

Clare Hall, Cambridge

Proof of Evidence on behalf of Clare Hall in relation to heritage matters

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Appendix 1 - Conservation Management Plan

Clare Hall

Conservation Management Plan

Final issue

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2.0 Introduction, Scope and Methodology

- 2.1 This document has been prepared by Avanti Architects Ltd to the commission of Clare Hall and seeks to identify the key conservation issues in relation to Clare Hall in order to assist in finding the optimum balance between the need for an upgraded and sustainable facility for the future and the obligation to respect the character of the buildings as designated heritage assets.
- 2.2 It is well understood by the University and those involved in developing proposals for Clare Hall's refurbishment and regeneration that since it is a Grade II* listed building there are certain obligations and responsibilities that would not apply to a new-build redevelopment or the refurbishment of an unlisted structure. The cornerstone of good conservation practice is the injunction to study and understand the 'heritage asset' in order to identify the reasons for its significance and thereby establish a plan, or series of 'policies', that may be used to safeguard that significance and at the same time inform and evaluate proposals for any works to repair, alter or extend the fabric in terms of their impact on that significance. The document should also inform the subsequent use of the building providing a framework of guidance for control and management.
- 2.3 Such a plan, usually termed a 'Conservation Plan', should be regarded as an independent document and be 'scheme neutral' in respect of any specific proposals that might be in development concurrently or anticipated in the future. The preparation of the Plan in this instance has been undertaken by Avanti Architects as an independent consultant. It should thereby be capable of being used as a tool against which to audit the appropriateness of any particular design proposals or scheme iteration.
- 2.4 It should not however be supposed that conservation and change are incompatible, and it is a key part of formulating any Conservation Plan to prioritise factors contributing to the asset's significance, so that the process of change, which is also a function of sustainability, can then be managed systematically and sympathetically without detriment to the essential character of the asset itself.
- 2.5 Reference has been made to best practice guidance and standard texts in the field, including 'The Conservation Plan', by James Semple Kerr; 'Conservation Plans', and 'Informed Conservation' by Kate Clark, English Heritage, The Burra Charter, ICOMOS, Australia; 'Conservation of Historic Buildings' 3rd Edition, by Sir Bernard Fielden; 'Conservation Principles – Policies and Guidance', English Heritage, and of course National Planning Policy Framework (NPPF) which was published in July 2021 and updated in 2023.
- 2.6 The main part of the document is preceded by a brief historical synopsis which considers the genesis and context of the listed buildings under discussion. This is followed by a short summary of the statutory basis and implications of listing. The buildings and their setting are then considered in detail.
- 2.7 From this analysis guidance in the form of a set of management policies have been proposed based upon and analysis of the risks and opportunities that have arisen from this study and consultation with stakeholders.
- 2.8 The executive summary provides a concise synopsis of the document's content, findings and recommendations.

3.0 Executive Summary

3.1 Purpose of the Conservation Plan

This Conservation Plan has been prepared by Avanti Architects Ltd to the commission of the Clare Hall, University of Cambridge and identifies the key conservation issues in relation to the Clare Hall listed Grade II*.

3.2 It should be used by the building owner and users, in conjunction with the relevant planning and conservation authorities, to secure the conservation of the buildings and find the optimum balance between the need for an upgraded and sustainable facility for the future and the statutory obligation to respect and protect the character of the buildings as designated heritage assets.

3.3 Application and management

3.4 As well as being used when considering any major projects, the Conservation Plan should be consulted systematically to ensure that more minor works and routine maintenance and repairs are carried out with due regard for the heritage significance of the buildings and their setting, and in accordance with the relevant consent and control procedures.

3.5 The Conservation Plan should be owned and applied by the Clare Hall Estates Department, in conjunction with the relevant University processes of governance, and should be subject to regular periodic review in order to ensure that its provisions remain relevant to the effective conservation of the Clare Hall.

3.6 Content and method of the Conservation Plan

The Conservation Plan is prefaced by an introduction to the origins and historical context of Clare Hall. The list entry is accompanied by a synopsis of the processes and implications of statutory designation.

For working purposes a plan has been prepared showing the footprint and curtilage of the listed buildings. It is recommended that the boundary indicated on this plan is regarded as the area within which any works to the buildings or their environs are subject to the provisions of listed building control. It should at the same time be noted that works beyond the boundary should also be carefully considered for their potential impact on the listed buildings or their setting.

3.7 Historical Synopsis

3.8 Clare Hall, founded in 1966 by Clare College, was designed as a graduate college for researchers, visiting academics, and students, with an emphasis on creating a collaborative and integrated community. Located near the University of Cambridge library, the college consists of three blocks, housing seminar rooms, dining areas, and residential spaces, including apartments for students and

families. The design, led by Swedish architect Ralph Erskine, focused on modern, functional architecture that prioritized the needs of the academic community and their families. The college’s philosophy encouraged integration between students, fellows, and families, with informal dining and spaces that fostered social interaction, reflecting a progressive approach to collegiate living.

3.9 Architect Selection

3.10 The selection of Ralph Erskine as the architect for Clare Hall was a pivotal decision that reflected his unique design philosophy and commitment to community-focused architecture. Erskine’s prior experience in Sweden and his ability to integrate social concerns with architecture caught the attention of Clare College’s Working Committee, which sought an architect capable of responding to the evolving needs of graduate students and their families. His innovative use of materials like brick and timber, in contrast to the unfaced concrete style dominating contemporary university buildings, made Erskine a compelling choice. His design for Clare Hall was shaped by a radical vision for collegiate life that emphasized integration and informal living. The final brief, agreed upon in 1965, emphasized simplicity, efficiency, and a focus on community without the opulence typical of Cambridge’s historical buildings. Erskine’s work thus aligned with Clare Hall’s goal of creating an inclusive, dynamic environment for postgraduate students and their families, free from the constraints of traditional collegiate structures.

3.11 Architect: Ralph Erskine

3.12 Ralph Erskine, born in London in 1914, was influenced by his socialist upbringing and Quaker education, which shaped his humanist architectural approach. After working on Welwyn Garden City, Erskine moved to Sweden, where he admired functionalist architecture and contributed to the country’s architectural landscape. His notable works in the UK include the Byker redevelopment in Newcastle, known as one of the best examples of public housing in the 1970s, Ark in Hammersmith and Greenwich Millennium Village. Erskine’s design for Clare Hall in Cambridge aimed to create a unique, integrated community environment, distinct from the brutalist style then emerging in the city, with a focus on providing a humane and inclusive space for students, academics, and their families.

3.13 Design Development

3.14 In April 1965, Erskine presented seven architectural schemes that explored social dynamics through spatial organization, with a focus on creating quiet, functional study and living areas. The favoured designs (schemes 5 and 7) featured pedestrian walkways dividing the site into residential, common, and study zones, and incorporated courtyards as outdoor rooms with careful detailing of paving, planting, and lighting. The final plan, developed further in response to access restrictions and new funding, included higher massing on the north, east, and west edges, a southern slope, and unique features including sloping roofs, overhangs, and steel flue stacks, inspired by Erskine’s earlier work in

Sweden. These elements provided a harmonious balance between residential space, natural light, water features, and integration with the site’s landscape.

3.15 Designation

3.16 Clare Hall was listed as Grade II* on 6 September 2018, recognizing it as a building of exceptional importance. This status reflects its architectural, historic, and group value. Architecturally, it is admired for its sophisticated design, distinctive form, aesthetic appeal, and thoughtful integration with the landscape, including the use of a car park to create an artificial slope. Historically, it represents a unique post-war response to the needs of Cambridge University and showcases the work of an internationally renowned architect. Group value is noted in its association with the nearby Grade II listed Elmside, integral to Clare Hall’s development. The listing emphasizes that while specific features may not be mentioned, all elements present at the time of listing are considered part of its significance. It is also important to recognize that the setting of Clare Hall extends beyond its physical boundaries, influencing its appreciation as a heritage asset.

3.17 Summary of elements

3.18 The Clare Hall complex consists of twenty dwellings across six types, including bed-sitters, flats, terrace houses, and court houses, with various configurations for single or multiple residents. It features communal spaces such as a common room, bar, dining room, seminar rooms, and studies, alongside administrative and service areas like kitchens and lavatories. A latitudinal cross passage links the family garden at the west and the scholars’ garden at the east. The layout incorporates a grid of pedestrian paths and a sense of informality through setbacks and slight shifts in building alignment, such as the southern courthouse being angled to connect the family and scholars’ walks. A semi-basement garage with space for thirty-five cars and additional service areas is located in the northern quarter, with access from Herschel Road via ramps and steps. The site’s design creates a subtle slope, adding variety and interest both indoors and outdoors, despite the otherwise flat terrain.

3.19 Summary of Findings and Recommendations from the Conservation Plan

3.20 Main Entrance

3.21 The entrance is accessed from Herschel Road, set back from the pavement, providing space for landscaping and access to the scholars’ and family walks. The original design featured a discreet porters’ lodge, now re-purposed as an office for the catering team. The entrance is centrally located, fostering a sense of community, unlike the more enclosed undergraduate colleges. In 2007, Freeland Rees Roberts Architects added a glazed draft lobby with a timber-

clad roof to improve security and climate control. Orientation within the building is intuitive as the entrance hall is between the common room and garage level, with a main staircase offering views up to the common room and bar, and down to the lower level. The original Clare Hall signage has been removed, and the paving has been modified to align with the new entrance design.

3.22 Common room, bar, and dining room

- 3.23 The common room, bar, and dining room are the largest areas in the complex, designed under a sloping roof. The ceiling is made of natural pine boarding with recessed downlights, and the roof is supported by slim laminated timber columns. Spaces flow naturally upward from the entrance to the common room, bar, and dining room. Rooflights and glazing on the walls bring in natural light.
- 3.24 The common room and dining room have been extended to accommodate platform lifts for wheelchair access. The bar is timber-clad and located between the common room and dining hall, while the dining room has a modest scale and includes a pop-up roof light.
- 3.25 The dining court and Scholars’ garden are accessible from the dining room. The dining room features original timber herringbone parquet, while the common room, bar, and entrance hall have new carpet.
- 3.26 Suspended acoustic panels and extended curtain pelmets have been added to improve sound quality in the spaces, however acoustics remain in ongoing issue. The dining room is a key entertaining space and operates in different configuration that range from seated dining to music recital space.
- 3.27 Study Rooms, Court and Administration
- 3.28 The southern part of the main block houses two administration offices and the President’s room, overlooking an internal landscaped courtyard. This courtyard is enclosed by a glazed cloister and leads to seminar rooms and smaller study rooms. The original study rooms are now offices, with ten rooms in total—five facing east with external doors and five facing south overlooking the private road. These rooms are well-lit, featuring windows with fixed and opening lights. The discussion room and meeting room, located on the west side of the court, have clerestory windows bringing natural light. The meeting room now serves as the administration space, while the discussion room remains the main meeting space with a dynamic ceiling design and task lighting.

3.29 Central Block

- 3.30 The Central Block includes the president’s house and three additional court houses, with the president’s house featuring a two-story layout around a private courtyard. It can be divided into a separate flat with its own entrance from Family Walk. The house has dual-aspect

rooms, with the living room overlooking the courtyard, and the kitchen, breakfast room, and study on the opposite side. The upper floor, originally designed for the president’s family, was adapted to include additional bedrooms, with cantilevered rooms extending over the entrances to the walkways. Two other court houses have been modified: one into three smaller units and another to accommodate the King Room and a one-bedroom unit. All key rooms are well-lit with views of the courtyard and surrounding areas.

3.31 West Block

- 3.32 West Block, located across from the court houses on Family Walk, is a three-story terrace containing a mix of accommodation, including nine single-person bed-sitters, a two-person bed-sitter, two three-person flats with sleeping balconies, and four three-bedroom terrace houses. It also originally featured a laundry and children’s playroom. The larger houses have bay windows in their kitchens, promoting sociable interaction and views of the shared space. The one-person flats are designed to ensure privacy, overlooking the garden. Access to the upper levels is via a staircase at the northern end, with entrances reached by bridge-like walkways. The first-floor deck includes a communal seating space, and the second-floor deck extends outward, creating a viewing balcony. The block contrasts in height with nearby single-storey buildings, and its dynamic design includes projecting elements, such as the second-floor walkway, offering views toward Herschel Road.

3.33 Materials

- 3.34 The buildings are designed to harmonize with suburban Cambridge using a simple material palette of brick, aluminium roofs, and timber for windows, cladding, and balustrades. Clare Hall was one of the first buildings in Cambridge with insulated cavity walls. Raised walkways in the West Block are suspended from the roof and set off the main facade to avoid cold bridges. Sculptural rainwater chutes, made of laminated wood and aluminium, are incorporated for decorative effect. Practical elements, like mail hatches and slatted shelves for shopping, are transformed into design features. The façades feature dynamic grids of horizontal and vertical elements, with windows creating abstract patterns. Balustrades are made from narrow pine slats, and handrails are black-painted steel. The site uses three types of paving: brick, pre-cast, and exposed aggregate concrete slabs.

3.35 Details, Fixtures, Furnishing, Equipment and Colours

- 3.36 Erskine designed Scandinavian-inspired furniture, with a minimalist style in the dining hall. Original Swedish furniture has been reintroduced in public areas.

The original colour scheme includes maroon and reds which are both Scandinavian influenced. Changes have been made, including black accents and altered timber finishes. Rainwater was creatively funnelled into sculptural downpipes, adding a decorative element. A moat-like feature separates the complex from the private lane.

3.37 Landscape

- 3.38 The strong inter relationship between the internal and external spaces is central to Erskine’s design layout.

Courtyards are used to great effect by connecting indoor and outdoor spaces, they bring in daylight, provide views of nature, and incorporate water features, which all combine to enrich the academic environment.

3.39 Statement of Significance

- 3.40 Clare Hall holds significant historical and architectural value as a pioneering post-war design, showcasing a response to the social and economic needs of Cambridge University in the 1960s. Designed by Ralph Erskine, it fosters a collaborative academic environment through carefully planned spaces that integrate work, recreation, and family life. The complex’s group value lies in the thoughtful interaction between its buildings, including the addition of the Michael Stoker and Brian Pippard buildings. The design incorporates materials like brick, aluminium, and timber, creating a dynamic, cohesive aesthetic that blends with the landscape. Though some alterations have been made over time, such as the introduction of new buildings and internal changes, Clare Hall remains a testament to its original vision of fostering an inclusive, innovative academic community. Its Grade II* listed status highlights its architectural sophistication and significance, while the thoughtful use of space and materials, both inside and out, continues to enhance its identity.

