by Craig Cessford for the After the Plague project, it is not part of the HER. (Courtesy of C. Cessford)
- 7.5.4 The outbreak of 1574 is the earliest plague outbreak in Cambridge for which any detail survives (Cooper 1843, 321). The University and town agreed that the old clay pits in the town fields at Balls Folly should be employed for the use of the poor visited with the plague and their keepers, who were appointed by the vice-chancellor and mayor. The area was rented, enclosed by ditches, labourers transported earth to fill up the 'pits and low places' and a house and bridge were built using timber, thatch, and claywork. This is the earliest evidence for a quarantine Pest House being established at Cambridge. MS. Bowtell, iii. 420, states that 'Balls Folly was on the south side of Stone Rake Bridge on the east side of the road'. In the Cambridge University archives there is Tabor's Book, 1629–1680. James Tabor, MA (d.1645) was Registrary (principal administrative officer of the University) between 1600-45. This catalogue for this item includes p.220: "copies of two schedules re lordship of the soil; the first originally in Edward Ball's hand re a pest-house on the Old Claypitts, the second originally in Matthew Stokys' hand re the expenses of hedging and stocking the same plot". Stokys was the registrary from 1558-91.
- 7.5.5 As the PDA encompasses Ball's Folly (Figure 8) just on the south side of Stone Rake Bridge, it is very probable that it encompasses the site of the Pest House.
- 7.5.6 The next reference to Pest Houses is in 1593, when they were on Midsummer Common. (Cooper, 1843, p. 523). It is likely that this means that the Balls Folly Pest Houses were no longer in use, but there is no actual evidence for this. In 1603/4 the St Clement's Parish registers indicate that individuals were buried on Jesus Green, with seven in October, two in November, and one in March. These were presumably plague victims at pest houses (Cooper, 1845, p. 3). This is the earliest documentary evidence for burial at Pest Houses, but it is possible that the practice began earlier, and the possibility of graves associated with the Balls Folly Pest Houses cannot be excluded. There is therefore a slight possibility that the skeleton(s) (CHER 04611) discovered in 1961 during the construction of the Examination Syndicate building could be associated with the Pest House.
- 7.5.7 There are later references to Pest Houses on Midsummer Green, Jesus Green and Coldham's Common up to and even after the last plague outbreak in Cambridge in 1665/66, but there is no evidence for later use of the Balls Folly Pest Houses.
- 7.5.8 During the English Civil War, Cambridge was the headquarters of the Parliamentary Eastern Association. In 1643, in response to a perceived threat from Royalist forces to the north, the city was fortified. A defensive bank and ditch was dug across the river loop enclosing the

town, Cambridge Castle was rebuilt and a fort constructed near Midsummer Common. The defence work ran parallel to Fen Causeway, Lensfield Road, across Parkers Piece (CHER MCB17288), Parkside, Emmanuel Road, Four Lamps and Victoria Avenue. The raised line of Lensfield Road may indicate the presence of the bank. The defences were never used and were probably allowed to erode naturally after the war.

- 7.5.9 Despite the development of Cambridge, the search area firmly stayed in the agricultural hinterland of the East Field. The cultivated land on what is today Parker's Piece was bought by the town in 1613 and went from cultivated field to grazing space for cattle until 1812. This marks the furthest extension of the town to the south-east along Hills Road until the 19th century. Archaeological investigations have uncovered traces of this continuation: furrows were recorded in 2016 on evaluations at the Chemistry for Health building on Union Road (MCB 20907), and at the Stephen Perse Foundation on Panton Road (MCB 20850). Late Post-Medieval ditches were uncovered at Downing College in 2014 (MCB 25287) and at the Three Crown House on Hills Road in 2007 (ECB2497), showing the continuation of agricultural activities until at least the enclosure of the land after 1807.
- 7.5.10 Documentary evidence points to clay extraction activity within the PDA, in continuation with the Middle Ages (section 7.5.5). Ball's Folly is described, in documents related to the establishment of a Pest House around 1574 there (section 7.6.4), as "Old Claypitts" and "pits and low places" had to be backfilled. There is however no later mention of this activity.
- 7.5.11 Gravel extraction in the immediate hinterland of Cambridge increased in intensity during the 17th century (Newman 2019, 398), driven by the development of the town. No evidence of this phenomenon has been uncovered within the PDA or the search area. However, the change of name of present day Gonville Place from King's Lane to Gravel Pit Road at some point after the 16th century is an indication that quarrying was an important activity in its immediate vicinity. Outside the search area to the north east, a more systematic pattern of "strip-quarries" starting during the first half of the 17th century was uncovered in 2011 at the Parkside Fire and Rescue Station (Newman 2011, 4-11). Similar intensive extraction was recorded at the nearby Anglian Ruskin University site (Webb 2009, 5-6, 10) and elsewhere in the West and Chesterton Fields, making it a widely established practice. By the early 18th century, however, gravel extraction had mostly moved out of the open fields to larger quarries (Newman 2019, 398).
- 7.5.12 During the 18th century, the town spread past Emmanuel College to the south-east. The frontages of St Andrew's Street and Regent Street up to the north of Lensfield Road were gradually built-up. A mix of private and commercial dwellings occupied the side of these busy roads, and a few of these buildings are still preserved in the urban landscape of the search area today. This includes, on the western side of Regent Street, Nos 112 to 116 (CHER 1126105) and the shop front of Nos 78-80 (CHER 1356196). On the northern side of Lensfield Road, Nos 2-4 (CHER 1126184), 6 (CHER 1126185), 8 (CHER 1100621), 10-14 (CHER 1126186) and 16 (CHER 1348348) are remnants of the slow urbanisation of this part of Cambridge.

7.6 19th century

Figure 6

- 7.6.1 The situation changed rather drastically during the 19th century. The rapid growth of the town, as well as the expansion of the University and Colleges, created a great pressure on housing. Shortage led to an active land and construction market in the suburbs of

Cambridge, notably on the south-east. The Cambridge Inclosure Act of 1801 and the Barnwell Inclosure Act and Awards of 1807 and 1811 opened the East Field to the market, and the land was allotted to private and corporate owners. In 1845, the arrival of the Eastern Counties railway and the building of the railway station at the south-east of the town enhanced once more the urbanisation of that part of Cambridge.

- 7.6.2 The PDA and part of the land east of Hills Road were owned by Gonville & Caius College, while on the west side of the road the open fields within the search area were shared mostly by private owners. Other plots were allotted to Trinity Hall and Addenbrooke's Hospital. This led to a difference in their development.
- 7.6.3 On the east side of Hills Road, Gonville & Caius College slowly developed their land from the late 1820s onwards, starting with the street frontage of Gonville Place. Within the PDA, Gonville House was built in 1829 at the corner of Hills Road and Gonville Place in the middle of spacious gardens. Immediately to the north-east, Gonville Lodge was built the same year on the same principle. The new Town Gaol (CHER MCB18225) was built at the same period to designs by William McIntosh Brookes. The form of the prison was described in 1851 as containing 50 cells with an octagonal centre block with three wings, with a castellated gate at the front of the prison. The prison was closed in 1878, and the site subsequently occupied by Queen Anne's Terrace. It is now the location of Cambridge YMCA. Gresham Road, between Gonville Lodge and the new Town Gaol, was developed soon after, c.1830. Gresham House, now Owen Webb House (CHER 1126224), and 3 – 3A Gresham Road (CHER 1349031) are amongst the remnants of this period.
- 7.6.4 To the west, the marshy land to the north of Lensfield Road at the back of the 18th century frontage was opened in 1801, and chosen for the location of Downing College (CHER 1125517) the same year. The construction started in 1807 and lasted until the 1870s. Its gate lodge and gate on Regent Street (CHER 1125518) were erected in 1834.
- 7.6.5 To the south of Lensfield Road, a dense urban development was soon on its way after 1807. It was limited to the west by Trumpington Road, to the east by Hills Road, and was soon known as New Town (Bryan and Wise 2005, 204). This dense construction was led mostly by private owners, and the results owed a lot to the various owners' circumstances and goals. Rectangular blocks were delimited by streets spanning the space between Panton Road and Hills Road, such as Union Street or Norwich Street, at the south-west limit of the search area. Smaller street such as Prince Street, Queen's Street and George IV street, were opened in 1820 in order to get more street frontage to develop. Further west, streets linked Panton Road and Trumpington Road, such as Saxon Street (MCB27235), which still possess its 19th century cobbled surface. The buildings went through the whole social scale, from mansions to narrow terraces and poor quality cottages, an heterogeneity that is represented within the search area. These buildings generally rose to two to four storeys, sometimes had a basement, and were usually built of Gault brick.
- 7.6.6 Several mansions were built between 1810 and 1820. Lensfield and Lensfield House shared the plot directly on Lensfield Road, while Panton House (CHER MCB2355) was set between Union and Coronation Streets. The size of their grounds contrasted sharply with the rest of the development.
- 7.6.7 High quality town houses were also built on Hills Road from the 1820s onwards and the frontage between Union and Coronation Streets was originally known as Gloucester Terrace (Bryan and Wise 2005, 206). It is composed of Wanstead House (CHER 1099114) on number 2, as well as nos 4-6 (CHER 1331934), 8-10 (1331851), 12-18 (CHER 1126029)

and 20-22 (CHER 1126199). Downing Terrace (CHER 1100602), set on Lensfield Road at the western extremity of the search area, is composed of 13 houses built on a symmetrical design. It was part of the substantial terraces aimed at the same well-to-do professionals than Gloucester Terrace erected in the back streets from Hills Road. Rows of identical houses spanned Norwich or Bateman Streets, while working class houses and poor quality tenements and cottages were built on Union Road, Coronation Street, Russell Street or Saxon Street.

- 7.6.8 The growing population and town led to the establishment of commercial and industrial premises within the newly-built area of Cambridge. 18th century 112-116 Regent Street (CHER 1126105) and 2-4 Lensfield Road (CHER 1126184) were converted into shops during the 19th century. The Glengary Hotel (CHER 1331887) on Regent Street at the north-east extremity of the search area was built in c. 1830 while the Oak Public House (CHER 1126185) on Lensfield House was founded in an 18th century building. The presence of courtyards also allowed for additional commercial or residential buildings to be built at the back of the main street frontage. Both the Panton Brewery and the Albion Brewery (CHER MCB23546) were built in such spaces between Russel Street and Coronation Street. The Eagle Corn Mill (CHER MCB23548) as well as a blacksmith workshop (CHER MCB23549) are examples of the variety of commercial premises spread throughout the new areas. Wind mills were also recorded near Mill Road and near Cambridge Place (CHER 04828). However, some areas were not accessible to commercial undertakings: Trinity Hall forbade the building of shops or pubs on its Hills Road frontage when it was developed from the 1860s onwards (Bryan and Wise 2001, 206).
- 7.6.9 Schools were established to cater for the new population of the suburb. The most well-known is the Perse School for Boys, which was founded in 1615. The Perse School for Girls opened in 1881 on Trumpington Street and moved in 1883 to Panton House (CHER MCB2355), an early 19th century mansion (Jones 2001, 24-25). The older Perse School for Boys moved in 1890 to Hills Road from its original location on Free School Lane. The new buildings were located on a piece of land bought from Gonville & Caius College just to the south of Gonville House, within the PDA. The buildings were expanded in 1892 and Five Courts, a game facility, was erected in 1893. Various sheds and small buildings were erected on the grounds after the First World War. Several other schools for boys and/or girls were founded in the 1840s around Union Road to the north and Norwich Street to the south of the search area to cater to the local children. (CHER MCB23551, MCB23552, MCB23553; Bryan and Wise 2005, 210).
- 7.6.10 The rapid urbanisation also led to the building of new churches easily accessible to a growing population. St Paul's Church (CHER 1349075) was built in 1841 on the east side Hills Road. A vicarage (CHER MCB20619) was then built on St Paul's Road. The same year, St Andrew's Catholic Church (CHER MCB23553) was erected on Union Road and consecrated in 1843 (Bryan and Wise 2001, 204). It was dismantled brick by brick in 1902 and rebuilt in St Ives (Cambridge City Council 2012, 10). The Lensfield House property on the corner of Lensfield Road and Hills Road was acquired and the mansion demolished mid-1885. The construction of the Church of Our Lady and the English Martyrs (CHER 1349061) with its walls and gates on Lensfield House (CHER 1126197) on the cleared land lasted until 1890. A rectory was soon associated to the church (CHER 1349043); its walls and gatepiers on Hills Road were built at the same time (CHER 1126189). A Wesleyan Methodist Church (CHER MCB23542) was built at the corner of Norwich Street and Hills Road, at the southern extremity of the search area, in 1871. It was demolished in 1973

(Bryan and Wise 2001, 206). The Elie Almshouses (CHER MCB20618), located on Cambridge Place on the east side of Hills Road, were built in 1865.