3.41 Conservation Policies

- 3.42 Climate Change
- 3.43 As climate change continues to impact the built environment, Clare Hall faces both challenges and opportunities to enhance its sustainability while preserving its architectural significance. The increasing pressure to reduce carbon footprints, adapt to more frequent extreme weather events, and improve energy efficiency calls for a carefully managed approach to modernising the building. Clare Hall’s original design by Ralph Erskine was innovative for its time, especially in terms of heating and lighting solutions, but current thermal performance does not meet today’s best practices. The building’s external envelope, including insulation, windows, and roofs,

	requires updates to improve energy efficiency without compromising its historical integrity. Opportunities for improving the environmental performace include modernising lighting, improving insulation and draught-proofing, and exploring renewable energy sources such as solar panels, biofuels, and ground-source heat pumps. Additionally, retrofitting with more energy-efficient materials and upgrading windows to triple glazing could further reduce heat loss while maintaining the building's character. Addressing these sustainability needs will help ensure Clare Hall's continued relevance and resilience in a changing climate, while balancing the preservation of its architectural and historical value.		the main public spaces. . Recent additions, such as the Michael Stoker Building, Brian Pippard Building, and the Anthony Low Building, have been carefully designed to respect the site's heritage while meeting new functional needs. Moving forward, any further developments must be evaluated to ensure they do not negatively impact the historical character of Clare Hall.	3.58	A strategic review of the building's M&E, CCTV, and lighting systems would provide an opportunity to plan new installations and remove the recent ad hoc surface mounted cabling, bulkhead lighting, cameras etc. that have been installed out of necessity.
3.44	Accessibility			3.59	Landscape
3.45	Clare Hall recognizes the importance of providing an inclusive and accessible environment for all, in line with the Equality Act 2010, while balancing the preservation of its architectural integrity. The building's original design by Ralph Erskine, includes steps as a key architectural feature, which presents challenges in terms of accessibility. Several key adaptations have been made, including the installation of platform lifts to improve access to most public and common areas, and ramped access from the underground car park. While wheelchair-accessible student rooms are available, the number is limited, and there are currently no wheelchair-accessible guest or residential rooms, which restricts accommodation options for disabled visitors.	3.50	Opportunities for improvement include returning the original study rooms to their original intended academic use. However, this would require alternative office space to be provided.	3.60	The landscape at Clare Hall plays a central role in Erskine's original design, with outdoor spaces between the buildings providing a range of private and public amenities, from balconies and courtyards to terraces and landscaped gardens. The existing landscape lacks a unified approach to planting, particularly in the public areas, and several original landscape features have been altered or lost over time. Notably, the open water channel that once ran along the family walk has been paved over, and plant beds along the Scholars' and Family walks have been removed and replaced with planters of varying styles.
		3.51	Maintenance and Repair		
		3.52	Clare Hall's maintenance program is robust, with regular monitoring and proactive upkeep managed by a dedicated team. The building is in good condition overall, but given its 50-year history, some components and materials are now reaching the end of their lifecycle.		
		3.53	Key issues include aging aluminium roofs, timber windows, doors, and M&E services. Water ingress and leaks from the zinc roofing, especially around penetrations and roof lights, have become persistent problems. Timber window sills and frames are deteriorating, necessitating ongoing repairs, while the failure of double-glazed units is a common issue due to the age of the windows.	3.61	In terms of security, Clare Hall was designed to be a permeable environment, open from both sides of the site, which reflects the collaborative vision of the client and architect. While gates have been introduced to the southern boundary for security reasons, it has not detracted from the overall openness of the site. The absence of front gates and a traditional porter's lodge on Herschel Road entrances helps maintain this sense of permeability.
3.46	External courtyards, designed with steps, can be enjoyed from internal spaces with large glazing, but level access to the Scholars' and Fellows' Gardens is limited. Furthermore, the acoustics in the dining hall have been an issue for users with hearing impairments. Opportunities for improvement include increasing the number of wheelchair-accessible rooms, enhancing signage for the visually impaired, and further improving acoustics in the dining hall with specialist advice and acoustic treatments.	3.54	Thermal performance of the external envelope is compromised by the ventilation louvres. The asphalt waterproofing on the garage-level deck is deteriorating, as is the timber cladding, which requires intensive maintenance to preserve its original integrity. The exposed fair-faced concrete on the raised platforms and ramps attracts organic growth and staining. Recent surface-mounted electrical and security cabling detracts from the simplicity of the original design.	3.62	There are opportunities to enhance the landscape and improve the setting of each building through the development of a comprehensive landscape strategy and maintenance plan that addresses improvements to each courtyards and space between the buildings.
3.47	New Works	3.55	Opportunities for improvement include a full roof renewal, which would offer the opportunity to upgrade insulation and integrate solar or PV panels, pending necessary consents. A phased window upgrade/ replacement program could be used to introduce modern, energy-efficient glazing, and reduce cold bridging. Upgrading existing window frames will depend on the existing condition of the frames and if there is enough frame depth to retro-fit slim double glazing units. A detailed option appraisal could be undertaken to assess the cost/benefit comparison of upgrading versus replacing the windows. This assessment would need to ensure the original design, colour, fenestration pattern, sight-lines and details are retained in any option.	3.63	This plan could unify the hard and soft landscaping design, in line with Erskine's original intentions for these areas. The possibility of reintroducing water channels or adjusting the paving to reference the original design could also be explored.
3.48	Clare Hall's architectural integrity must be carefully preserved when considering any new works or additions to the site. Any new development should adhere to the guidelines outlined in the Conservation Management Plan (CMP), ensuring that scale, materials, texture, and overall design complement, rather than compete with, the existing buildings. New additions must be discernible as modern interventions but should work in harmony with the original design principles of Ralph Erskine. The existing buildings and their immediate setting, including the important external courtyards and gardens, are fundamental to the heritage significance and any change should be avoided where possible.	3.56	M&E plant renewal could provide the opportunity to introduce low-carbon energy sources like air-source heat pumps.	3.64	Additionally, improvements in accessibility, way-finding, and interpretation could be integrated into a landscape strategy, ensuring that the landscape and setting are considered in any future access, signage, or wayfinding projects.
3.49	A new draft entrance lobby has been added to the main entrance which is functional, but introduces materials and design elements that contrast with the original aesthetic and sits incongruously with the original design. In contrast, the bold alterations to the common room to accommodate a new platform lift successfully remove the physical barriers inherent in the original design and facilitate disable access to	3.57	Improvements to waterproofing on the raised deck could enhance both the aesthetics and longevity of the surface.		

4.0 Historical Synopsis

4.1 Development of Clare Hall

4.2 Clare Hall was founded in 1966 on the initiative of Clare College. The College was loosely modelled on the Institute for Advanced Study at Princeton and shaped by being part of the University of Cambridge.

4.3 It was envisaged as a college with three main classes of members: university teaching officers whose principal focus was research; visiting academics who would stay in Cambridge for between six months and a year; and graduate students.

4.4 Location, Urban Context and Site Layout

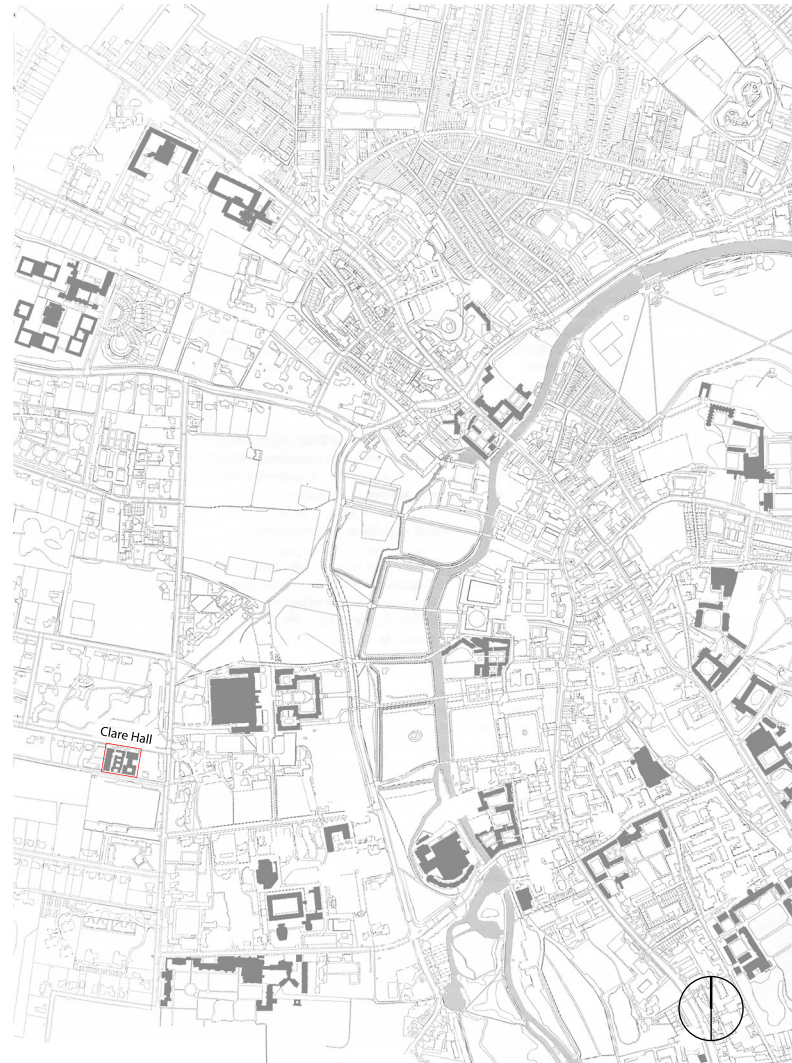
4.5 A ten-minute walk from the historic city centre Clare Hall is situated on Herschel Road to the west of Cambridge near the university library, the almost square site is developed in three elongated blocks extending north to south, spanning from Herschel Road to the university rugby ground. To the east stands a study block, incorporating seminar rooms and administrative offices, and the common room and dining room. Across Scholar's Walk lies the central block, comprising four 'court houses', each U-shaped to enclose a private courtyard. The courthouse at the north end, designated as the President's house, is the sole component rising to two storeys. The west block situated across the Family Walk from the court houses, is a terrace ascending to three storeys at the north end. It houses ten single-room apartments (each equipped with a bathroom and kitchen), four three-bedroomed houses, a laundry, and a children's playroom. A narrow crosswalk traversing the court houses facilitates the connection between scholars and their families, providing access within the site while maintaining a balanced level of privacy.

4.6 The Herschel Road frontage is elevated above ground floor level to accommodate a garage for 35 cars. The raising of the principal level creates a gentle slope throughout the complex towards the south.

4.7 Selection of the architect and client brief:

4.8 The decision to choose Ralph Erskine as the architect for the initial buildings of Clare Hall proved to be inspired. Ralph Erskine met Richard Stafford-Smith of the University Estate Management Department when the latter visited Sweden to study housing. Erskine had moved to Sweden in 1939, and as a pacifist saw no point in returning because of the war, and slowly established a practice there. In 1962, Erskine was invited by Richard Stafford Smith to visit Cambridge to attend a public enquiry as a town planning expert and offer counsel on the contentious Lion Yard and Kite area redevelopment.

4.9 During his visit, Erskine focussed on reconciling the relationship between the town and the university factions and worked up an alternative scheme suggesting a new centre connected to the old but also discreetly linked to car parking and proper servicing. During this time, Erskine demonstrated his commitment to capturing the architectural essence of community spirit, a philosophy he pursued



Location Plan : Cambridge

through continuous dialogue with all of the stakeholders. The dual objectives presented by the plan, on one hand preserved the historic old centre and on the other increased social integration were in line with the philosophy of Clare College. Although it was not implemented, the alternative master plan left a lasting impression.

4.10 One of the people involved in the enquiry was Don Holister, a lecturer in architecture and domestic bursar at Clare College, where he was handling proposals for an extension for graduate students. When it was decided to establish the autonomous graduate society of Clare Hall with its own buildings, Holister and Sir Leslie Martin, professor of architecture, were asked to propose possible architects. Holister's suggestions included Erskine, who was one of five architects to be short-listed. "It was agreed... that the choice should be made from young men, or from men of international standing known to give personal attention". As Erskine was already 50, he fell into the latter category, even if most of his work to date was in Sweden. He evidently impressed the Working Committee as an architect who could listen to the specific needs of a new kind of collegiate living and respond to its radical social agenda.

4.11 Richard Eden, a founding fellow reported to the Clare Hall working committee that 'none of us were happy with the style of unfaced concrete that had become fashionable in some of the new universities', and photographs provided by Holister showing Erskine's distinctive modern style using brick and timber claddings stood out as an alternative. A meeting on 12 June 1964 resolved to invite him to Cambridge to discuss the project and he visited a month later, when after a series of meetings with the fellows-designate he was formally appointed.

4.12 The outline brief was for apartments, offices, common rooms and dining facilities for visiting academics, post-graduate researchers, and (uniquely in Cambridge) for their families. The detailed brief later included about eighteen living units, including accommodation for the president and the caretaker (later raised to twenty), with a lounge and dining room to seat eighty people.

4.13 It was proposed that Clare Hall was to be built upon the philosophy that advocated total integration between students and fellows having members of both sexes and involve the families in many activities. Food was to be served in an informal manner from a cafeteria and omit the need for the traditional 'high table' typical of many Cambridge colleges.

4.14 The final architect's brief was agreed at a meeting in May 1965, a month after Ralph Erskine had visited the college to present some early sketches. Insofar as the new building was to exemplify a mood or style, the fellows required that it be 'gracious, serene, efficient and economic' - the latter a necessity as much as a choice.

4.15 It was also agreed that the 'special aura' of many Cambridge college buildings was inappropriate for Clare Hall. It should be 'free', as Erskine said, 'from Medieval or Renaissance opulence or monumentality', and be instead 'for the new society builders'.

4.16 Ralph Erskine

- 4.17 Born in London in 1914, Erskine spent his formative years in Mill Hill, Barnet. Raised by socialist parents who were avid supporters of the Fabian Society, an organisation advocating for the evolution of Britain into a socialist state.
- 4.18 Despite his Scottish grandfather's lineage connecting him to Presbyterian free church, Erskine's parents chose to enrol him in a Quaker school. This decision likely stemmed from their socialist convictions. It was during his time at this Quaker institution that Erskine developed a strong commitment to Quaker ideals. These principles not only shaped his perspectives on society but also influenced his beliefs about the role of individuals within it and significantly informed his approach to architecture. Those close to Erskine attributed his remarkable ability to interpret and consider his surroundings to his practice of Quaker prayer. In this Quaker tradition, which lacks priests, individuals are encouraged to sit silently and pray, fostering a deep connection with one's inner thoughts and emotions. This practice allowed Erskine to develop a unique talent for discerning and understanding feelings and meanings. Throughout his entire life, Erskine consistently embraced this Quaker practise, integrating it into both his personal life and his career.
- 4.19 Following his qualification as an architect, Erskine joined the design team for Welwyn Garden City, working under the leadership of Louis de Soissons. His exploration of town planning during this period expanded his architectural approach, particularly concerning the physical and social relationships between buildings and their surroundings. In 1936, Erskine achieved the status of an associate of the Royal Institute of British Architects.
- 4.20 Prior to the outbreak of World War II, Erskine embarked on a journey to Sweden. His attention to the country was twofold: admiration for the work of functionalist Swedish architects Gunnar Asplund, Sven Markelius and Sigurd Lewerentz, and an appreciation for Sweden's adoption of the social welfare model. In Sweden, Erskine found a convergence of political will reflected in national architecture, aligning seamlessly with his own humanist beliefs. This period marked the beginning of Erskine's significant contributions to both the architectural landscape of his adopted country and that of England.
- 4.21 After designing Clare Hall which is outlined in detail as part of this study, Erskine was commissioned to design a number of speculative housing schemes in England, but his best known work in the UK became a redevelopment of the Byker, a traditional working class area of Newcastle upon Tyne from 1969-81. Ralph Erskine was invited to develop the area in 1969 and his estate became an exemplar of a humane social housing development: rehousing original residents, maintaining social ties, offering varied housing types and adopting local consultation. With churches, pubs, a swimming pool and landscaping, it was described by Elain Harwood as "the finest public housing of the 1970s and arguably Erskine's greatest achievement." Erskine established an office within Byker and developed the scheme in close collaboration with the local community. Byker Wall is listed Grade II*



Byker Wall, Newcastle-upon-Tyne



Byker Wall, Newcastle-upon-Tyne



Ark, Hammersmith



Greenwich Millennium Village

- 4.22 Other notable buildings in the UK include the Ark, Hammersmith designed to provide commercial office space for Swedish developers and Greenwich Millennium Village a mixed tenure housing development designed as part of the regeneration of the brownfield site of the former East Greenwich Gas works to the south of the millennium dome.

4.23 Architectural context of the scheme in Cambridge

- 4.24 The change and expansion of tertiary education in the United Kingdom in the second half of the C20 had profound effects on the existing universities. It also led to the creation of many new ones. This trend reflected the shifting social and economic dynamics of the post-war era. Cambridge was not immune to those effects. In terms of the growing numbers of students, graduates and other scholars who would wish to study, and therefore live, there were significant impacts on both college and university resources. The resulting requirement of additional facilities and accommodation meant dynamic changes were needed. Several colleges were also developing dedicated provision for the increased number of postgraduates attached to colleges. Corpus Christi developed Leckhampton and Gonville, Caius, St John and Trinity combined to create Darwin College.
- 4.25 In response to these demands a new brutalist dialect was being spoken on the edges of Cambridge college medieval quads, but the language was the same, obeying the same formal rules.
- 4.26 The founding fellows intended that Clare Hall would stand apart by offering a different environment. Whilst Erskine recognized the significance and importance of every day academic life, he did not translate this at Clare Hall with any civic monumentality.

4.27 Design development

Extract from AJ June 1987 charting the development of the scheme

In April 1965 Erskine presented a folio of seven freehand plans for schemes in which he explored many of the ideas that had come up in discussion the previous summer, including some minority opinions: he did not do sections or elevations at this stage, saying that he could make the architecture of any scheme chosen work equally well and so the choice made should be for the social dynamics implied.

In discussing the schemes, however, the first three were quickly discounted for the reason that they involved keeping Herschel House and building into the gardens. He proposed the house be converted for common rooms on the ground floor, offices on the first and a president's flat on the second floor. In schemes 4 and 6 all the buildings were arranged around an informal courtyard; they were discounted because of the intermixing of what Erskine called the 'scholastic and profane.'

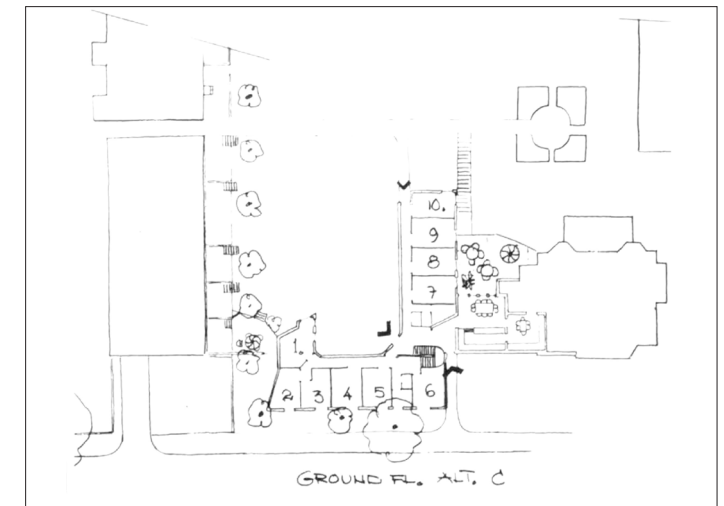
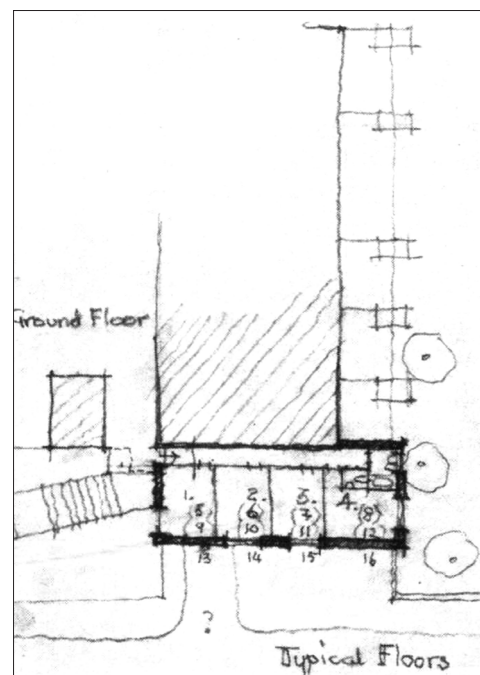
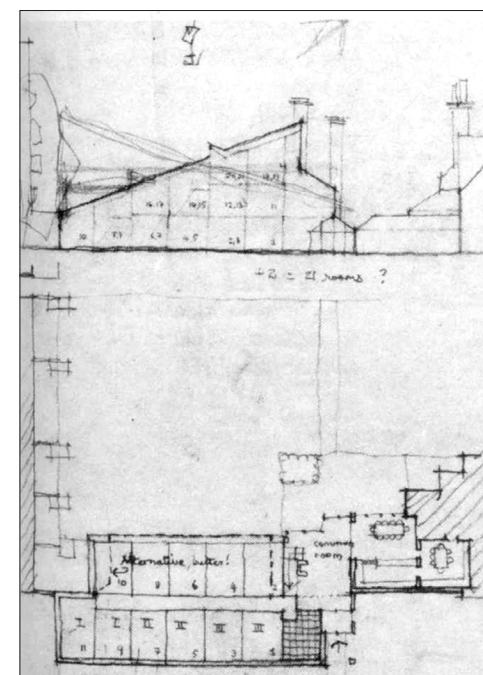
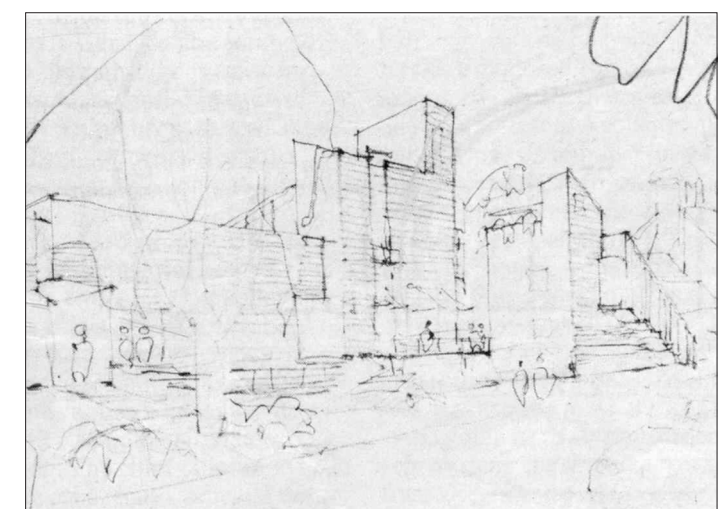
Schemes 5 and 7 were favoured as they ensured quiet for the study area. Here two pedestrian walks divide the site into two bands of residential buildings and one of common rooms and studies. The walks lead 250ft across the block: a narrow cross-walkway down the middle of the site links the walks and the outer gardens by 'breaking through and across the grain of the building fabric, re-establishing the connection (Erskine had originally intended that this passage should have a gate near Scholars' Walk).

The entire site minus the space allocated for off-street parking is utilised by the building and judiciously returned in the form of numerous courtyards of varying character in direct relation to or within the common rooms and houses. Indeed, they are designed to be outdoor rooms detailed by paving, water, planting, furniture, and lighting in a specific and evocative way. The 'clarity and compactness' of symmetry (scheme 5), repetition and orthogonality was preferred to varied sizes and shapes. (scheme 7) and joggled volumes jockeying around existing trees in a way reminiscent of Erskine's project at Louisiana, Copenhagen.

By the next meeting, in September, it was discovered that access restrictions on the lane to the south required that parking and deliveries be made from Herschel Road necessitating that the plans be flipped over; new US endowments also made it possible to build to the original second phase immediately, so seven flats were stacked on top of the range of terraces now at the north-west angle of the site and 10 more parking places were needed. This could be achieved either by raising some of the buildings over ground level parking or by excavating a garage; in fact, both were done in order that lorries could have access to receiving docks in a high, clerestoried garage.

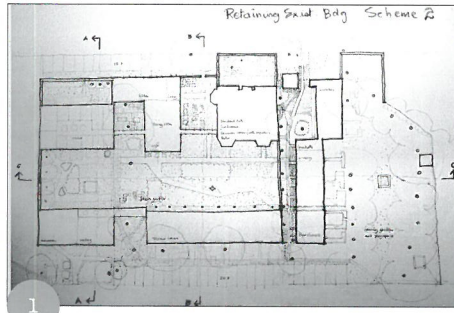
It was at this stage that the project developed higher massing on the north, east and west edges of the buildings and an accentuated southern slope: the flats and stair tower in the north-west angle, first floor bedrooms to the lodge, a towering 'light scoop' to the dining room and two or three levels of studies in the south-east create an orthogonal theatre shape. In fact, the south half of the plan is slightly below ground as built-an unfortunate characteristic to do with increased residential accommodation/parking.

The sketches show roofs articulating most of the common rooms and houses and steel flue stacks for the fireplaces in all the residences; to overcome strong objections to 'the tacky-tacky elevations' Erskine proposed the long sloping roofs and overhangs which he first used in the Borgafjall ski hotel (1948-50) in Sweden to great effect and these remain the best liked feature of Clare Hall. The better solar penetration of the buildings and play of water from the great splashless water chutes off the roofs, although certainly an expression of Erskine's preoccupations with sun and water, also continue some of the concerns and delights of Cambridge's Renaissance courts.

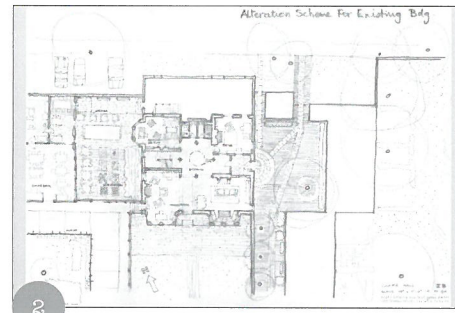


The following extracts are from the publication 'RALPH ERSKINE AND THE INVENTION OF CLARE HALL' edited and catalogued by Antonello Alici and Lucia Tantardini issued as part of the 50th anniversary celebrations which document the development of the design of Clare Hall.

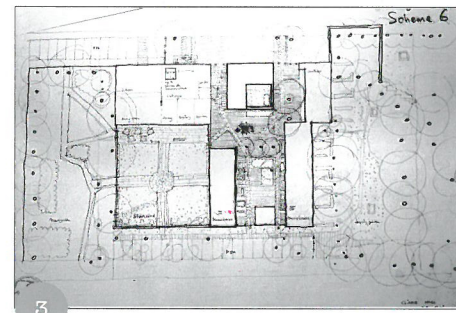
October 1964 - first Ideas keeping Herschel House



Ralph Erskine
First scheme, site plan
scale 1/16" - 1' 0"
14 October 1964
Cambridge, Clare Hall Archive
This is a preliminary design proposal for Clare Hall. Herschel House is here included in the plan.

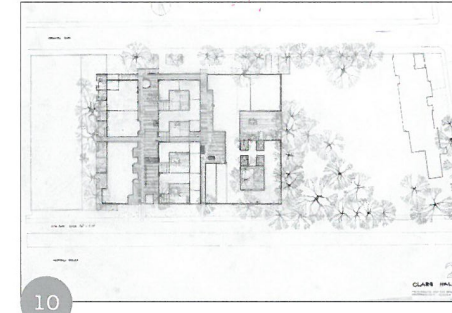


Ralph Erskine
Alteration Scheme for Existing Building,
plan, scale 1/8" - 1' 0"
14 October 1964
Stockholm, ArkDes, Ralph Erskine Archive
A plan showing in detail the use of Herschel House before it was demolished.

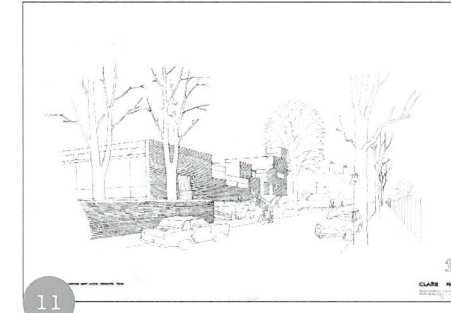


Ralph Erskine
Demolishing House Scheme, plan,
scale 1/16" - 1' 0"
Proposed date: Autumn 1964
Cambridge, Clare Hall Archive
This is the first plan of Clare Hall after the decision to demolish Herschel House. Erskine's concept of integration between the building and its natural surroundings is evident here.

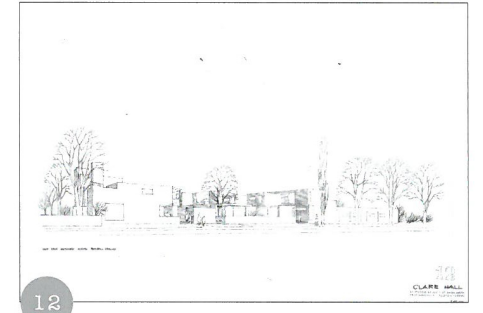
Scheme as of April-May 1965



Ralph Erskine
Detailed site plan of Clare Hall, site plan,
scale 1/16" - 1' 0"
8 April 1965
740 x 1050 mm
Stockholm, ArkDes, Ralph Erskine Archive
This plan shows the basis of the final tripartite scheme, with terrace houses over the garden on the left, courtyard houses in the centre and communal areas on the right. The three north-south blocks are already there, as is the narrow east-west route through the site.

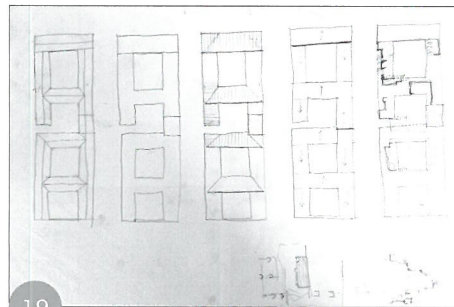


Ralph Erskine
View of Herschel Road elevation, brick
building with flat roofs, perspective
8 April 1965
Graphite on tracing paper
Stockholm, ArkDes, Ralph Erskine Archive
Street view of Clare Hall showing the growing elevation of the College buildings, with brick façades and flat roofs, as well as the underground car-park.

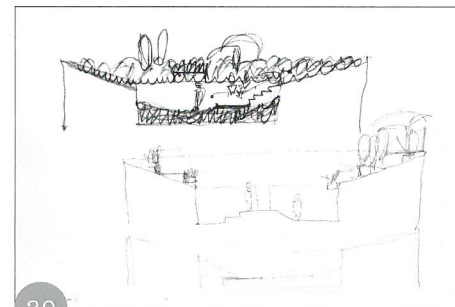


Ralph Erskine
View of Clare Hall looking north to rugby
ground, perspective
8 April 1965
Stockholm, ArkDes, Ralph Erskine Archive
This view shows the unique character of Clare Hall's architecture in its lively dynamism and richness of structure.

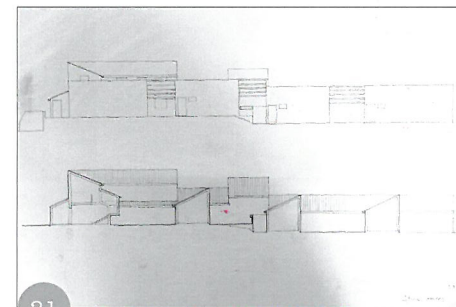
October 1965 to April 1966 - scheme requiring a pitched roof throughout



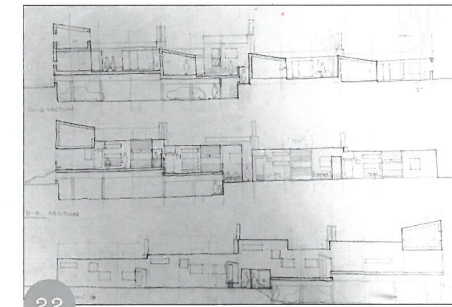
Ralph Erskine
Courtyard houses, diagrams
Proposed date: Autumn 1965
Cambridge, Clare Hall Archive
Test studies of courtyard houses with narrow ridged and mono-pitched roofs in reaction to the board decision not to have flat roofs.