- 7.6.11 The urbanisation of the south-east of Cambridge let room for green spaces and gardens. Most of the houses, even in dense areas, had access to a garden or courtyard at the back, or a small front garden sometimes. Individual houses, aimed at the better-off, usually possessed spacious grounds: Panton House gardens nearly spanned the whole space between Union Road and Coronation Street. Within the PDA, Gonville House, Gonville Lodge and Pendeen House were all set within large gardens. At the south-east extremity of the search area, the Victorian “Dell” Garden of the Eastbourne Villa (CHER MCB19472), now demolished, is still preserved. The individual and semi-detached houses on Harvey Road and St Paul’s Road presented smaller gardens of a still respectable size. If the frontage of Hills Road and small streets such as Glisson Road or Cambridge Place were densely built during the 19th century, the core of the block comprised wide open space. Orchards and pastures were still present between Mill and Hills Roads in 1840. In 1848, the University leased a piece of land off Gresham Road, which became the University Cricket ground (Cambridge City Council 2012, 10). Tennis Courts were also built in the adjacent plot.
- 7.6.12 At the southern limit of New Town, just outside the search area, lies the Botanic Garden. Originally located at the New Museums site, the current plot was bought from Trinity Hall by the University in 1831. Its western part opened in 1846.

7.7 20th century – Present

Figure 7

- 7.7.1 The 20th century brought various changes to the search area.
- 7.7.2 By 1900, most of New Town had been developed, and the area was provided with schools, churches and shops. The mansions of the early 19th century and their large grounds had already started to disappear and some areas, such as Saxon Street, were becoming slums. Commercial enterprises were still extended or started, as is shown by the construction of the Bolton’s warehouse at the beginning of the century (CHER MCB16541).
- 7.7.3 Within the PDA, the Perse School extended its grounds by buying Pendeen House to the south-east in 1914 and Gonville House to the north-east in 1919. Two wooden ex-army huts were also built in the gardens of Pendeen House after the First World War (Jones 2001, 36). An extension of the school to the north-east was added in 1933-1934 to designs by the architect W.A. Forsyth. Various sheds and the old laboratory at the back of the school were demolished during the works, as was Gonville House.
- 7.7.4 By the early 20th century, the University was looking to build new laboratories, teaching and research facilities to answer growing demand. The grounds of Lensfield Cottage, to the east of the Roman Catholic Church, were first bought to make place to the Scott Polar Research Centre (CHER 1268369) in 1934. 20 years later, new Chemistry laboratories were built next to it on the land of another 19th century mansion, Lensfield.
- 7.7.5 During the Second World War, ARP shelters (CHER MCB28562) were built on Parker’s Piece and pre-fab huts (CHER MCB28352) were built on Donkey Commons, at the corner of Gonville Place and Mill Road, to the north-east of the PDA. Within the PDA, the Perse

School was partially destroyed by incendiary bombs during an air raid in January 1941 (Jones 2001, 44).

- 7.7.6 After the second World War, parts of New Town around Saxon Street and Prince Street had become unfit for habitations. They were progressively demolished and redeveloped between 1950 and 1990. On Hills Road, the “Highsett” (CHER 1246829) was built between 1954 and 1960 at the back of the former Eastbourne Villa and its Dell Garden.
- 7.7.7 The Emergency Planning Centre for South Cambridgeshire District Council (CHER MCB24169) was constructed in the basement of a Victorian villa, Cambridgeshire House, between 1983 and 1986. It operated until 1995 and was set up to act in case of a nuclear attack.
- 7.7.8 On the east side of Hills Road, Queen’s Anne Terrace was replaced with a YMCA, a multi storey car park and a swimming Pool. Within the PDA, the Perse School moved in 1961 to new grounds further south on Hills Road. The land was bought by the Cambridge Examinations Syndicate and new buildings were underway in 1961. Additions were made in the late 1960s and early 1980s.

8. SUMMARY OF ARCHAEOLOGICAL ACTIVITY AND SURVIVAL

8.1 Summary of Archaeological Activity

- 8.1.1 Most of the archaeological evidence is concentrated at the west of Hills Road. There are two exceptions, both within the PDA:
- A medieval pottery scatter discovered during work around 1893
 - A possible medieval skeleton(s) found during construction work in 1961.
- 8.1.2 There is very little evidence of prehistoric activity within the search area; occasional light use of the land is possible.
- 8.1.3 The Roman road is not located precisely within the search area. Archaeological investigations to the south-east of the search area recorded the road slightly to the west of present day Hills Road. It is therefore likely that this road lies outside the PDA. There is little evidence of Roman activity within the search area, but the PDA is located within the agricultural hinterland and close to a major artery. Field ditches, animal enclosures and other signs of agricultural activities are possible. Gravel extraction, associated with the construction and/or maintenance of the road is also a possibility, as was observed to the south-east of the search area.
- 8.1.4 Medieval activity is likely to be a continuation of the previous period. From the 10th century onwards, the PDA is situated within the East Field, relatively close to the Barnwell Gate suburb, and on a major artery (Hadstockeye Way). Agricultural activities, as recorded within the search area, such as ridges and furrows are expected. The medieval pottery discovered within the PDA around 1893 attests of some level of use of the land. Gravel and clay extraction are suggested in the documentary evidence. The possible medieval skeleton found within the PDA attests of the survival of features and of an undetermined activity within the PDA.
- 8.1.5 During the Post-Medieval period, the PDA stays within the East Field of Cambridge. Intensive gravel and clay extraction is likely, possibly continuing from the medieval period. However, this activity would have stopped by the 18th century and the land potentially

returned to agriculture. According to the documentary evidence, a 16th century Pest House is very probably located within the PDA, near the junction between present-day Gonville Place and Hills Road or a bit further south on Hills Road. It consisted of a thatch and timber building enclosed by ditches. There is a possibility of Hobson's Conduit (CHER 04529a) running at the very northern limit of the PDA.

- 8.1.6 19th and 20th century activities are associated chiefly with the development of the land after the enclosure of the East Field in 1807. The PDA was slowly taken over by individual houses and their gardens in the first part of the 19th century. The Perse School for boys moved into new buildings in 1890 and added extensions, sheds and other structures until the mid-20th century. Semi-detached houses were added on Gonville Place and the north-east of the PDA. After the removal of the school to new building further south on Hills Road, the current Examination Syndicate buildings were erected between 1961 and the 1980s and the semi-detached houses on Drosier road were demolished around the same period.

8.2 Survival

- 8.2.1 The Examination Syndicate building is at least partially basemented, making the survival of the archaeological sequence extremely unlikely within its footprint. One exception to this is a 19th or early 20th century well that was recorded in a basement under a room of the Perse School for boys. Such structures, usually lined with bricks, could be up to 50m deep in order to reach the green sands. Depending on its depth, this well could have been completely destroyed during the construction of the Examination Syndicate building. However, it could also still be partially preserved, having been backfilled or just capped.
- 8.2.2 The location and density of services associated with the Examination Syndicate building, unknown at this date, would also have an impact on the preservation of the archaeology.
- 8.2.3 The landscaping and construction associated with the 19th century development of the PDA is unlikely to have removed the full archaeological sequence but might have damaged its upper part. None of the 19th century houses that have been built on the PDA comprised a basement. The exceptions are the Perse School for boys and Pendeen House and both are now encompassed within the Examination Syndicate building footprint.
- 8.2.4 The 19th century landscaping sequence is very probably at least partially preserved under the car park levels: this would include levelling and garden layers, and garden-related features.
- 8.2.5 The discovery of a scatter of medieval pottery and a possible medieval skeleton within the PDA shows that artefacts are present on site and that features may remain preserved under the 19th century sequence.
- 8.2.6 The gravel and clay extraction within the PDA, if present, would have impacted the early archaeological sequence. As this activity had stopped so close to the town by the 18th century, late post-medieval ploughsoil and agricultural features would not have been disturbed by it.
- 8.2.7 In conclusion, the potential survival and preservation of archaeological finds and deposits, *if present*, is good, but only in selected parts of the PDA beyond the Examination Syndicate building footprint.

9. IMPACT OF DEVELOPMENT OF HERITAGE ASSETS

9.1.1 The following assessment of impact takes into account two factors:

- the relative importance of each heritage asset
- the likely effect of development upon each asset or changes to their setting.

9.2 Importance

9.2.1 The following criteria have been used to rank the potential importance of archaeology within the PDA:

<i>Importance</i>	<i>Description of feature</i>
National	Scheduled ancient monuments; Grade I Listed Buildings.
Regional	Sites listed in the HER or identified from other sources that comprise important examples in the context of the East Anglian area; Grade II* Listed Buildings.
District	Sites listed in the HER or identified from other sources that comprise important examples in the context of the South Cambridgeshire area; Grade II Listed Buildings.
Local	Sites listed in the HER or identified from other sources that comprise important examples in the context of the site and its immediate surroundings; locally Listed Buildings, hedgerows of defined archaeological or historic importance.

9.2.2 The importance of identified surviving heritage assets within or immediately adjacent to the PDA in each period is rated as follows:

<i>Importance</i>	<i>Description of feature</i>
National	(1) The Roman road, Worstead Street or <i>Via Devana</i> , probably running along the western side of Hills Road. The alignment not well-known within the PDA and is a scheduled monument.
Regional	(2) no features within the PDA; within the search area are two Grade II* Listed Buildings: the Church of Our Lady and the English Martyrs and Worstead House on Hills Road
District	(3) within the PDA is potentially the first Pest House recorded in Cambridge (16th century), associated with burials. (4) Hobson's Conduit goes through the north-east extremity of the PDA (5) the 24 Grade II Listed Buildings in the wider search area (most of which are within the immediate vicinity of the PDA).
Local	(6) No site within the PDA.