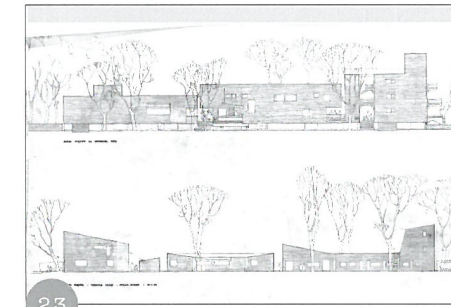
Ralph Erskine
Courtyard house, plan and section
Proposed date: Autumn 1965
350 x 500 mm
Stockholm, ArkDes, Ralph Erskine Archive
Plan and section of a courtyard house with a roof garden (upper centre).



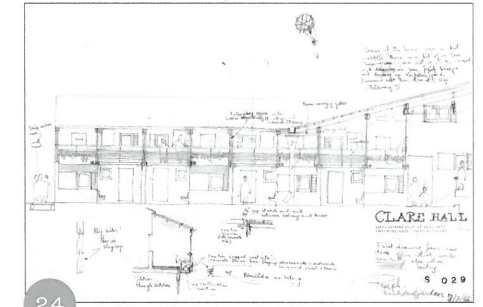
Ralph Erskine
Atrium Houses, sections
7 October 1965
Cambridge, Clare Hall Archive
Sections showing steeply pitched roofs.



Ralph Erskine
Clare Hall, cross-sections
Proposed date: Autumn 1965
Cambridge, Clare Hall Archive
Three sections north to south, showing shallower mono-pitched roofs which seemed zinc could deliver.



Ralph Erskine
Clare Hall North and South Facades,
elevations, scale 1/8" - 1' 0"
29 November 1965
Stockholm, ArkDes, Ralph Erskine Archive
Elevations with pitched roofs and two more floors on courtyard east wing. The President's Lodge extends to the upper floors on cantilevers at both ends to create extra spaces for the President.



Ralph Erskine
West elevation, southern half
8 July 1966
Stockholm, ArkDes, Ralph Erskine Archive
This drawing should be read together with no. 25, as they represent one half of the West elevation apartment block each. Here, Erskine describes in detail various features of the building, such as the linear simplicity of the balconies and the impressive water spouts.

5.0 Designation

5.1 List Entry

Clare Hall was listed on 06 September 2018 at Grade II* under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. In the terms of NPPF this indicates that the buildings are regarded as ‘particularly important buildings of more than special interest’ – a category reserved for less than 5% of all listed buildings in England. As defined in the statutory criteria, this interest is for the following principal reasons

- Architectural interest
- Historic interest
- Group value

5.2 The application of these criteria to the Clare Hall is considered in the foregoing Historical Synopsis and architecturally in further detail below. Reference is also made to the measures of value identified in Conservation Principles – Policies and Guidance, English Heritage, including communal and evidential value. First, the text of the listing entry is cited as follows:

Architectural interest:

* as a highly sophisticated architectural form which is distinctive, as well as an aesthetically pleasing composition; * for the scale and massing of the building, and the use of the car park to create an artificial slope to provide greater interest, also showing a consideration of landscape as well as the form of the building.

Historic interest:

* as tangible evidence of the social and economic context of the post-war era and as a unique and highly successful example of a response to the needs and challenges facing Cambridge University at the time; * as the work one of the acknowledged premier designs by an internationally renowned architect whose buildings already well represented on the List.

Group value:

* Clare Hall has associative and geographic group value with the Grade II listed Elmside, which was the first building used by Clare Hall and now forms and integral part of the college.

5.3 It will be noted that the list description does not seek to define the special interest as such, its purpose being primarily to assist in the identification of the buildings themselves. Departmental policy guidance is clear in advising that the absence of any reference to a feature (external or internal) in a list description does not indicate that it is not of interest, or that it can be removed or altered without

consent. In other words special interest and significance, and the task of identifying it, is a separate matter from the list description. In this connection it is important to note that what is listed is what exists at the moment of listing, whether or not it is original. Thus alterations and/or additions will necessarily be included regardless of whether they contribute to, or detract from, the significance of the asset. This in itself emphasizes the importance of identifying ‘character and special interest’ in a listed building prior to undertaking any works.

- 5.4 It will also be noted that the listing entry in this case defines the exact physical boundary of the listed asset.
- 5.5 It should be noted however that while the notional curtilage as far as listing is concerned is drawn quite tightly to the building footprints, the setting in which they are seen and upon which they accordingly depend for their appreciation as heritage assets takes in a considerably greater area.

5.6 Background and policy - legislation, listing and listed building control

- 5.7 The following notes provide a brief synopsis of statutory background and implications of listing for building owners. Listed building controls are defined in primary legislation, government guidance and local policy. This section aims to draw attention to the key sections of the most relevant documents as they apply to the management of change to listed buildings.
- 5.8 National Policy and Legislation
- Planning (Listed Buildings and Conservation Areas) Act 1990
 - The revised National Planning Policy Framework (NPPF) was published in July 2021 and updated in 2023, replacing the previously published July 2018 version and 2012 Frameworks. With regard to the historic environment, the over-arching aim of the policy remains in line with the philosophy of the 2012 framework, namely that “our historic environments... can better be cherished if their spirit of place thrives,rather than withers.”
 - The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
 - 195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World HeritageSites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
 - 196. Plans should set out a positive strategy for the conservation and

enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

5.9 Proposals affecting heritage assets

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.

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.

In determining applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local planning authorities should not permit the loss of the whole or

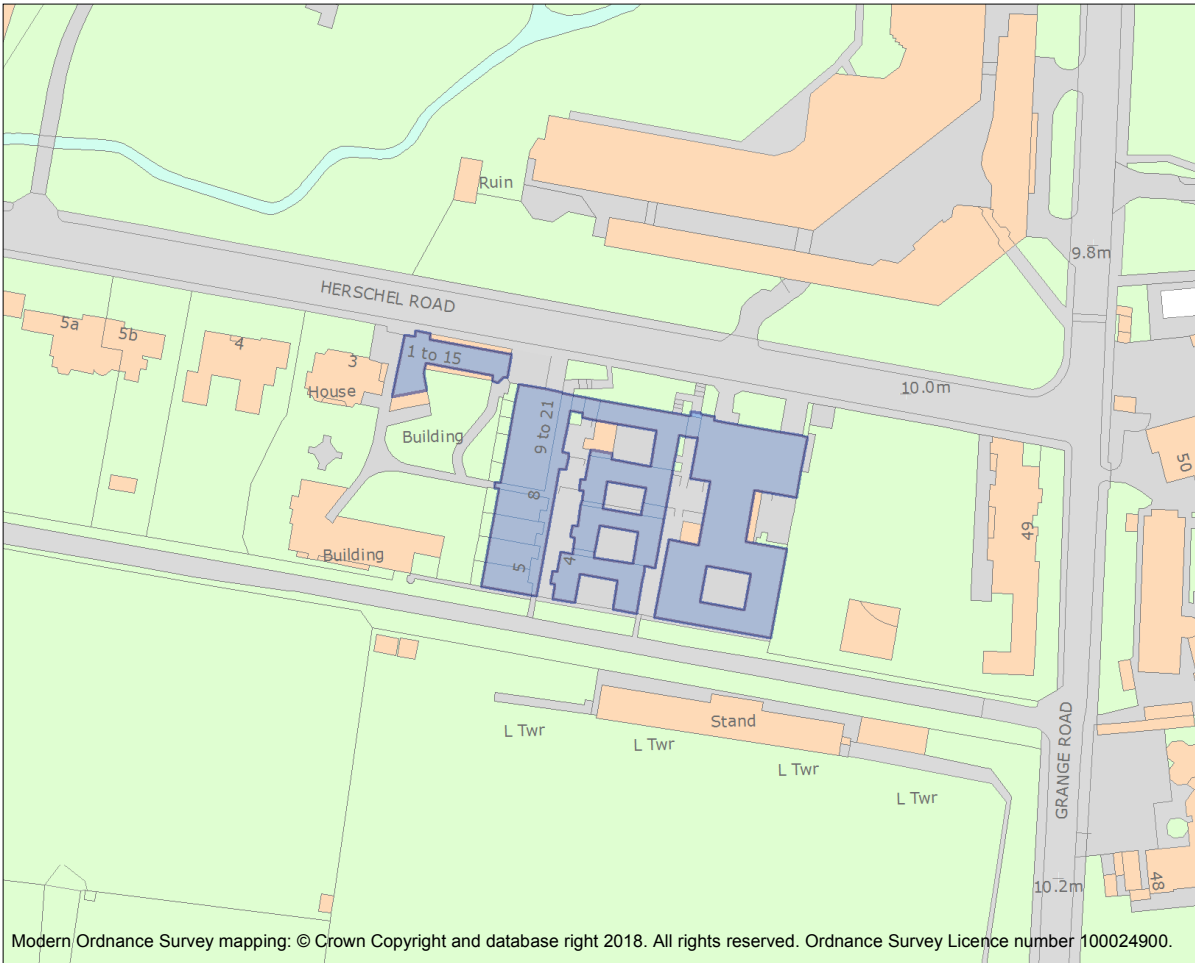
part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

5.10 Breaches of planning controls and enforcement

- 5.11 Planning and listed building enforcement action can be taken when works have been done without the appropriate planning or listed building consent (section 171A of the Town and Country Planning Act 1990 and section 30 Planning (Listed Building and Conservation Areas) Act 1990).
- 5.12 To undertake works to a listed building without first obtaining listed building consent carries the risk of an enforcement action. Under section 9 of the 1990 Act, it is a criminal offence to execute, or cause to be executed, without first obtaining listed building consent any works for the demolition of a listed building or any works of alteration or extension which would affect its character as a building of special architectural and historic interest. It is also an offence to carry out works in relation to a listed building under a Listed Building Consent which fail to apply any condition attached to that consent.



Name: Clare Hall, University of Cambridge

Heritage Category:	Listing
List Entry No :	1454213
Grade:	II*
County:	Cambridgeshire
District:	Cambridge
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TL4391158280
Map Scale:	1:1250
Print Date:	4 March 2024



5.13 The role of Historic England

- 5.14 Historic England, also known as the Historic Buildings and Monuments Commission for England, is the Government's statutory adviser on the historic built environment with powers to help protect listed buildings. It is a non-departmental public body and was established in 2015.
- 5.15 Historic England may propose new designations to be added to the list and advises the Secretary of State on requests made by others to list buildings. In relation to works which require listed building consent, Historic England will:
- consider and advise the Secretary of State on applications for listed building consent. The legislation prevents a local planning authority from determining listed building consent applications on its own buildings;
 - authorise the City's Planning and Conservation Department to decide as it sees fit, or direct a decision as to the granting of listed building consent for works of alteration which comprise or include the demolition of a principal external wall or a substantial part of the interior of public and communal areas.
- 5.16 Historic England may also offer advice on applications for planning permission which may affect the fabric of a listed building and/or its setting. In practice, this is usually reserved for large applications or where the proposed alterations will have a significant impact on the character of the listed building.
- 5.17 The role of the national amenity societies
- 5.18 There are six national amenity societies in England which aim to protect aspects of the historic built heritage. They are:
- the Ancient Monuments Society
 - the Council for British Archaeology
 - the Society for the Protection of Ancient Buildings (SPAB)
 - the Georgian Group
 - the Victorian Society
 - the Twentieth Century Society
- 5.19 Each national amenity society has responsibilities for historic buildings, the division of these responsibilities being defined by the period in which a building was constructed. The Twentieth Century Society, founded in 1979 as the Thirties Society, is concerned with architecture of the twentieth century and buildings from 1914 onwards.
- 5.20 In common with all the national amenity societies listed above, the Twentieth Century Society has a statutory role in the listed building consent process. It will normally be primarily concerned with 20th century listed buildings, but as the Society has full statutory status, it is consulted on all referable listed building consent applications for buildings from all periods, and on applications where substantial alterations are sought and may offer specialist advice in this regard.

6.0 Physical Evidence

6.1 Introduction:

This chapter aims to portray the physical characteristics of Clare Hall and its current condition, encompassing not only the original Clare Hall building and landscaping, but also more recent developments on the site. The intention is to offer a comprehensive overview of the existing site conditions.

6.2 Original Site Layout:

- 6.3 To respond to the social organisation required by the brief and support Clare Hall's ambition to create a new type of environment that supports fully integrated collaborative working, the buildings are grouped around two main walkways-the 'family walk' with the dwellings and the 'scholars' walk' with the studies, common room and bar. Ralph Erskine writes:

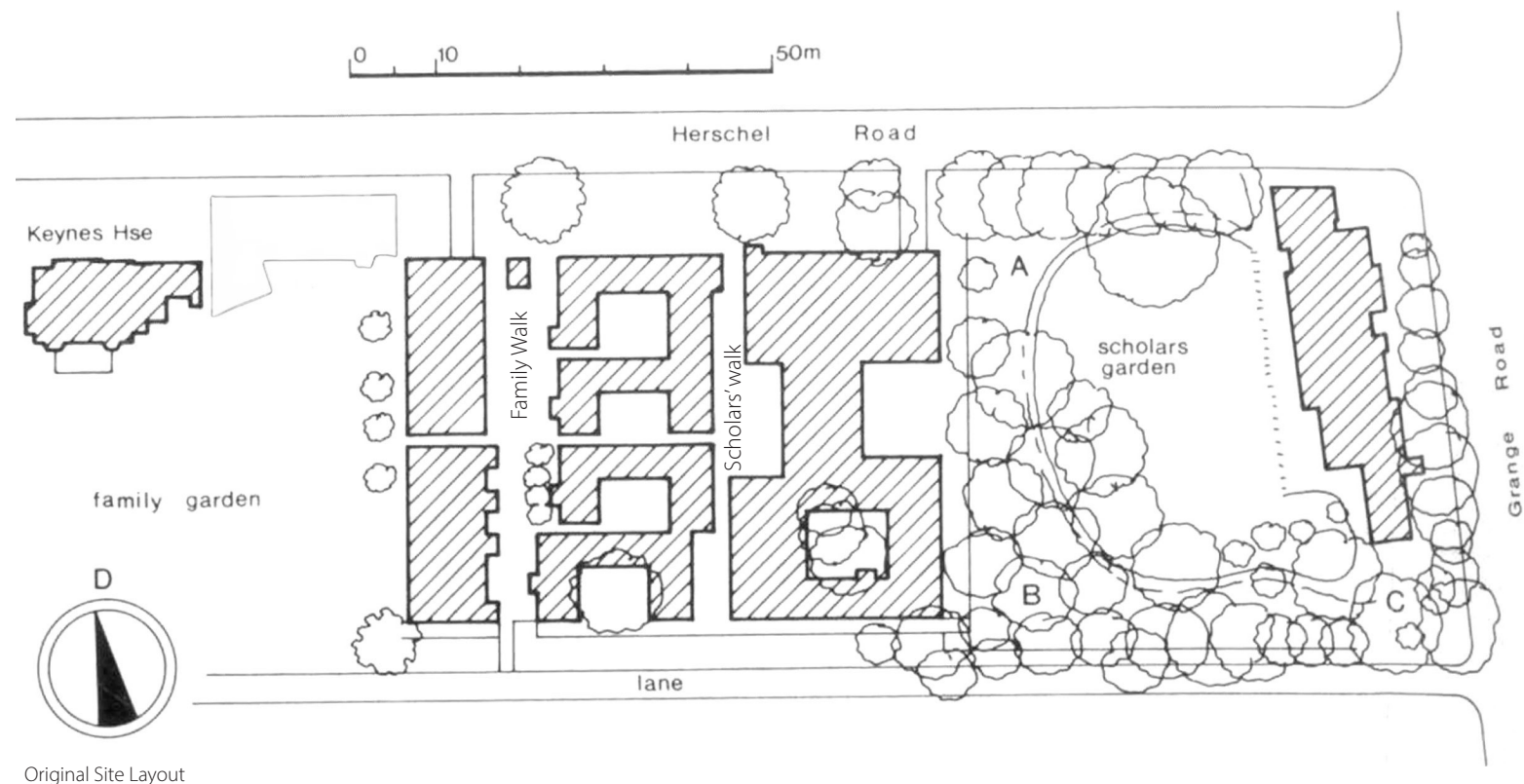
'Families and individuals can be gregarious and neighbourly or retiring and exclusive, and the relationship between the scholars' group and the families can take many forms.'