9.3 Severity of effects

9.3.1 Effects may be either beneficial, harmful or neutral. The following criteria have been used to rank the degree of effects on assets. The table of harmful effects is more specific than the three broad categories in the National Planning Policy Framework (substantial harm, less than substantial harm and no harm). The NPPF categories are included for reference, but are not used to assess the significance of the effects below

Beneficial effects

<i>Degree of effect</i>	<i>Description of effect</i>
Very substantial	Very substantial restoration or enhancement of the site or feature, or positive alteration of its setting which very substantially enhances understanding or enjoyment of the site or feature.
Substantial	Substantial restoration or enhancement of the site or feature, or positive alteration of its setting which substantially enhances understanding or enjoyment of the site or feature.
Moderate	Moderate restoration or enhancement of the site or feature, or positive alteration of its setting which enhances understanding or enjoyment of the site or feature.
Minor	Minor restoration or enhancement of the site or feature, or positive alteration of its setting which slightly enhances understanding or enjoyment of the site or feature.
Negligible	Material changes to the site, feature or setting but which result in no enhanced understanding or enjoyment of the site or feature.
Nil	No changes made to the site or feature, or no alteration of its setting.

Harmful effects

<i>Degree of effect</i>	<i>NPPF degree of harm</i>	<i>Description of effect</i>
Very substantial	Substantial harm	Site or feature entirely or largely removed / destroyed (over 75%), or undergoes a fundamental alteration to its setting which very substantially reduces or totally destroys understanding or enjoyment of the site or feature.
Substantial	Substantial harm	Site or feature substantially removed / destroyed (50–75%) or undergoes a considerable alteration to its setting which substantially reduces understanding or enjoyment of the site or feature.
Moderate	Less than substantial harm	Site or feature partially removed (15–50%) or undergoes alteration to its setting which changes understanding or enjoyment of the site or feature.
Minor	Less than substantial harm	Site or feature suffering some disturbance / removal (<15%) or with a discernible alteration to its setting which changes understanding or enjoyment of the site or feature.
Negligible	Less than substantial harm	Site or feature will suffer no disturbance or removal, and any changes in the setting are limited to a narrow visual arc (<10°) and are generally in keeping with the existing character of the site or feature, and has only minor impact on the understanding or enjoyment of the site or feature.
Nil	No harm	Site or feature suffering no disturbance, or no alteration to setting.

9.4 Significance

- 7.1 The significance of beneficial and harmful effects on heritage assets is assessed using a combination of the asset's importance and the degree of the effect. Neutral effects are all rated as 'not significant'

	<i>National</i>	<i>Regional</i>	<i>District</i>	<i>Local</i>
Very substantial	High	High	High	High
Substantial	High	High	Medium	Medium
Moderate	High	Medium	Low	Low
Minor	Medium	Low	Low	None
Negligible	Low	None	None	None
Nil	None	None	None	None

9.5 Effects

9.5.1 As proposals for the PDA are necessarily broad at this time, effects on archaeology and heritage have been treated at a high level only. They can be divided into:

- effects of construction on buried archaeology and heritage assets
- effects caused while the proposed development is in use
- effects on the setting of heritage assets

9.5.2 This section assesses the effects and significance of typical construction activity on the identified assets without any mitigation. The following section outlines measures which might be employed to mitigate these effects.

Impacts caused by construction

9.5.3 There are no Listed Buildings within the PDA, and therefore no effects on heritage assets will be caused through demolition.

9.5.4 In principle, the main effects of constructing new developments on buried archaeology result from:

- ground levelling or lowering
- ground reinstatement
- installation of building foundations
- installation of services
- landscaping, including tree planting
- vehicle movements
- provision of contractors' compounds.

9.5.5 The only below-ground heritage assets identified within the PDA are the 16th century Pest House and a small part of Hobson's Conduit. The precise location of the Pest House is unknown, but the documentary evidence supports its very probable location within the PDA. They are rated as of 'district' importance. If they still exist, construction activity has potential to completely remove these structures, resulting in 'substantial' to 'very substantial' harm, and a rating of 'medium' or 'highly' significantly harmful effect.

Impacts on setting

9.5.6 In principle, the development has the potential to change the setting of heritage assets. Assets potentially affected around the PDA are:

- the Listed Buildings in the wider search area
- the Roman road

9.5.7 Out of 24 Listed Building, 9 are screened from the PDA by the urban landscape and would suffer no change in their setting.

- 9.5.8 However, 16 out of the 24 Listed Buildings are located in the immediate vicinity of the PDA. It includes Grade II* Wanstead House and the Church of Our Lady and the English Martyrs. It also include Grade II 18th century houses on Regent Street and Lensfield Road, as well as several other 19th century high quality buildings. If none of them would suffer a physical impact from the redevelopment, all of them have a view on the PDA. This view is enhanced by the fact that the PDA lies at a large junction, Hyde Park Corner, where two of its sides are fully exposed, despite a meagre screen provided by trees and bushes. This would be classed as a 'minor' effect and the significance therefore would be rated as 'low'.
- 9.5.9 The Roman road is a scheduled monument and therefore of 'national' importance. It probably runs slightly to the west to the PDA. As the road is not visible and its run is uncertain near the PDA, this would be classed as a 'nil' effect and the significance therefore would be rated as 'none'.

10. MITIGATION

- 10.1.1 National and local policy on mitigating effects of construction on archaeology favours preservation in situ. Where preservation of archaeology is not practicable, an appropriate level of recording and interpretation would need to be undertaken before damage to archaeological remains occurs.
- 10.1.2 The probability of archaeological survival within the PDA is high outside the Examination Syndicate building footprint. The combination of a long-lived agricultural sequence, taken together with the absence of cellaring, indicates a relatively low level of prior disturbance/truncation beyond the building. Dependent upon the scale and extent of any future development, therefore, archaeological investigation and mitigation may be required. Intrusive Field Evaluation, tailored to the final proposed plan and targeted at areas of likely construction disturbance, may be an initial stage of any requirement. Any archaeological remains that are discovered would then be either preserved in situ or 'preserved by record' (i.e., excavated) as part of a programme of further mitigation. However, any potential fieldwork should be conducted in accordance with a Written Scheme of Investigation, drawn up in consultation with and approved by the local planning authority.

11. CONCLUSION

- 11.1.1 This desk-based assessment identifies potential archaeological activity within the PDA's boundary: primarily the 16th century Pest House and agricultural and garden-related activities from the Romano-British period to the 19th century. There is also potential for gravel and clay extraction.
- 11.1.2 In addition, there are a number of heritage assets in the wider search area which may be impacted by development. These are principally the Listed Buildings located on Lensfield Road and Hills Road within the search area.
- 11.1.3 Based on this assessment, there appears to be nothing within the PDA which would prevent development of the site. However, given the known and predicted assets documented, the Cambridgeshire Historic Environment Team and Historic England are likely to recommend a programme of mitigation works beginning with intrusive Field Evaluation.

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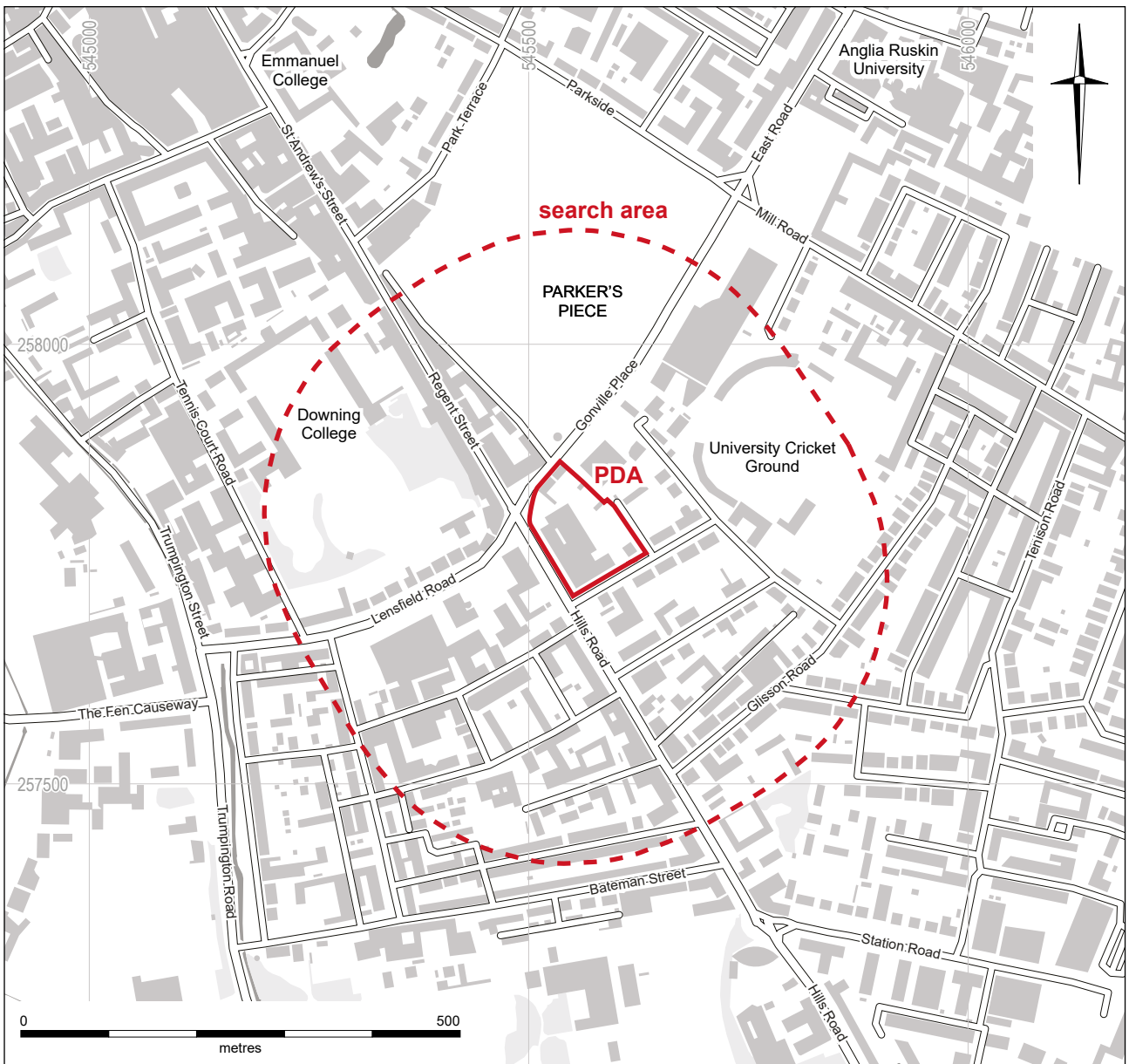
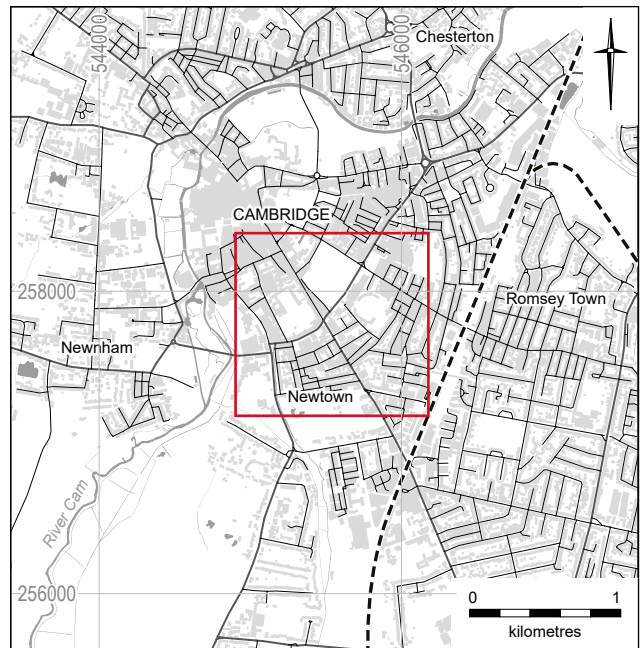
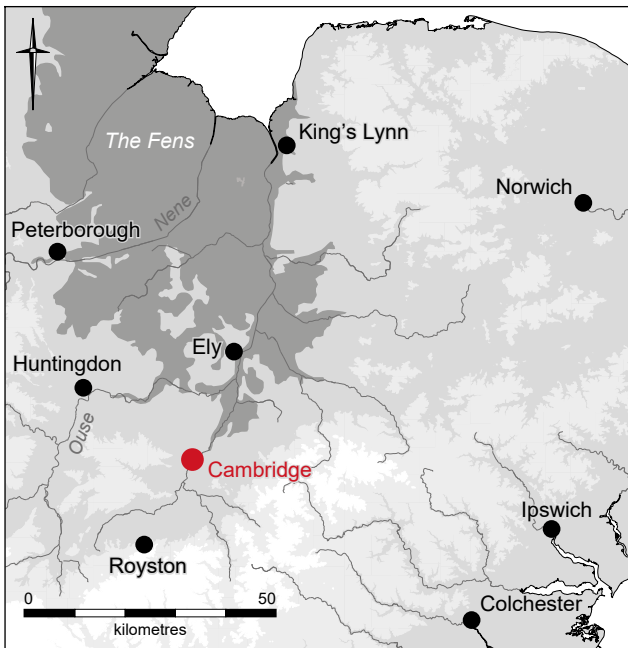


Figure 1. Site location

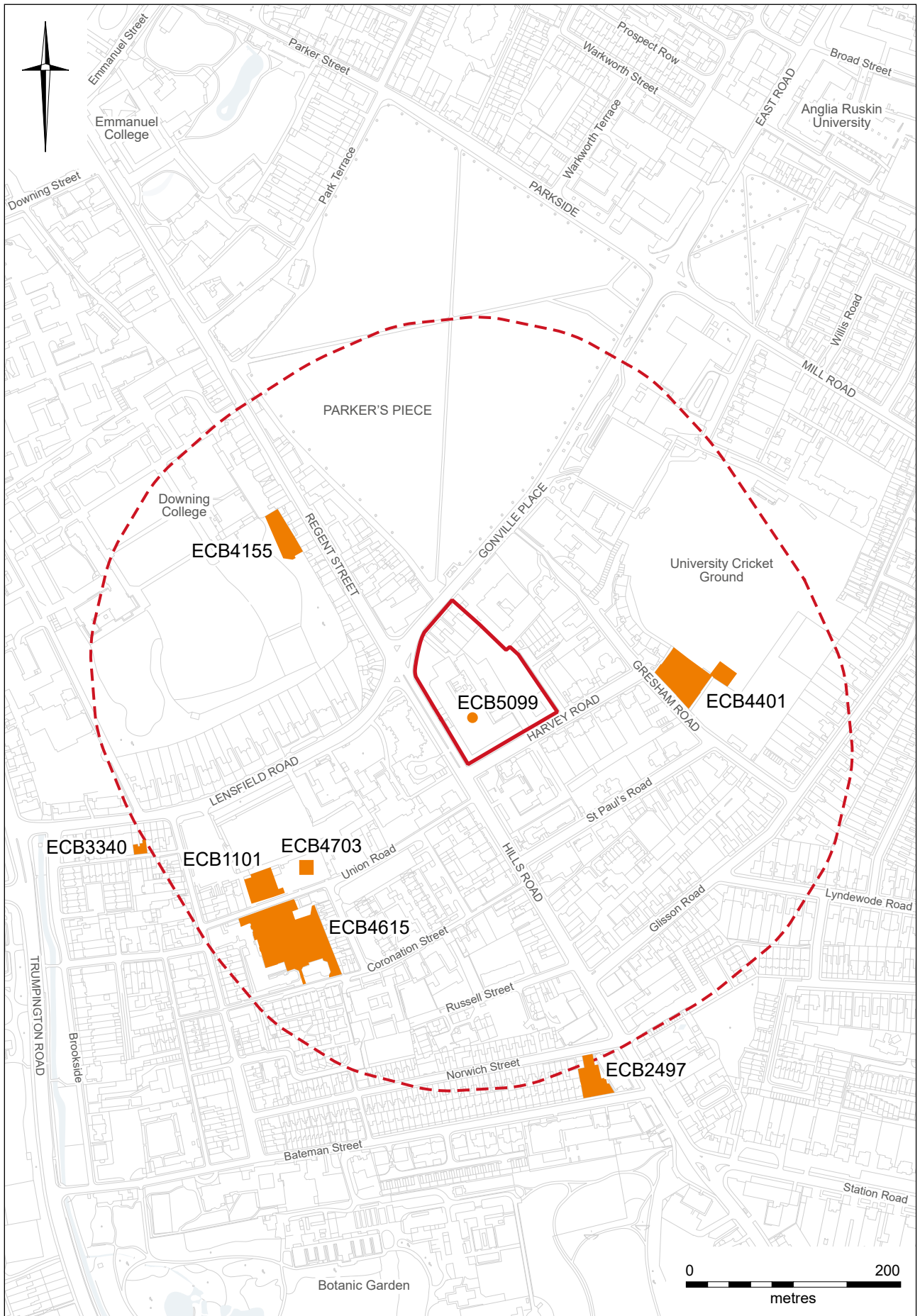


Figure 2. Location of archaeological works within the search area
 Source: Cambridgeshire Historic Environment Record

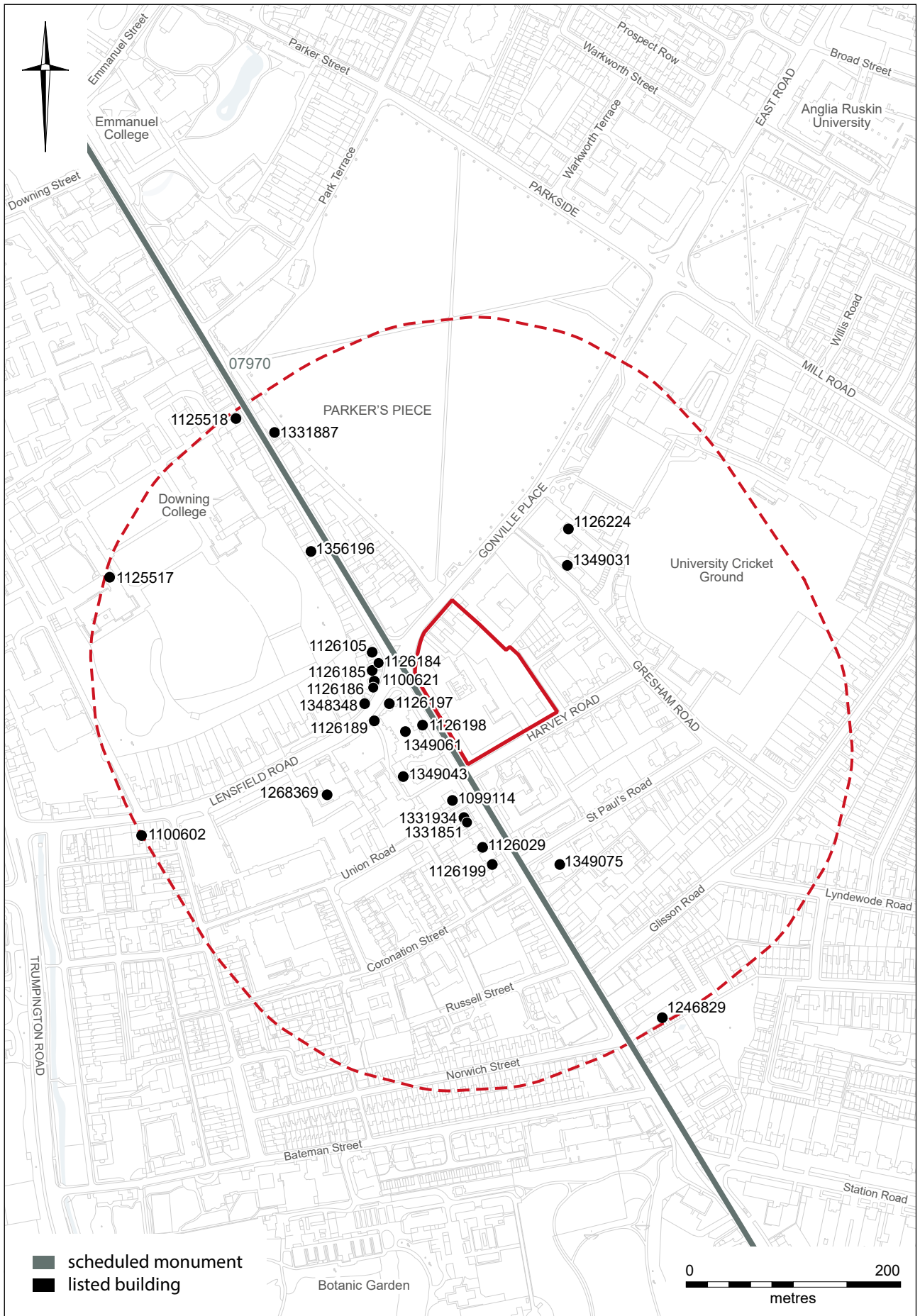


Figure 3. Location of listed buildings and scheduled monuments within the search area
 Source: ambridgeshire Historic Environment Record