Beyond these, at each extremity of the site is a 'family garden' and a 'scholars' garden'. Breaking right through and across the groups is a cross-walkway which can when opened and closed by gates give a varying degree of inter-relationship between the scholastic and profane, work and recreation.

Each of the dwellings, as well as the common room and dining room have indoor rooms and outdoor balconies and terraces for privacy, and others placed to give casual 'street' contacts. The walk-way system is at both ends open to the adjoining roads of Cambridge.

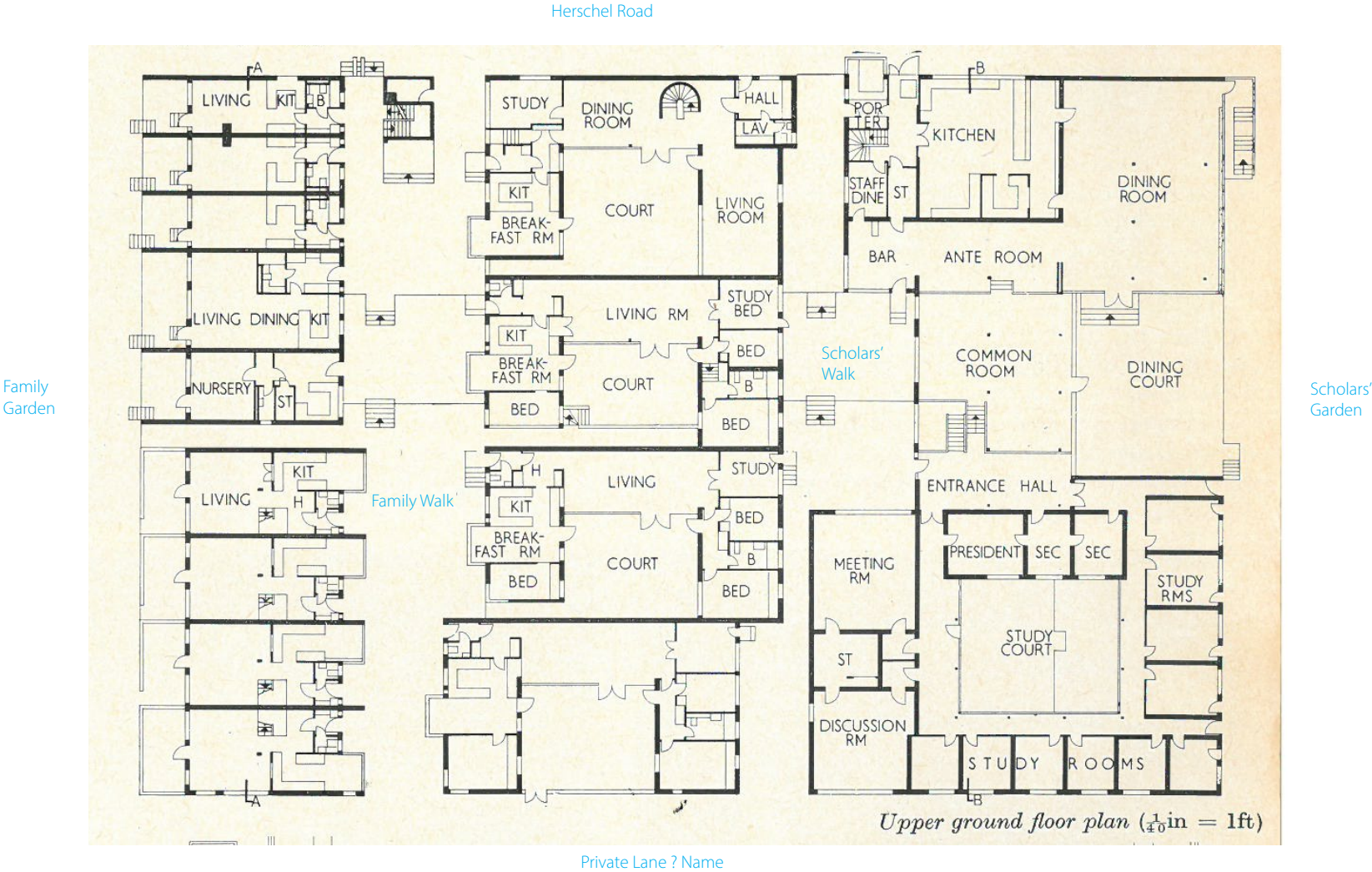
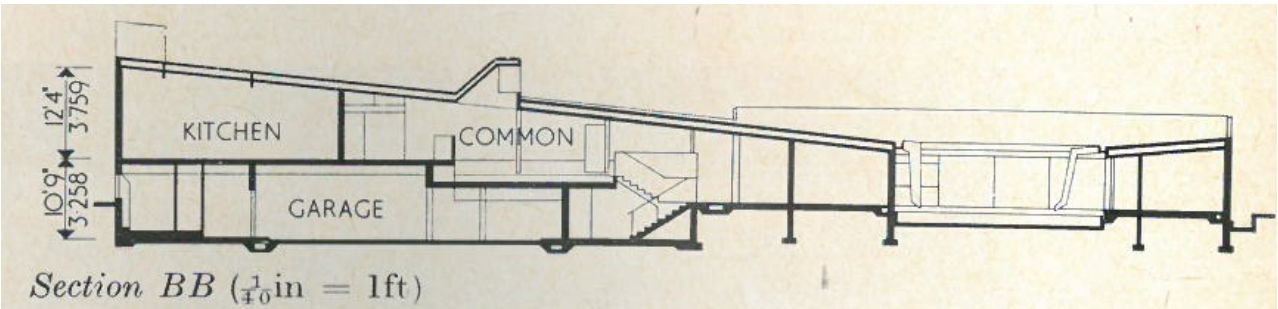
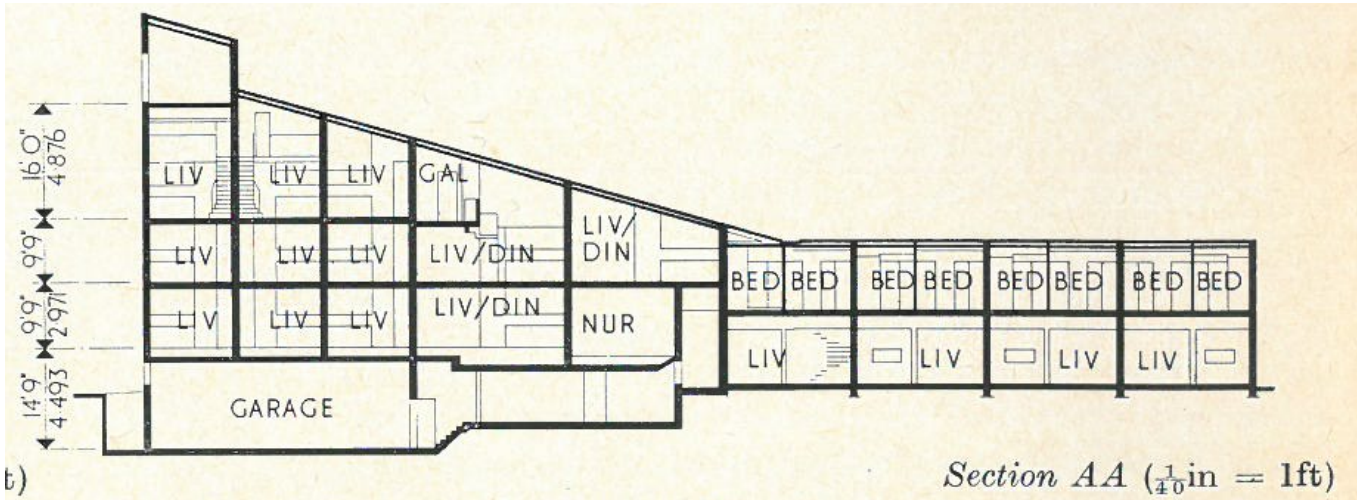
The Family walk is intended to be furnished with play equipment for infants and with seats and tables for casual conversation, the access gallery to the flats with seats and a table for talk and morning or afternoon tea. The Family garden should also be equipped with swings, see-saws, climbing frames and Wendy houses in a large sand box for children, and with seats, flowers, table tennis, croquet and badminton for adults and adolescents.

The court of the Scholars' walk and the dining room terrace are intended to be furnished with chairs and tables as public and 'private' outdoor extensions of the bar, common room and dining room.



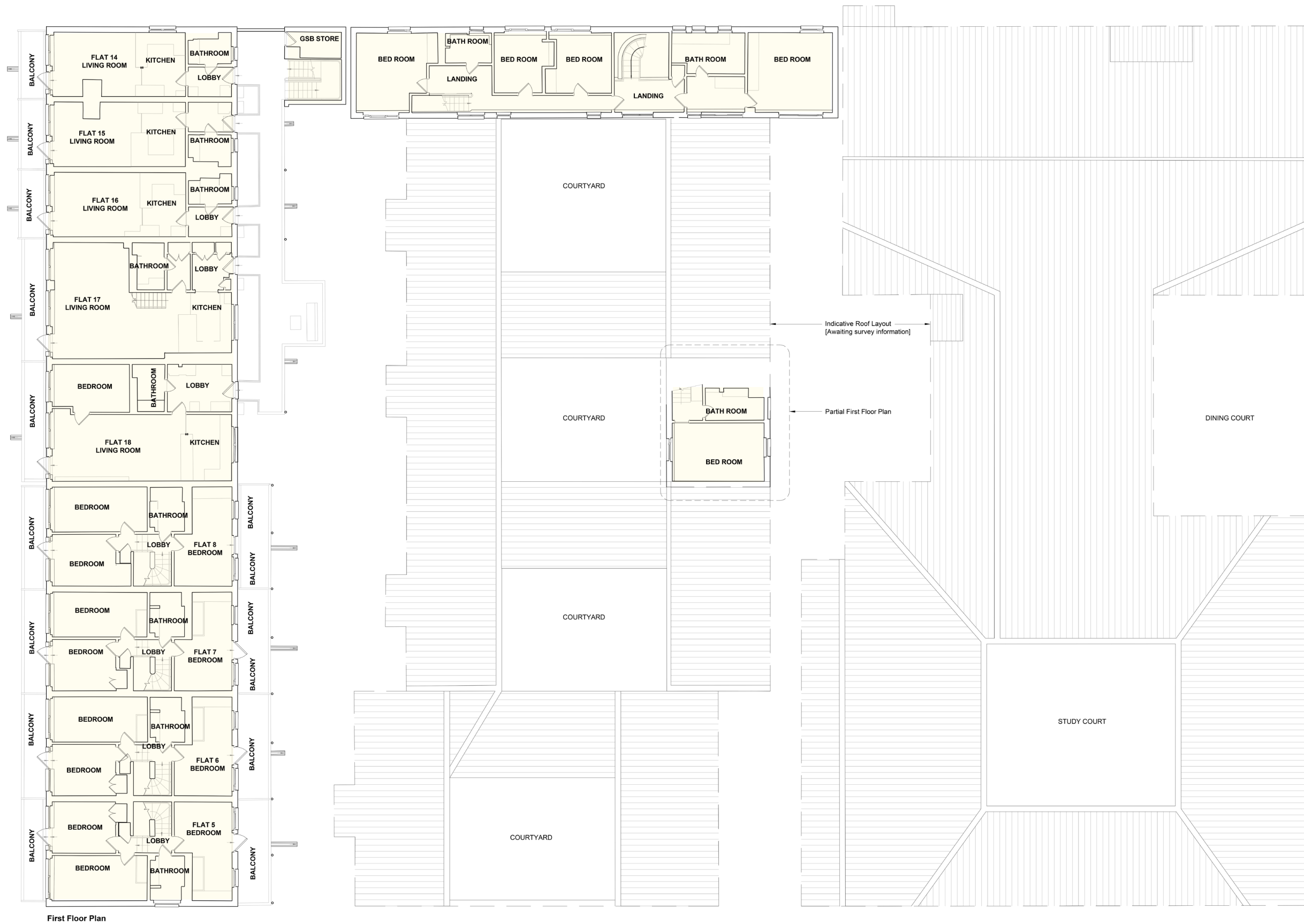
6.4 Summary of Elements

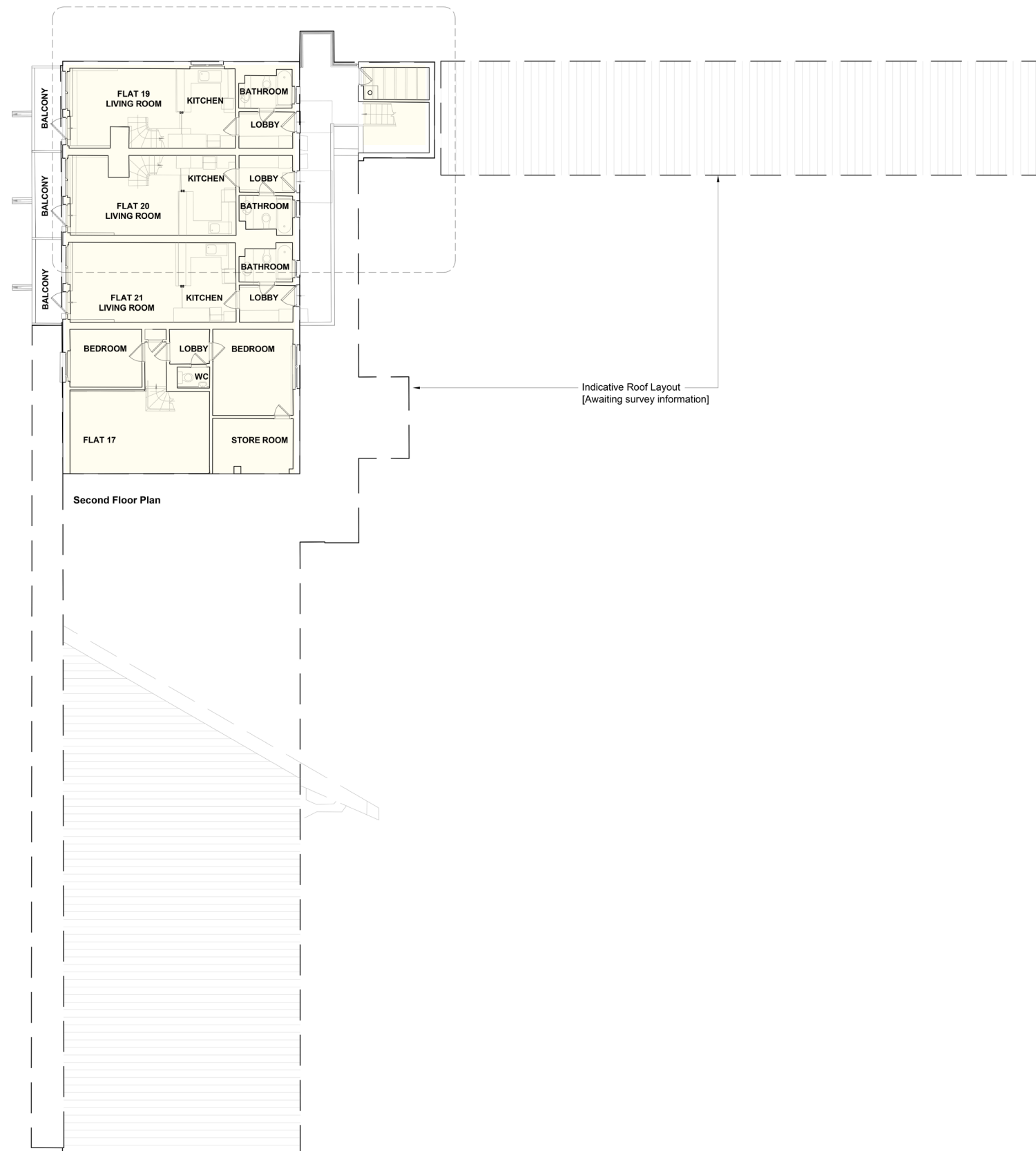
- 6.5 There were twenty dwellings of six types, including nine 1 person bed sitters, one 2 person bed sitter, two 3 person flats with a sleeping balcony, four terrace houses with three bedrooms, three court houses with four bedrooms and one court house with lounge, dining room, study and four bedrooms.
- 6.6 There is a common room, bar and dining room, seminar rooms and studies, as well as a semi-basement car park, administration offices, kitchens and lavatories.
- 6.7 There is a latitudinal cross passage linking all buildings to the family garden at the west end of the site, and the scholars' garden at the east end.
- 6.8 The complex has straight external sides and a grid of pedestrian ways.
- 6.9 Set backs to the blocks introduce an sense of informality to the plan arrangement. The southern most courthouse is nudged out of line to the west to open out one end of the scholars' walk and close up the end of the family walk.
- 6.10 Across the whole of the north quarter of the building, there is a semi basement garage for thirty-five cars, with the boiler house and laundry. There is access from there to the common room and president's house.
- 6.11 The garage is partly sunk into the ground, resulting in the entrance level being raised above pavement level and reached by steps and ramps rising up from Herschel Road. The floor levels and pavings fall from the raised entrance across the site to its southern boundary. As a result the otherwise flat site has been given a subtle fall which is used both inside and out to give variety of level and space.