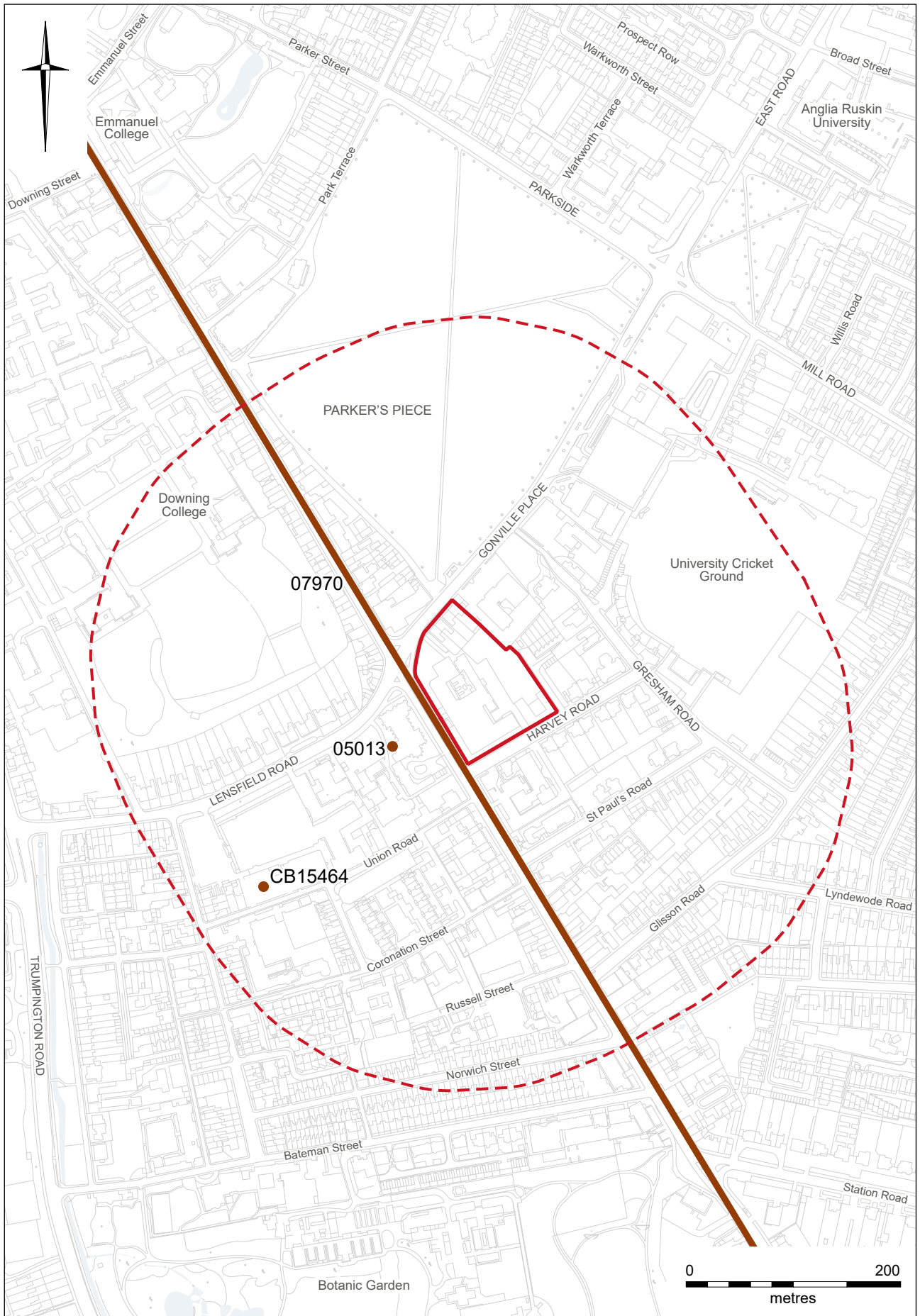


Figure 4. Prehistoric to Roman findspots and monuments
 Source: Cambridgeshire Historic Environment Record

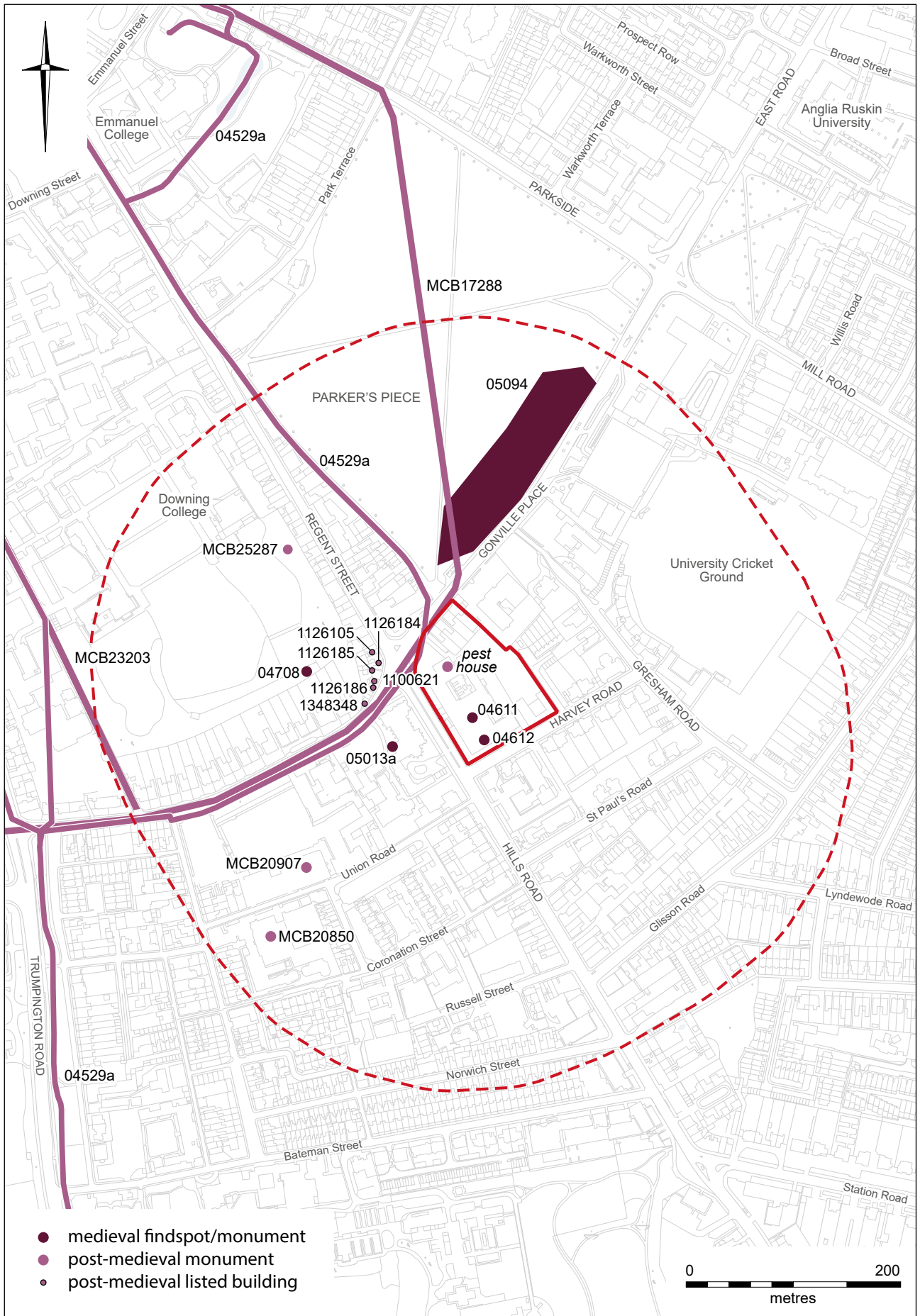


Figure 5. Medieval to 19th Century findspots, monuments and listed buildings
 Source: Cambridgeshire Historic Environment Record

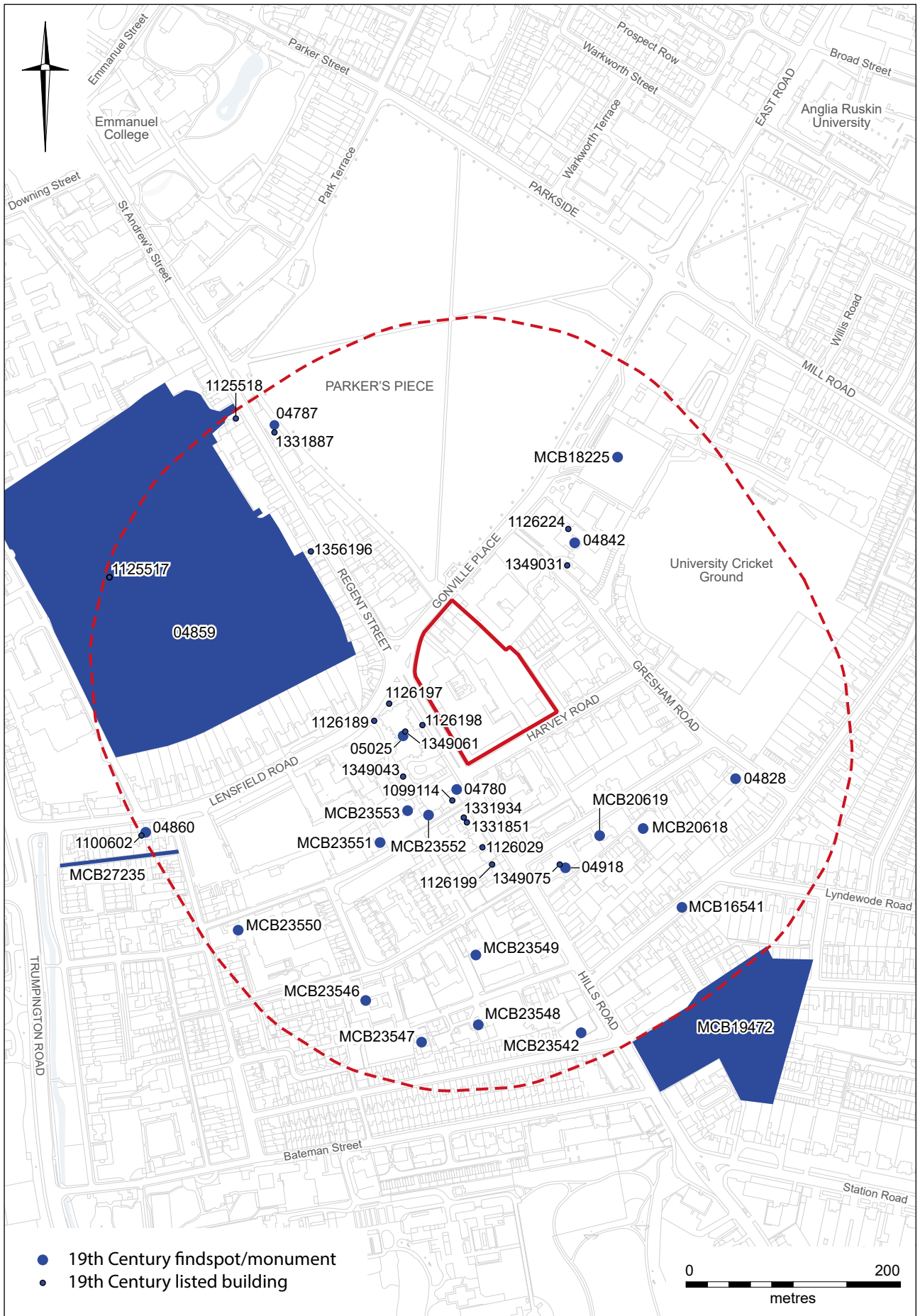


Figure 6. 19th Century findspots, monuments and listed buildings
 Source: Cambridgeshire Historic Environment Record

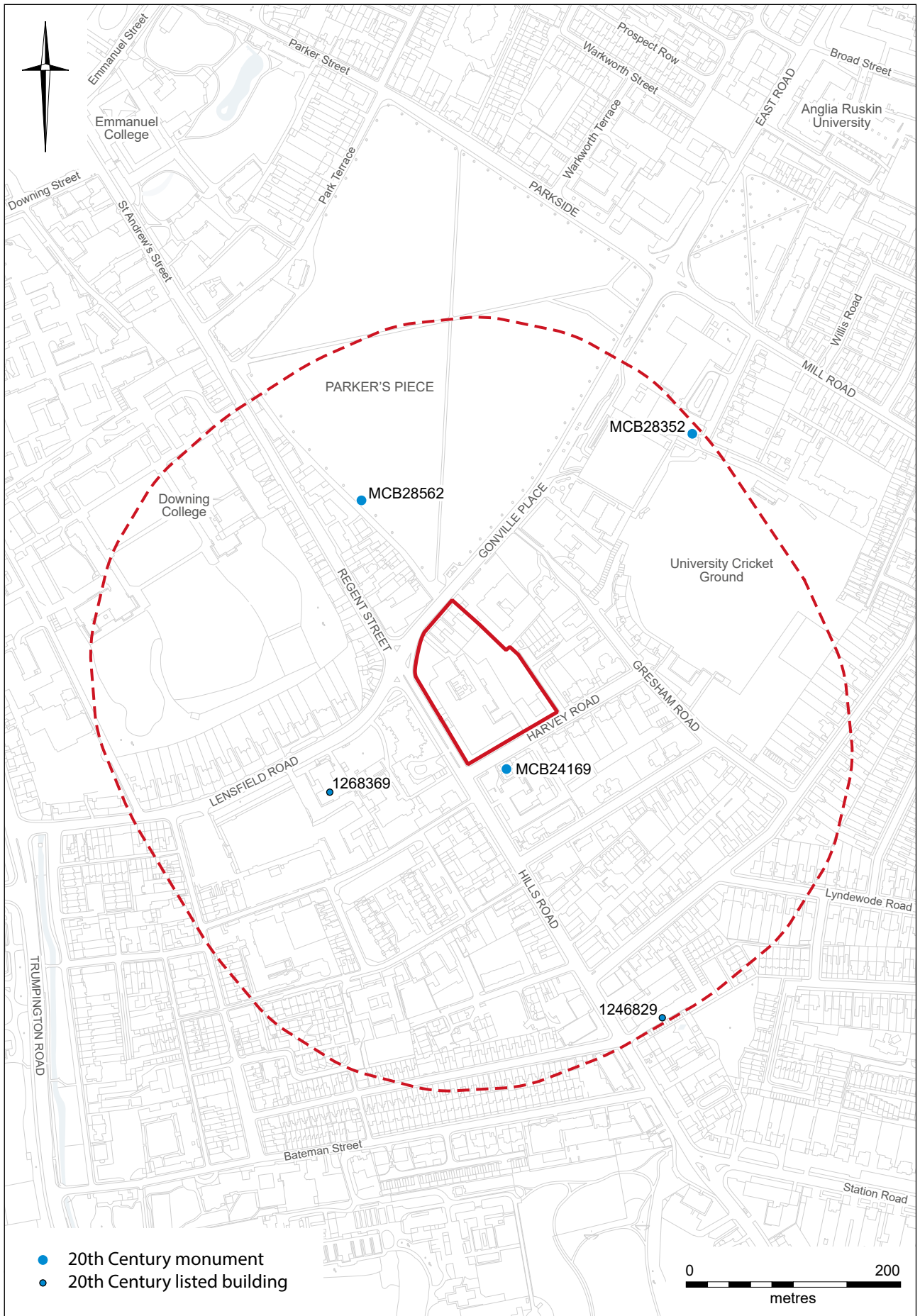


Figure 7. 20th Century finds, monuments and listed buildings
 Source: Cambridgeshire Historic Environment Record

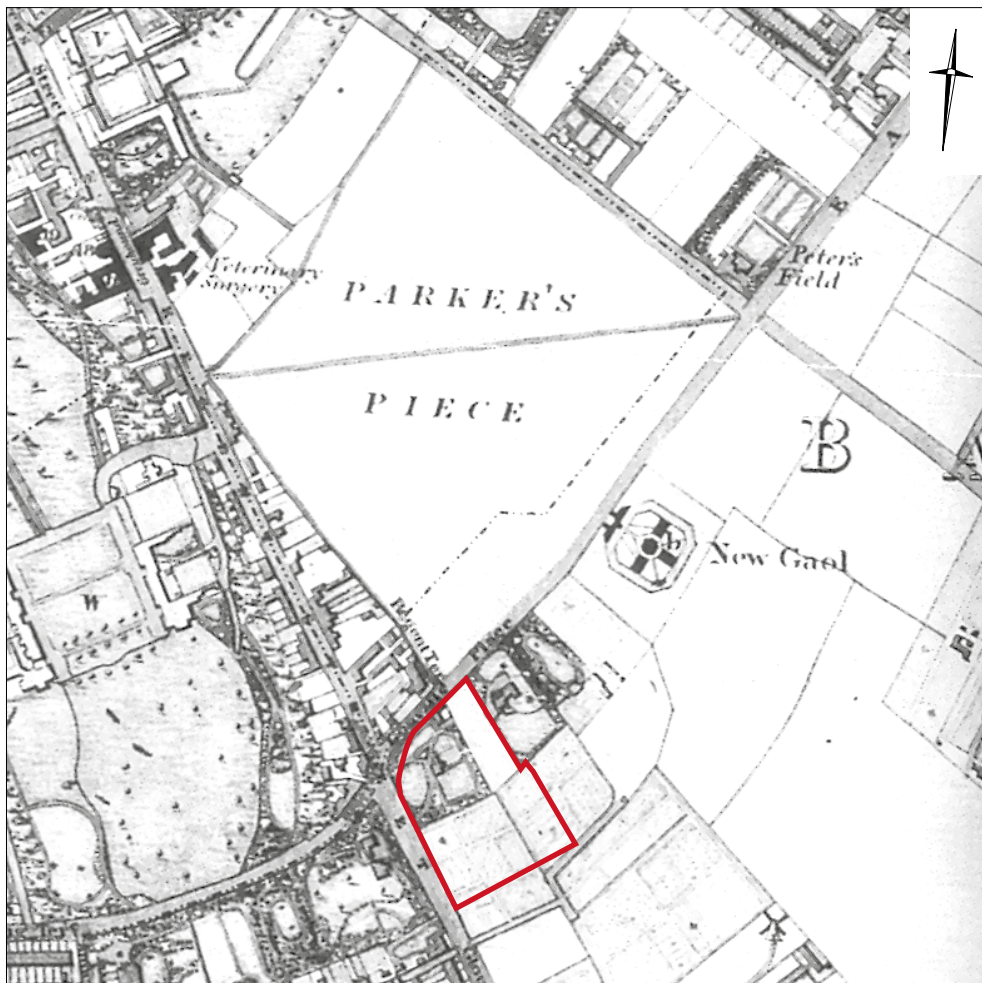
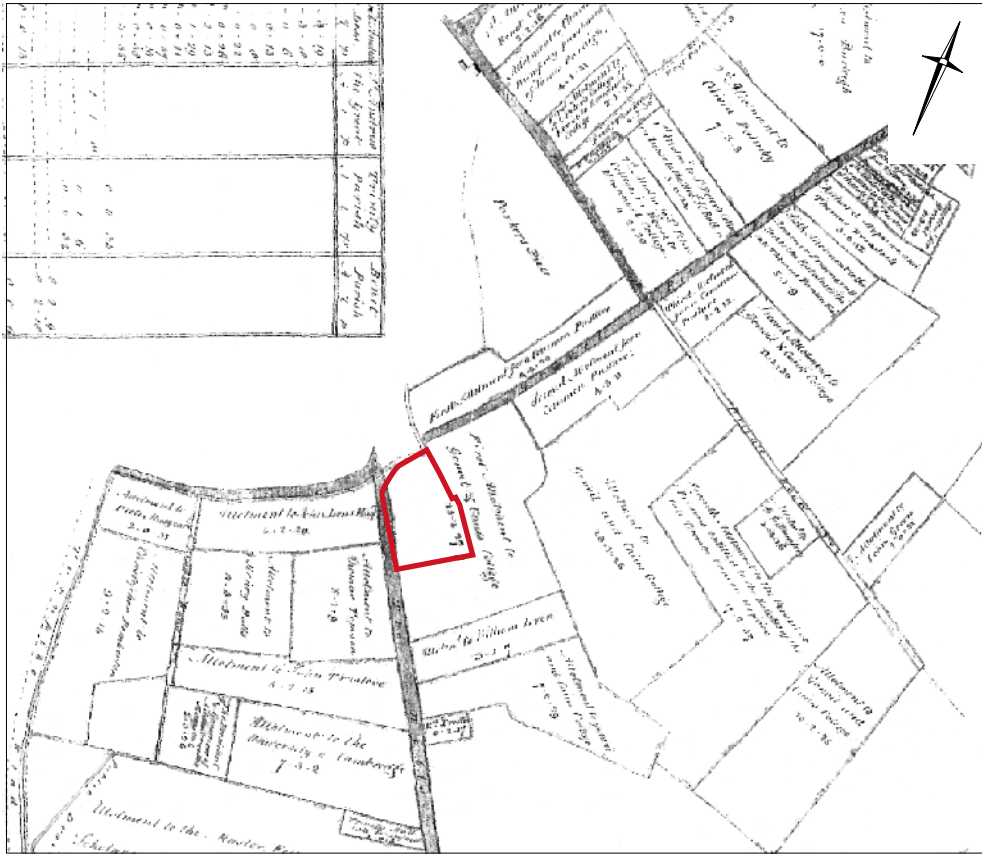


Figure 9. 1807 Inclosure map (top);
 Baker's Map of the University and Town of Cambridge 1830 (bottom)
 © Cambridgeshire Archives 2022 / © Cambridge Record Society 1998

Plan of Properties in Cambridge.

1840.
addns. 1890.
A. R. P.
TOTAL QUANTITY 1 TO 6. 40. 2. 1/2



Figure 10. Plan of Properties in Cambridge, 1840 (with addenda 1890) (Maps.Ms.Plans.64(e))
© Cambridge University Library 2022