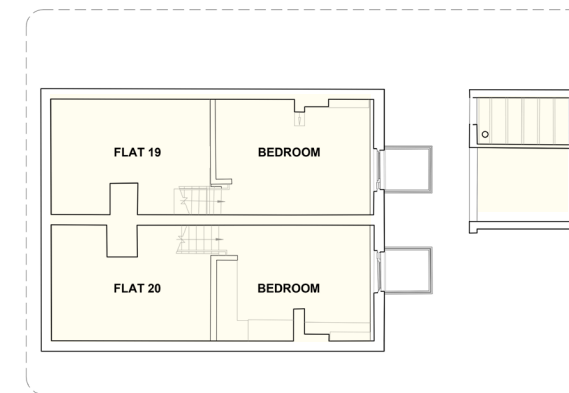


Ground Floor Plan

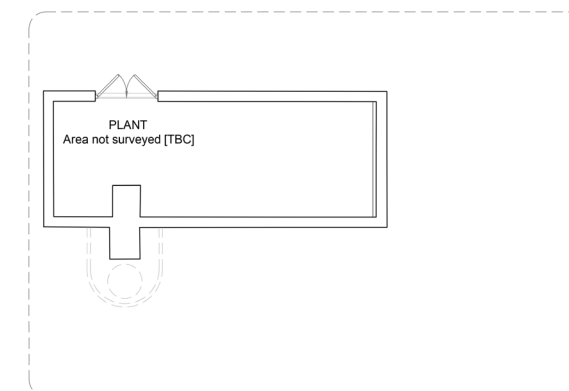




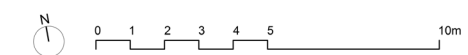
Second Floor Plan



Third Floor Plan



Fourth Floor Plan [Indicative]



6.12 Approach and Entrance to Clare Hall

- 6.13 The main entrance to Clare Hall is reached from Herschel Road. The complex of original buildings are set back from the pavement, a requirement set by the original chief planning officer. This set back provides space for landscaping and the steps and ramps to reach both the scholars' and family walk.
- 6.14 The complex originally had a small porters' lodge that blended discreetly into its leafy suburban surroundings. The main entrance is then located in the centre of the site, at the heart of the community rather than on the boundary. The College was originally permeable from both sides, in sharp contrast to the undergraduate colleges which were still, at that time, locked and barred at night. The original southern boundaries of both the family and scholar's walk are now gated.
- 6.15 The main entrance to the President's private residence is accessed via a further set of external steps that rise from upper external entrance level.
- 6.16 The porter's lodge is no longer operational and is currently used as an office by the catering team as it is adjacent to the kitchen.
- 6.17 The main entrance to Clare Hall is set deep inside the site layout which presents difficulties on arrival in locating the entrance.
- 6.18 The entrance configuration has been adapted, presumably in an attempt to address this issue and also improve security and climate control. Designed by Freeland Rees Roberts Architects around 2007, this new glazed draft lobby structure projects out from the original building line and accommodates a set of double doors which help to protect the internal environmental conditions. It has a deep triangulated projecting timber clad roof which over sails the entrance providing a covered entrance sequence.
- 6.19 The paving has been modified to reflect the geometry of the new entrance.
- 6.20 The original 'Clare Hall' signage to the left of the entrance steps has been removed



Original photo from Herschel Road (note original signage)



Current view from Herschel Road



Original photo of Scholars' Walk (note asphalt steps and planitng beds)

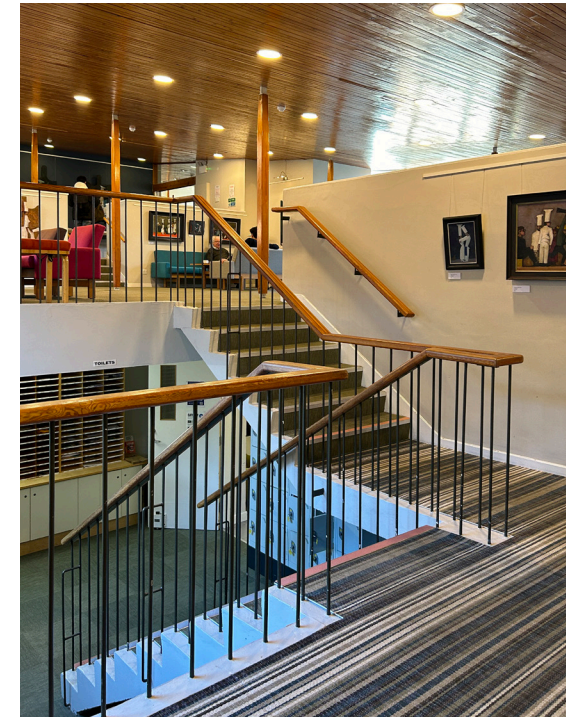
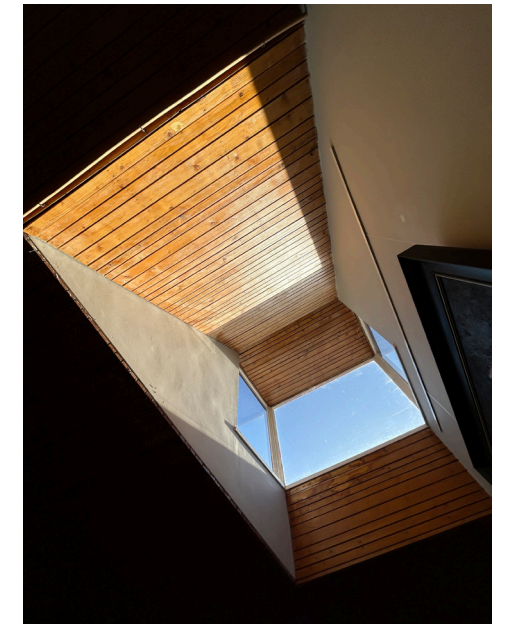


New entrance draft lobby

- 6.21 The entrance hall level lands between the common room and garage level with the main staircase leading you both up to the common room and down to the postal box area, wc's and car park.
- 6.22 Both flights of the main internal stair are open to one side with the guarding formed in black painted vertical rods finished with a lacquered pine rectangular handrail.
- 6.23 Both levels are guarded with the open metal balustrade allowing views up towards the common room and bar and down towards the postal area. A low solid wall forms the guarding to the west and south sides of the upper common room level.

6.24 Common room, Bar and Dining Room

- 6.25 The common room and dining room are the largest spaces in the whole complex. These are run together under a continually sloping roof with a ceiling of natural pine boarding incorporating recessed downlights. The original suspended paper lights have been removed.
- 6.26 Reached from steps leading up from the entrance, the large dual aspect common room provides a relaxed informal seating space at the heart of the main public areas.
- 6.27 These interior spaces are open and flow naturally upwards from the entrance level to the common room, up to a bar and then finally to the main dining hall at the highest level. Two carefully positioned roof lights bring skylight down the white walls in the common room and dining room.
- 6.28 The roof slopes upwards towards the North and is supported on slender profiled laminated timber columns with a metal flitched plate termination detail and the junction with the ceiling and the floor.. The entire ceiling is clad in slender pine slats spaced to reveal a foil substrate and incorporates recessed down lights.
- 6.29 The eastern flank of the common room is fully glazed above cill level and follows the ceiling pitch incorporating an external door leading to the external dining court. The glazed clerestory above the pelmet line of the screen results in the roof appearing to float and lift up like the lid of a grand piano.
- 6.30 The western side of the room has windows carefully placed in the wall that relates to the internal floor level and viewing positions from seated positions and locations within the space.
- 6.31 The common room has been extended outwards to accommodate the alteration works necessary to accommodate platform lifts to provide wheelchair access to each of the public spaces.
- 6.32 Four steps lead up from the common room to the bar area where a bar counter is located in the north west corner of the space. The bar is formed inside a vertical timber clad box inserted into the space and faces back out towards the external Scholars' Walk through a glazed screen that incorporates an external door to access the entrance



court. The bar counter and suspended soffit have been significantly altered with the addition of timber cladding. The original suspended soffit has been in-filled up to the main ceiling and a corner column has been added.

- 6.33 The dining room is glazed to the south and east, and has a pop up roof light to the north that brings south light down onto the north wall of the dining space.
- 6.34 The room is modest in scale and in its use of materials. There is no formal head table characteristic of other colleges.
- 6.35 The sloping roof continues over the dining hall and sails over the space held up on a further 8 columns.
- 6.36 The food severy is located adjacent to the dining hall and is reached directly off the dining hall and serviced from the catering kitchen behind.
- 6.37 The external dining court located to the south of the dining hall, is accessed directly through a pair of solid timber doors and down external steps. The Scholars' garden to the East is reached from an door set within the glazed screen of the dining room and down external steps leading directly from the dining room level.
- 6.38 All of the public rooms are heated via panelled radiators located beneath windows.
- 6.39 The floor of the dining room is original timber herringbone parquet. The floors of the common room, entrance hall and bar have new carpet which replaces original carpet to these areas.
- 6.40 Two platform lifts have been discretely added to provide disabled



access to each level, located at the south west corner of both the dining room and common room level.

- 6.41 Suspended acoustic panels have been added below the ceiling and the original curtain pelmet has been extended along the north wall.

6.42 Study Room, Court and Administration

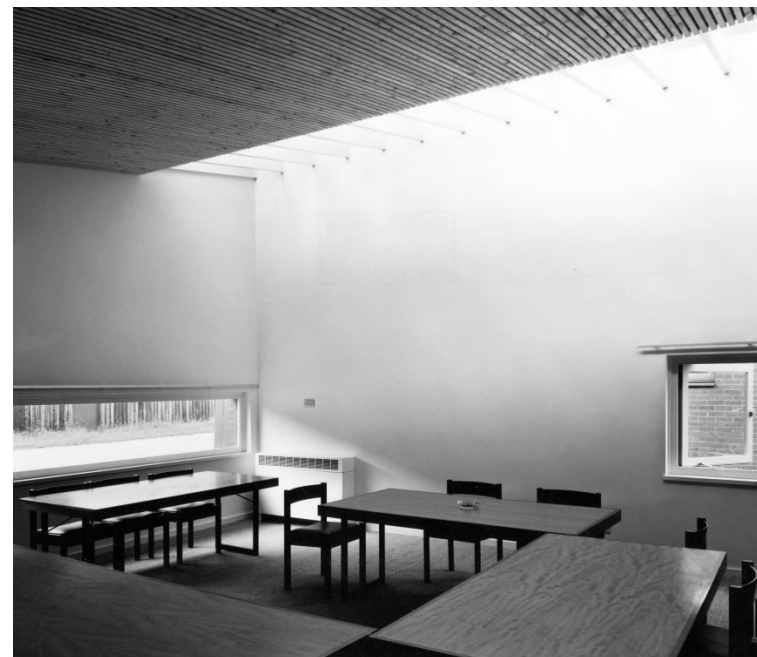
- 6.43 In the southern part of the main block there are two administration offices and the President's room looking directly onto an internal landscaped courtyard. This court has a glazed 'cloister' on three sides leading to large partly top-lit seminar rooms and smaller studies. There were originally two seminar rooms, ten studies, a meeting room, discussion room and the president room.

6.44 Study Rooms

- 6.45 The original study rooms are now used as offices. There are five (formerly) study rooms to the east of the study court and 5 rooms facing south. Each room to the east has an external door leading directly outside. These rooms have a mono pitched ceiling rising to the east and are all daylit from 2 windows; one window that sits above desk height incorporating a fixed light, opening light and louvre and one small fixed high level window playfully located at high level below the ceiling on the external wall. The rooms to the south of the court overlook the private road between Clare Hall and the rugby ground. Each of these rooms are daylit from a window incorporating a fixed light, opening light and louvre.

6.46 Discussion Room and Meeting Room

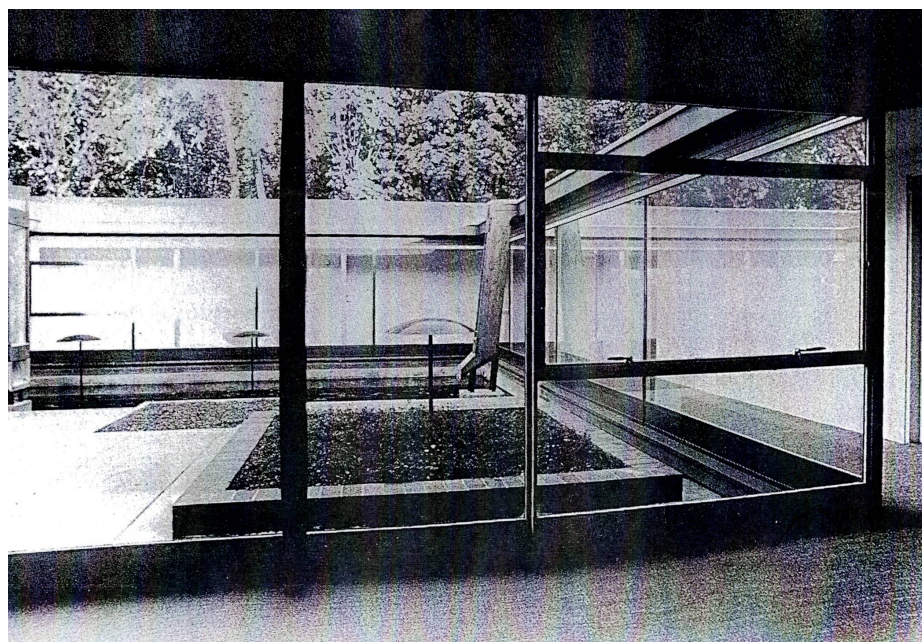
- 6.47 The west side of the court has a split section incorporating a high level clerestory light that brings daylight into the original meeting and discussion room from above. The original meeting room adjacent to the entrance hall now accommodates the porter and administration functions. The discussion room operates as the main meeting room. This meeting room has a low linear window facing the lane to the South. The room has split section incorporating a clerestory running parallel to the west wall. The supporting rafters extend to the wall creating a dynamic play with light on the west wall of the room. This ceiling is also clad with pine slats similar to the dining hall and incorporates recessed downlights and new suspended task lighting.