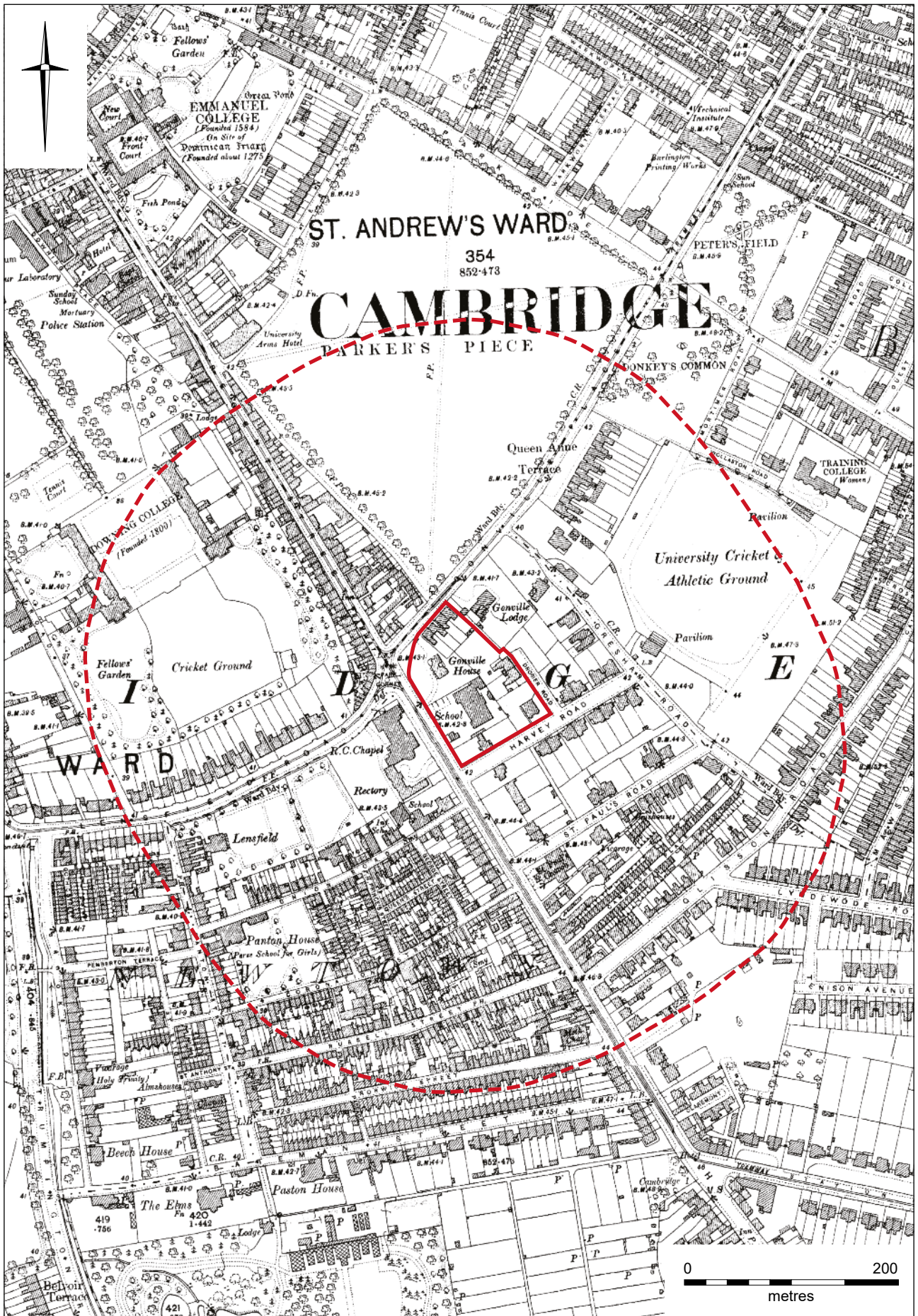


Figure 12. 1903 OS Cambridgeshire County Series 1:2,500 (1st rev)
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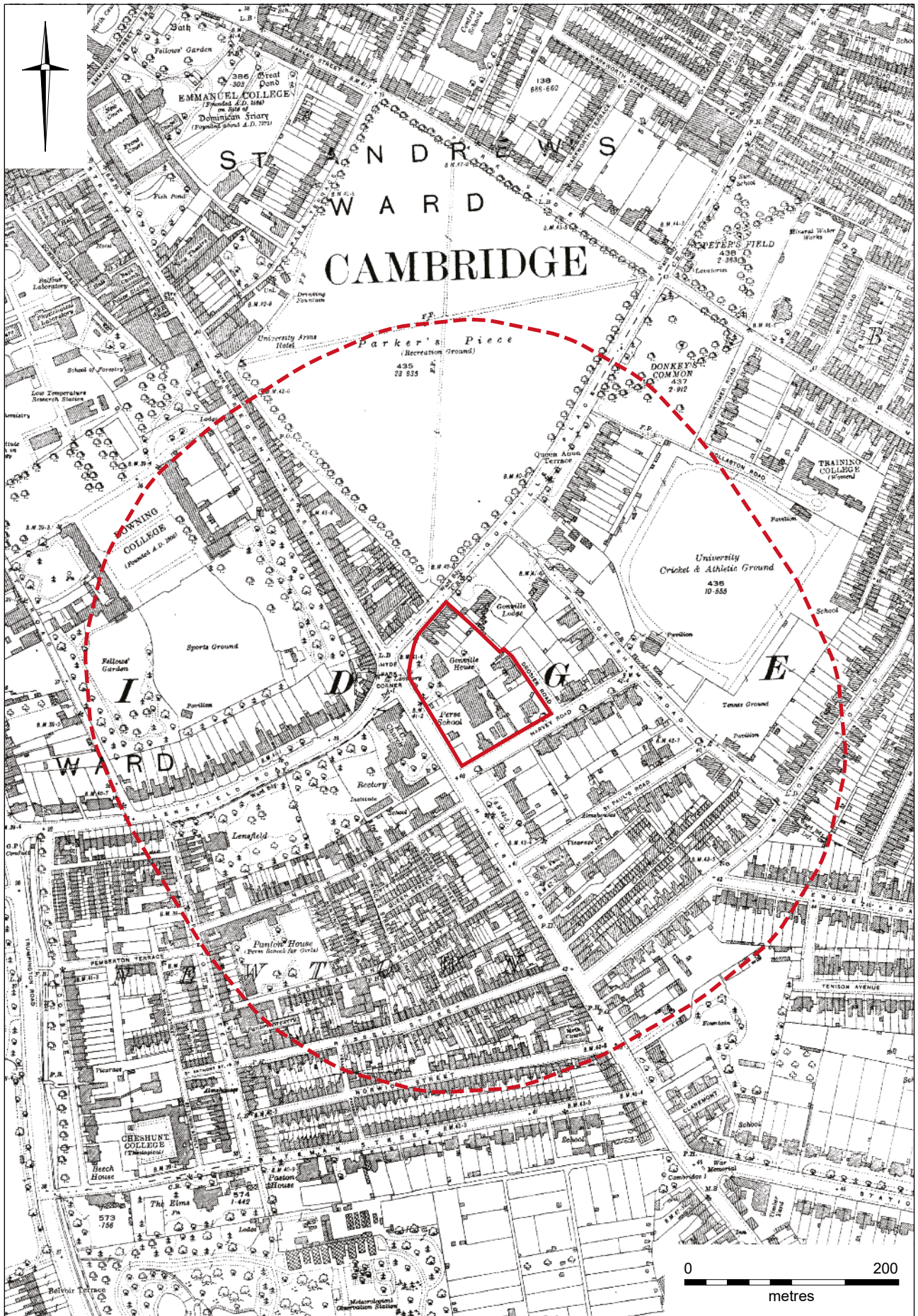


Figure 13. 1927 OS Cambridgeshire County Series 1:2,500 (2nd rev)
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Figure 14. Cambridge, looking NW, detail. 1957. VV3
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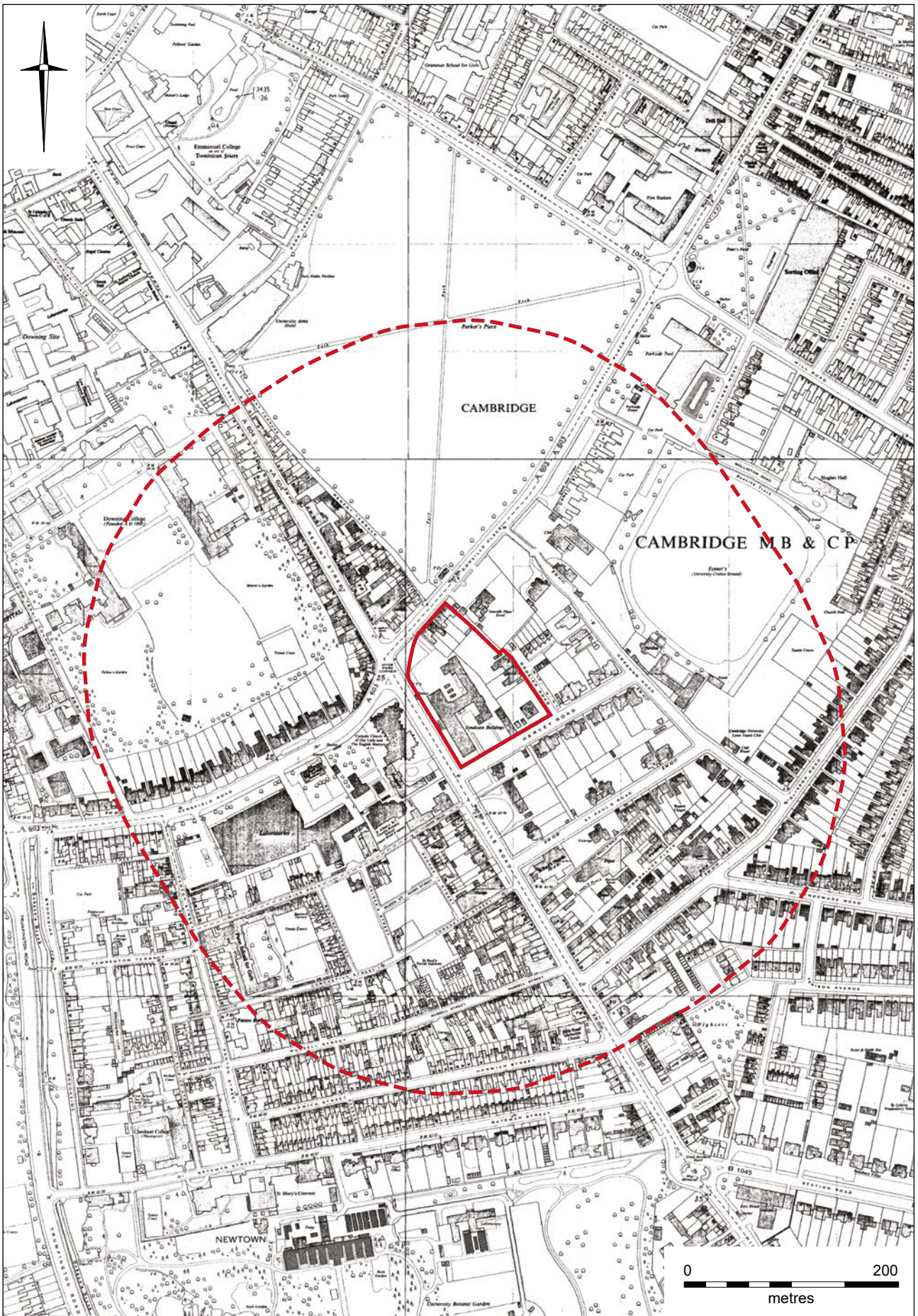