6.48 Study Courtyard

- 6.49 The courtyard is accessed from the west side of the glazed cloister and incorporates a raised planter, water and planting. Water is collected from the pitched roofs and discharged down through two open metal lined timber clad boxed rain water spouts into the water feature.
- 6.50 The glazed cloister that wraps around the courtyard has a sloping ceiling and is supported on slender timber clad columns similar to elsewhere. The cloister is used for displaying a changing art exhibition.

The courtyard landscape is lit from low profile mushroom shaped metal domed light fittings.





6.51 Central Block

- 6.52 The court houses, which are located within the central block, comprise the president's house and three others. The former has a first floor, running along the north boundary and is connected to the garage level via a private stair.
- 6.53 The president's accommodation is divisible to form a separate flat, should any president live out of Clare Hall and need a base in College. This can be accessed from the Family Walk via a separate entrance door.
- 6.54 The house is arranged over two principal floors around a private external courtyard located at upper ground floor level. A sculptural spiral staircase connects these main levels with the garage level using pre cast treads cantilevered inwards from a concrete drum. This main stair case is open plan at upper ground level and is located centrally between the entrance, living and dining space. Opposite the stair is a full height glazed screen providing views out to the courtyard garden.
- 6.55 The living room is dual aspect with a large horizontal screen window facing into the courtyard and a smaller window facing east.
- 6.56 The external walls enclosing the courtyard garden are painted white brickwork. The courtyard was paved originally and incorporated planters. Timber decking incorporating raised planters have been added.
- 6.57 The kitchen, breakfast room, study and secondary staircase are located on the opposite side of the courtyard to the living room. A bay window also projects out from the breakfast room over the Family walk
- 6.58 The upper level of the house stretches across the elevation facing Herschel Road with the master bedroom suite positioned directly above the main entrance to Scholars' walk. There are a further 3 bedrooms with a shared bathroom to the western end of the first floor plan.
- 6.59 As testified by Charlotte Pippard, Erskine visited their home to discuss their special requirements for the President's house. Because their three daughters needed separate rooms, the design was modified to increase the number of upstairs bedrooms. This led to one of the most adventurous and quirky elements of the design: the upper floor was extended at both ends by extra bedrooms, cantilevering over the entrances to the two walkways. These hovering rooms stopped just short of the adjoining blocks in a daring "Look, no hands"
- 6.60 The first floor rooms all have sloping ceilings, as do the living room, kitchen and breakfast room.

- 6.61 All of the key rooms are dual aspect, generously lit with a range of different sized windows and screens positioned to exploit the multiple views out/across the courtyard and over the southern roof-scape.
- 6.62 Originally three 4 bedroom court houses ran southwards within the central court. Each house was arranged around a private external courtyard with its principal entrance from the Family walk and rear direct access into Scholars'Walk from each of the study rooms.

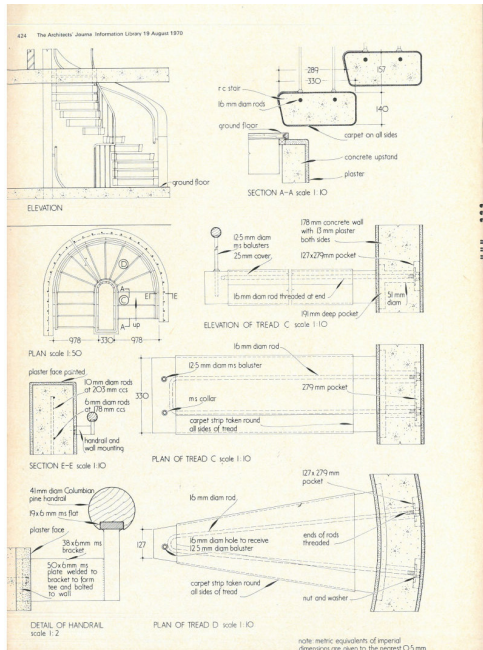
- 6.63 Two of these courtyard houses have been modified internally. The southern one is now split into 3 smaller residential units, and the northern house is split to accommodate the King Room accessed from the Scholars'Walk and a smaller 1 bed residential unit accessed from the Family Walk.



Original view of the staircase within the President's residence.



Current view of the staircase within the President's residence.



Original detail drawing of the staircase within the President's residence.

- 6.64 The kitchens and breakfast rooms of the court houses face those of the flat block opposite, across the family walk. This adds to the domestic and family atmosphere of this part of the scheme.
- 6.65 The courtyard of the final house on the southern end of the central block opens directly out over the bridged moat to the private lane on the south side of the site.

6.66 West Block

- 6.67 The west block, which sits across the Family Walk from the court houses, is a terrace rising at the north end to three storeys and contains nine 1 person bed sitters, one 2 person bed sitter, two 3 person flats with a sleeping balcony, four terrace houses with three bedrooms, as well as a laundry and children's playroom.

- 6.68 In an interview with Bengt Ahlquist he recounts

The kitchens of the larger houses at the lower end have large bay-windows for everyday eating, overlooking the shared space outside to allow sociable and friendly relations. Soon after completion, children of all ages spilled out on to the Family Walk to ride their tricycles and scooters, to skip and play hopscotch. As a young post-doctoral Fellow in the early 1970s I was entranced by the 'normality' of life in this brave new College, where ages, sexes and nationalities mixed so effortlessly and happily.

By contrast, with exemplary sensitivity, Erskine designed the single flats to look out westward over the privacy of the garden, as he felt that those living alone did not welcome goldfish-bowl living.

- 6.69 The one-person flats are arranged with the bathroom, galley-kitchen and storage near the entrance and the bed- sitting room over looking the garden.
- 6.70 The upper levels of accommodation are accessed via a staircase at the northern end of the block and each entrance is reached via a bridge that connects the deck walkways at each flat entrance.
- 6.71 The first floor deck is locally increased in depth to create a communal seating space. The resultant substantial beams to accommodate this gallery are supported on two slender square brick columns. The second floor deck pushes out of the slot between the stair and the main accommodation block, towards the north and breaks the main line of the elevation to Herschel Road to create a viewing balcony.
- 6.72 Where the roof is at its highest point over the water tanks at the north-west corner of the flats block, the brick walls drop sheer to the main ground level providing a contrast in height with the single storey buildings along the southern boundary.







6.73 The block is accessed from a semi enclosed staircase to the north end of the block leading off the family walk. Access to each level is over a bridge-like deck to reach the external access walkways. At second floor, the deck walkway projects forward breaking the northern building line, pushing out towards Herschel Road creating a dynamic viewing spot to survey the surrounding buildings.

6.74 Materials and details

6.75 It was Erskine's aim that the buildings should harmonize with the scale, colour and materials of the surrounding houses of suburban Cambridge. The buildings are intricate and richly detailed adopting a simple material palette of brick, aluminium roofs, timber windows and louvres and timber used for cladding and balustrading.

6.76 For reasons of economy as well as visual warmth, machine-made terracotta- coloured red-brown brick was selected for the walls. The north and south boundary walls each take the form of an irregularly shaped brick plane with a meandering roof line, pierced by windows and open passages to create a varied street frontage. It is recorded that Clare Hall was one of the first buildings in Cambridge with insulated cavity walls.

6.77 To avoid cold bridges Erskine suspended the raised walkways of the west block along the Family Walk from above. This is then emphasised by raising the upper walkways just above the bay-windows below, as if to emphasis their self-supporting structure. Fire-regulations in England meant that the vertical cables are clad in concrete.

6.78 Over the access galleries to the flats there is a large, corrugated glass fibre canopy running down with the roof line. Concrete beams project to carry the galleries away from the main facade and concrete tubes run up from the beam ends.

6.79 Projecting u shaped concrete rainwater channels project from the first floor deck access walkways.

6.80 The third floor level accommodation is accessed from inside the duplex units entered at second floor level. Both of these flats have east facing balconies that push out above the access decks below.

6.81 Erskine turned rainfall into a kinetic decorative detail. Rainwater is funnelled directing it down from the sloping aluminium roofs in valleys to sculptural chutes constructed of laminated wood with aluminium linings, of various shapes to create little waterfalls and rivulets. The largest of the downpipes in the Family Walk originally drained into a shallow open channel which ran eastward at the south end. This little urban stream, has been paved over, presumably for safety reasons.

6.82 Practical touches are transformed into decorative details. Each of the individual flats has a hatch beside the door for the delivery of mail and parcels, with the meter box above. A slatted shelf nearby provides a place for shopping while unlocking the door. The horizontals and

verticals of the balconies and walkways enliven the façades of the western wing with a dynamic grid of light and dark three-dimensional elements.

6.83 Windows are not necessarily placed one above the other, but instead create abstract patterns on the walls.

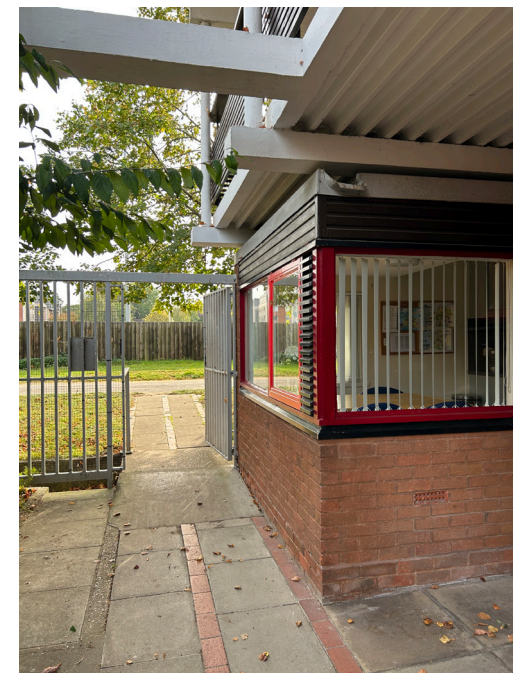
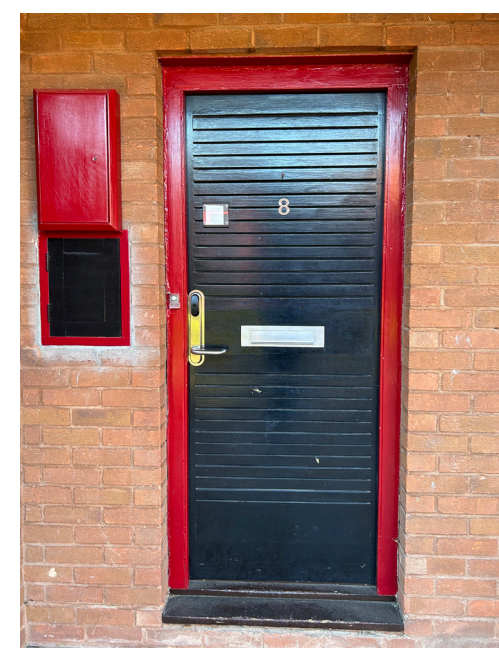
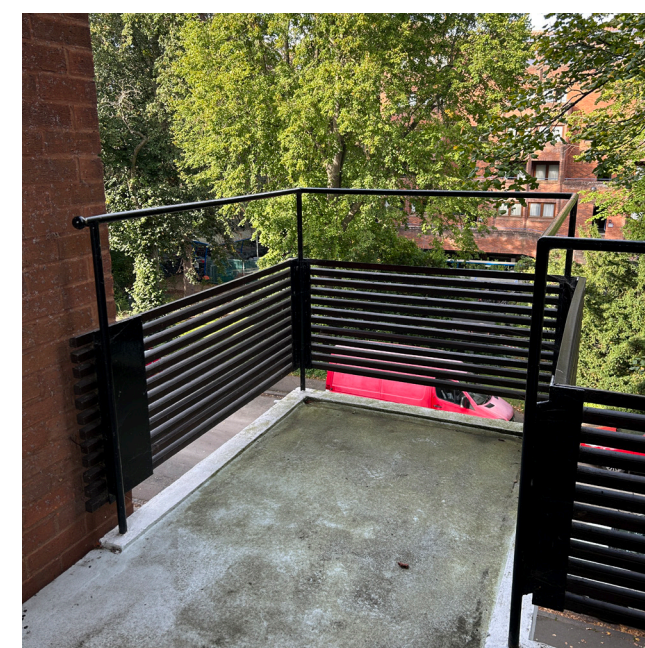
6.84 Black painted steel handrails end in knobs, balustrades guardings are

formed with narrow pine slats with a natural seal finish. (now painted)

6.85 Door sets are a Swedish design.

6.86 Ironmongery is satin anodized aluminium.

6.87 There are 3 types of paving used through the site: brick, pre cast and exposed aggregate concrete slabs.



6.88 Interior furniture

All of the furniture followed Erskine's specifications, assisted by his daughter and were Scandinavian.

Streamlined Scandinavian cutlery and bare pine tables gave the dining hall a refreshingly forward- looking character, free from the trappings of college silver and high table rituals.

The college have maintained this approach and have recently reintroduced original Swedish designed furniture in the public areas.

6.89 Colour

Changes to the original colour scheme of the college have been made that include the introduction of black to cills, certain key doors and windows. The exact 2no. shades of red have also altered over the years through cycles of maintenance redecoration works. The timber panelling and louvres have now been over-coated with an opaque brown coating losing the timber appearance. Further paint analysis is required to confirm the exact colour scheme of the main elevation to Herschel Road as the windows appear lighter in original b+w photographs

The original colour scheme is documented as perfectly encapsulating Erskine's aim to create a warm, lively atmosphere. The maroon door- and window-frames, imitated one of the favourite Swedish traditional wood-stain colours. Erskine bravely juxtaposed these dark red frames with scarlet-painted doors to create two clashing reds, which in turn vibrated with the terracotta bricks. The bright yellow door to the main entrance hall, which has since disappeared, added a sunny element to the warm palette.



6.90 Water

6.91 Rainwater is used to great effect and funnelled from the sloping aluminium roofs into sculptural downpipes of various shapes to create little waterfalls and rivulets. The largest of the downpipes in the Family Walk originally drained into a shallow open channel which turned eastward at south end. This little urban stream, reminiscent of an Iranian qanat, was later paved over, presumably for safety reasons.

6.92 Erskine initially incorporated miniature waterwheels into the design, but these were excluded due to financial constraints.

6.93 A moat like detail separates the whole south side boundary edge of the complex from the private lane which is reached over small narrow bridges.