Figure 15. 1967 OS National Grid 1:2,500 (Tile TL4557)
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Figure 16. Cambridge, looking NNW, detail. 1970. BEL17
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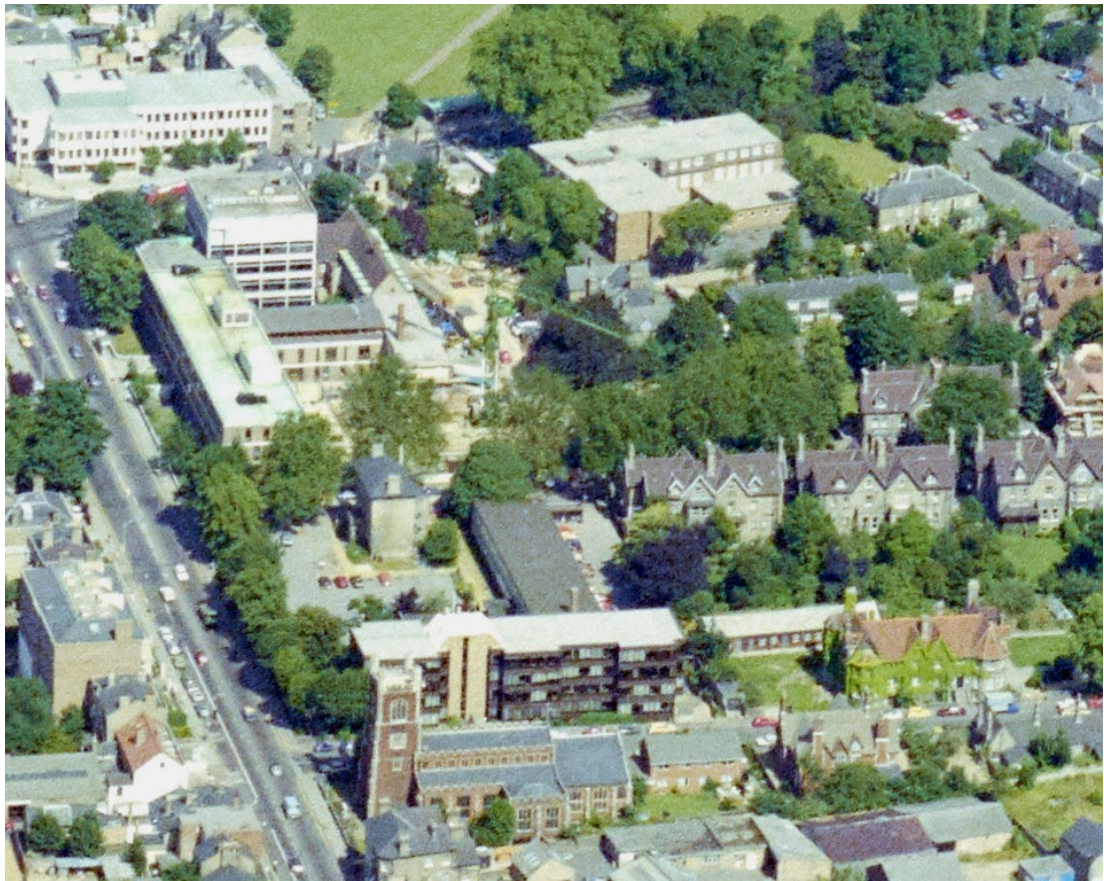


Figure 17. Cambridge, looking NNW, detail, 1983. 70KnBL2
© Cambridge University's Collection of Aerial Photographs (CUCAP) 2022



Figure 18. Cambridge, looking NNW along Hills Road, 1994, detail. 70Kn LG2
© Cambridge University's Collection of Aerial Photographs (CUCAP) 2022



Figure 19. 1–4 Gonville Place, looking S



Figure 20. PDA from Hyde Park Corner, looking SE



Figure 21. PDA at the junction of Harvey Road, looking NE



Figure 22. Harvey Road frontage with Drosier House in the foreground, looking SW



Figure 23. Limit of the PDA on Drosier Road, looking SE



Figure 24. Car park and green space, with bike and garden sheds from the back of Drosier House. 1-4 Gonville Place in the background. Looking NW



Figure 25. Back of the Examination Syndicate building and car park. Looking S



Figure 26. Back of 1–2 Gonville Place. Looking NW



Figure 27. Back of 3–4 Gonville Place. Looking NW

13. APPENDIX 1: PLANNING POLICY

13.1 Ancient Monuments and Archaeological Areas Act 1979

- 13.1.1 The Ancient Monuments and Archaeological Areas Act (1979) allows an archaeological site or historic building of national of importance to be designated as a Scheduled Monument, and registered with the Department of Culture, Media and Sport (DCMS). Any development that could affect a Scheduled Monument or its setting requires Scheduled Monument Consent. Advice on Scheduled Monument Consent is provided to DCMS by Historic England, which also provides advice on the management of Scheduled Monuments.

13.2 National Planning Policy

- 13.2.1 The National Planning Policy Framework (February 2019) sets out the Government's planning policies on the historic environment.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

13.3 Local Planning Policy

- 13.3.1 The Cambridge City's Council's Local Plan 2018 includes an extended discussion of heritage, including archaeology (pp. 189–192).

Section 7: protecting and enhancing the character of Cambridge

Policy 55: Responding to context

Development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high quality places. Development will:

a. identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site;

b. be well connected to, and integrated with, the immediate locality and wider city; and

c. use appropriate local characteristics to help inform the use, siting, massing, scale, form, materials and landscape design of new development.

Policy 61: Conservation and enhancement of Cambridge's historic environment

To ensure the conservation and enhancement of Cambridge's historic environment, proposals should:

- a. preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas;*
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;*
- c. be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;*
- d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and*
- e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal.*

Supporting text:

7.22 Cambridge's historic and natural environment defines the character and setting of the city, and contributes significantly to Cambridge residents' quality of life. Against the backdrop of a successful, growing city, it is important to preserve and enhance the historic and natural environment to ensure that Cambridge remains compact and walkable and that the connection between the city's historic core and the wider countryside is maintained. The city has a varied architectural heritage, from the internationally recognised grandeur of King's College Chapel to the more modest vernacular buildings reminiscent of an East Anglian market town. The number of grade I and grade II listed buildings is high, with an exceptional concentration of collegiate buildings around the arc of the River Cam. Green open spaces such as the commons, greens and The Backs are also key features of the city's life and layout. In addition, there are a number of registered parks and gardens of special historic interest, including college grounds, cemeteries and the Cambridge University Botanic Garden.*

7.23 Archaeological work in Cambridge has discovered remains from early prehistory, with significant settlement known from at least the Iron Age. Development within the city's boundaries has revealed significant archaeological remains, some of which are of national importance, and further discoveries are to be expected.

7.24 Viewed simply, Cambridge has an historic centre surrounded by concentric rings of development. This development takes the form of the commercial city core, surrounded by mainly collegiate and university buildings and open spaces. A pre-university urban core existed on Castle Hill, with other remains extending towards the current centre. Beyond the open spaces, which include The Backs, Midsummer Common, Jesus Green and Parker's Piece, the city takes on a predominantly residential character. This comprises different areas of townscape character, including the large Victorian houses to the west of the city centre, railway-related development of the Newtown and Romsey areas, inter-war development to the south and west and the post-war suburbs of King's Hedges, Arbury, and Abbey wards.

7.25 Given the rich tapestry of Cambridge's historic and natural environment and the strategic objectives of this local plan, the strategy for its management is, in

itself, one of a multi-document, multi-layered approach which includes a number of interrelated initiatives, policies and players. Together, as illustrated in figure 7.1, they represent Cambridge's historic environment strategy, the components of which will be added to and updated as necessary and provide the necessary tools to realise the ongoing management of the city's heritage assets. Planning decisions will be made having regard to the content of the relevant components of the strategy.

7.26 The conservation of a designated heritage asset is a material planning consideration and the higher the significance of the asset, the more weight will be given to its preservation and/or enhancement. The level of information or investigation required to support a proposal that could impact on a heritage asset needs to be proportionate to the work proposed to the asset and to its significance. Scheduled monuments/archaeological areas, listed buildings, conservation areas and registered parks and gardens are all designated heritage assets. Listed building descriptions, conservation area appraisals and management plans and suburbs and approaches studies should be referred to as a material consideration in making and determining applications. In order to comply with the requirements of the NPPF (2012), it may be necessary to access other sources of information such as the Historic Environment Record, and commission further evaluation, in order to properly understand the significance of the asset and to be able to explain the impact that a proposal may have on that significance.

7.27. It is important to identify and assess the impact of the development on the special character of the heritage asset in the Cambridge context. This could include:

- the effect on views or the setting of buildings and spaces;*
- how the proposals will preserve or enhance the character or appearance of a conservation area; and*
- consideration of how the scale, height, massing, alignment and materials respond to the local context.*

14. APPENDIX 2: HERITAGE ASSETS

The following is a complete list of all CHER entries within the search area as at 21 December 2021. Periods are those assigned by CHER.

<i>CHER ref.</i>	<i>Description</i>	<i>Period</i>
04529a	Hobson's Conduit; 17th c. fresh watercourse.	17th – 19th century
04611	Possible medieval skeleton, Old Perse School	Medieval ?
04612	Medieval pottery finds, Old Perse School	Medieval
04708	Dawe's Cross	Medieval
04828	Site of windmill	Medieval to 19th century
05013	Palaeolithic flake, Our Lady and the English Martyrs' Church, Cambridge	Palaeolithic
05013a	Medieval buckle, Our Lady and the English Martyrs' Church, Cambridge	Medieval
05094	Earthwork remains of Ridge and furrow, Cambridge	Medieval
CB15464	Roman ditch and gully, Unilever Centre, Union Road, Cambridge	1 st century AD to 5th century AD
MCB16541	Bolton's Warehouse, Glisson Road, Cambridge	19th century
MCB17288	English Civil War Defence Line, Cambridge	1642 AD to 1651 AD
MCB18225	Town Gaol, Parker's Piece (site of)	19th century
MCB19472	Victorian 'Dell' garden, Highsett, Cambridge	19th century to Modern
MCB20618	Site of former Almshouses, Cambridge Place, Cambridge	19th century to Late 20th century
MCB20619	Building relating to the Vicarage, St Paul's Road, Cambridge	19th century to Late 20th century
MCB20850	Medieval/Post Medieval Ridge and Furrow, at the Stephen Perse Foundation, Union Road, Cambridge	Medieval to 19th century
MCB20907	Post medieval features, Chemistry for Health Centre, Cambridge	Medieval
MCB23203	Tennis Court Road, Cambridge, Cambridge	Post-Medieval
MCB23542	Site of former Methodist Chapel, Cambridge	19th century
MCB23546	Site of former Albion Brewery, Cambridge	19th century
MCB23547	Site of former school, Cambridge	19th century
MCB23548	Site of former Eagle Corn mill, Cambridge	19th century
MCB23549	Site of former blacksmiths workshop, Cambridge	19th century
MCB23550	Panton House, Perse School for Girls, Cambridge	19th century
MCB23551	Site of former school, Cambridge	19th century
MCB23552	Site of former school, Cambridge	19th century
MCB23553	Site of former St Andrew's RC Chapel, Cambridge	19th century
MCB24169	South Cambridgeshire District Emergency Centre	Cold War - 1946 AD to 1991 AD

<i>CHER ref.</i>	<i>Description</i>	<i>Period</i>
MCB25287	Post medieval ditch and finds, Downing College, Cambridge	18th to 19th century
MCB27235	Saxon Street, Cambridge	19th century
MCB28352	World War II pre-fab huts, Donkey Common, Cambridge	World War II - 1939 AD to 1945 AD
MCB28562	ARP Shelters, Parker's Piece	World War II - 1939 AD to 1945 AD

15. APPENDIX 3: ARCHAEOLOGICAL INVESTIGATIONS

<i>Event ID</i>	<i>Year</i>	<i>Name</i>
ECB5099	1961	Observations made at the Old Perse School, Cambridge 1961
ECB1101	1999	Evaluation at Unilever site, Union Lane, Cambridge, 1999
ECB2497	2007	Evaluation at the Three Crowns House, Hills Road, Cambridge, 2007
ECB3340	2010	Evaluation at The Lensfield Hotel, Cambridge, 2010
ECB4155	2014	Evaluation at Downing College Maintenance Yard in 2014
ECB4401	2015	Evaluation at University Health Centre, Hughes Hall, Gresham Road, Cambridge, 2015
ECB4615	2016	Excavation at Stephen Perse Foundation, Union Road, Cambridge, 2016
ECB4703	2016	Evaluation at the Chemistry for Health Care Building, Cambridge, 2016