6.94 Landscaping

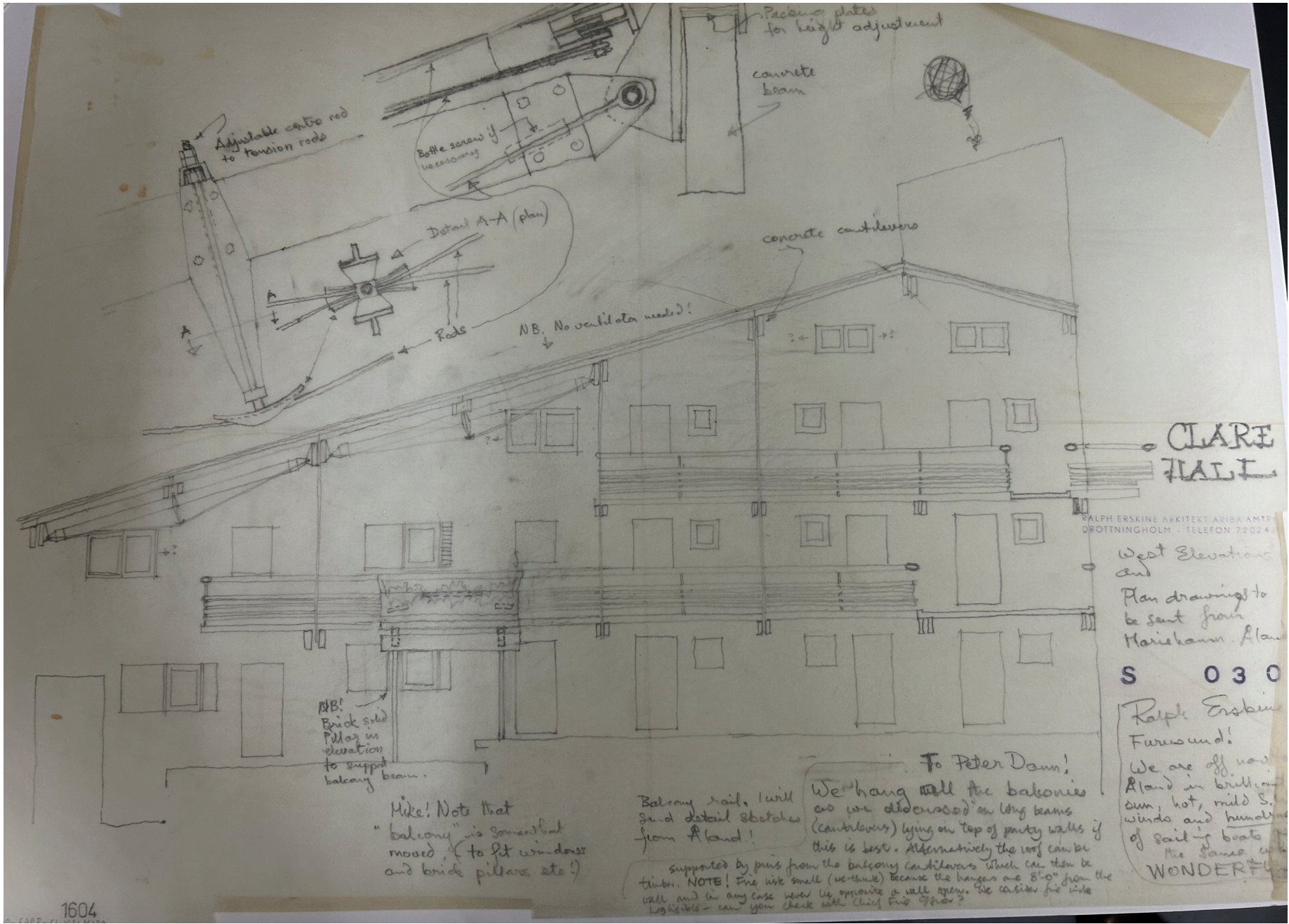
6.95 The simple external appearance of Clare Hall was softened by the presence of trees and other plants. This incorporation of greenery served to mitigate the stark simplicity of the architectural design, adding a natural and aesthetically pleasing element to the overall surroundings.

6.96 Courtyard- Outdoor rooms

6.97 There are a variety of different types of courtyards within the private and public areas forming outdoor rooms bringing daylight and landscape into the depth of the plan. These are extremely effective at connecting the internal spaces with the outdoors and providing views out to water features, planting and bring daylight into circulation spaces and rooms.

6.98 Summary of the building elements

Element	Description
Frame	In situ reinforced concrete column and beams
Roof	Aluminium covered 25mm softwood boarding on 50x50 soft wood battens on softwood rafters at 500mm centres with 50mm insulation quilt, vapour barrier. Corrugated plastic sheeting over access decks
Upper Floors	In situ reinforced concrete of varied thickness Corrugated steel permanent form work to access decks and balconies
External Walls	Brick cavity, facing brick foamed plastic cavity filling
Windows	Purpose made softwood Purposed made galvanized steel Purpose made aluminium
External doors	Purpose made softwood panelled Purpose made Douglas fir panelled
Partitions	Brickwork
Internal doors	Plywood faced flush Steel fire to basement car part
Ironmongery	Satin anodised aluminium
Wall finishes	Plaster Slatted pine linings Cement and sand render
Floor finishes	Hardwood strip Cement and sand paving Pre cast concrete flag Chipboard to receive carpet <ul style="list-style-type: none">pvc sheetinglinoleumcarpet
Ceiling finishes	Pine slatted Plaster
External works	Pre cast concrete pavings to courtyards and walks some with exposed aggregate Small areas of granite setts Reinforce concrete bridges, steps and thresholds Asphalt water proofing over basement Garden wall ins facing brick



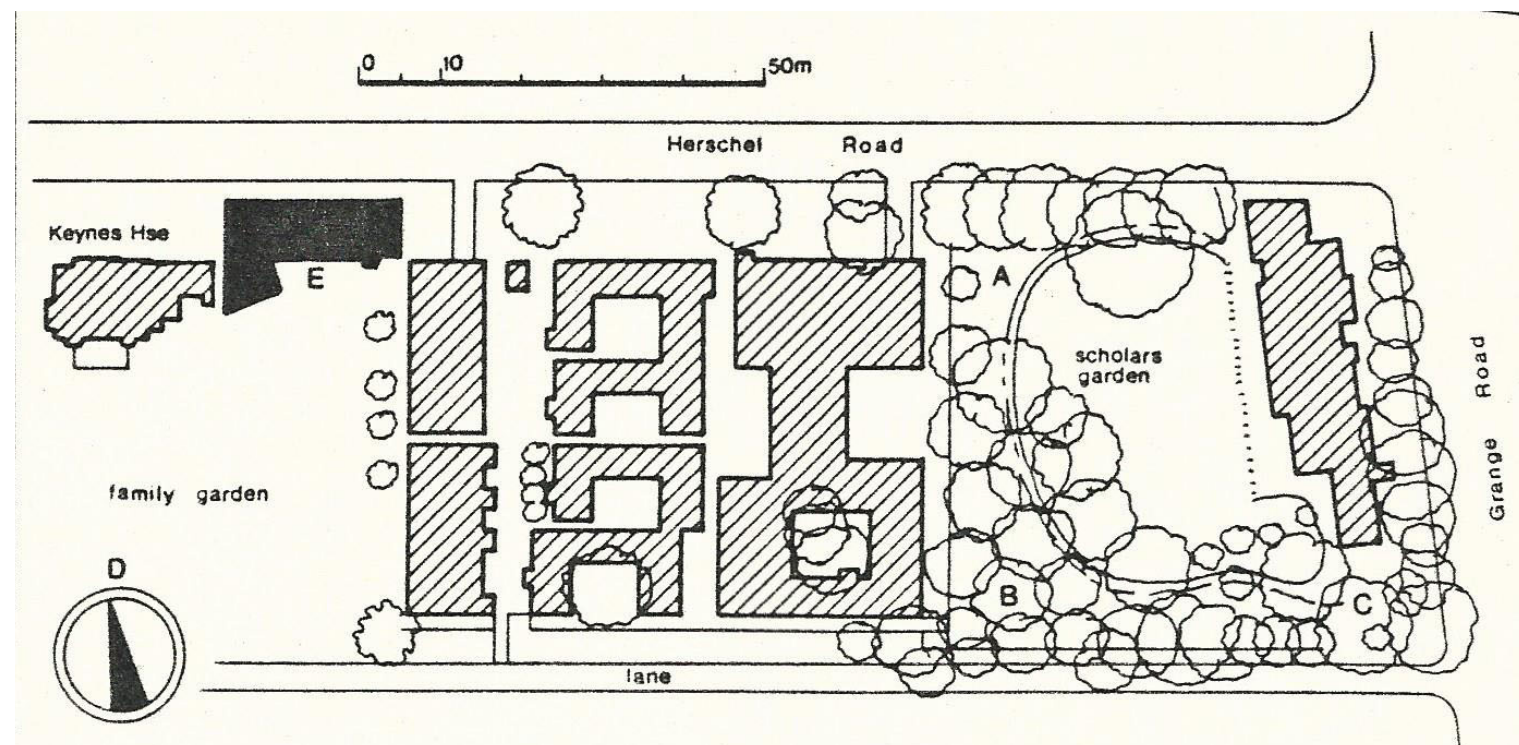
Original hand drawing by Erskine

6.99 Site Expansion

- 6.100 There have been several periods of expansion to the site and Erskine himself designed another residential block to the west in a similar style in 1983-1985. This was built in 1985-1987, with the input of local architect Nicholas Ray from the University. It is known as the Michael Stoker Building after the third President, whose efforts had led to the funds being available for the new building. This building is included in the Historic England listing.
- 6.101 Nicholas Ray himself added a further range in 1995, using a simpler version of the same idiom which was named after Brian Pippard. This building is outside the listed entry and does not form part of this CMP
- 6.102 The Michael Stoker building is set at right-angles to Erskine's earlier complex and forms the northern boundary to the Family Garden, as the original does the eastern boundary. Erskine had just been awarded the RIBA Gold Medal so his appointment was timely. The new block was designed between June 1983 and June 1985 by Erskine with executive architects Hughes and Bicknell producing the working drawings from his sketches. The building repeated the style of his earlier building and was built in 1985-7.

6.103 Michael Stoker Building

- 6.104 In June 1983 when a college's fund grant was made available to build student housing, it was decided to invite Erskine to consider with the governing body the possibilities of an addition to the buildings.
- 6.105 Erskine sketched a few plans and sections for discussion. For each of five sites which had potential Erskine explained how elements of the yet unwritten brief might be accommodated in the gardens and beside the buildings and trees.
- 6.106 For the north end of Scholars' Garden Erskine combined a small dining room, some bedsits and a reception office just off the Herschel Road footpath, and also a garden. In response to an opinion that the 'imbalance' in the number of studies to dwellings necessitated by cost-cutting in 1966 ought to be redressed, Erskine sketched a wing of studies built into the back of mature trees on the south side of Scholars' Garden in the manner of the
- 6.107 For the south-east corner of the same garden, at the corner of Grange Road which narrows in front of the college, Erskine sketched an L-shaped building of 15 flats facing away from the noisy traffic to the garden, the common kitchen, dining and lounge articulated around a large existing tree and forming a shady terrace. For the south side of Family Garden Erskine sketched a two-storey block of flats similar to some of his free-standing arrangements in schemes 2 and 3 in 1964. The site on the north side of Family Garden between the high end of the original flats and building and Keynes house and the site of a substation-in many ways the most problematic-could, Erskine thought, take the bedsits in a wedge-shaped building.



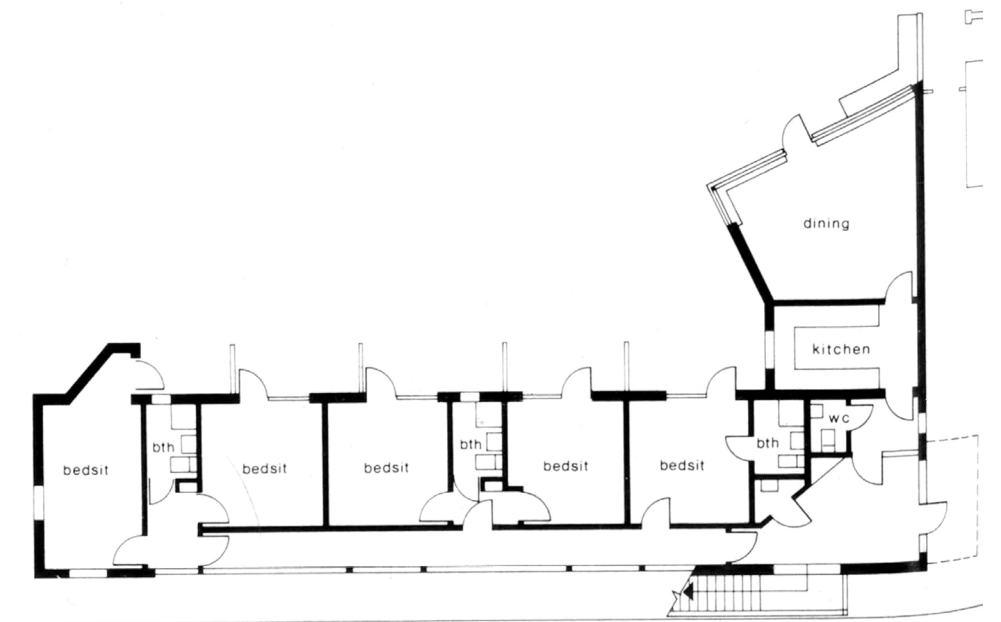
Site Layout showing the Michael Stoker Building completed in 1987



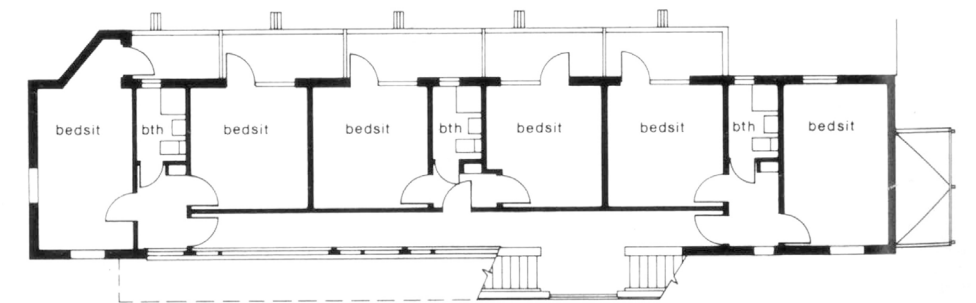
- 6.108 The south Family Garden proposals overlooking the Keynes house and small garden were thought unnecessarily intrusive. It was thought that the three remaining sites should be developed at this time and that the project be suited to the budget.
- 6.109 In May 1984 Erskine returned to Cambridge commissioned to develop a design and to consider two sites: the noisy and partially tree'd corner of Scholars' Garden on Grange Road and the difficult north end of Family Garden, and to meet college members to discuss the brief and sites. Erskine subsequently sent two sheets of sketches with four alternatives, one on the corner site and three for Family Garden. The zoning of the original buildings did not come into consideration. An essential feature of the two north garden proposals was that the setback stipulation of the original buildings was no longer demanded by the chief planning officer.
- 6.110 At this stage two pressures came to bear upon the Erskine alternatives which had little to do with the college's choice. It was realised that a covenant on the sale of the Keynes house required that no new college buildings overlook the new Keynes house adjacent to it, thus ruling out a building sited deep into Family Garden. The chief planning officer, on the other hand, advised that he had no objection to the Family.
- 6.111 Garden site, whereas the corner on Grange Road was problematic because of the unusual narrowing of Grange Road here.
- 6.112 The setback required for the original buildings was no longer stipulated so Erskine explored this new possibility among the six further alternatives which he presented to the college in December 1984. Among them, five proposed an addition to the tall north end of the flats building by borrowing access off the existing decks on three (12 rooms) or four (16 rooms) levels. Of these, scheme 6 was chosen,

a double-loaded plan, wedge-shaped high end next to the Keynes house-one which would least affect the existing flats. In shifting this plan next to the footpath and having the slope going in the other direction, this scheme was developed as one of the two final alternatives which he forwarded the next month.

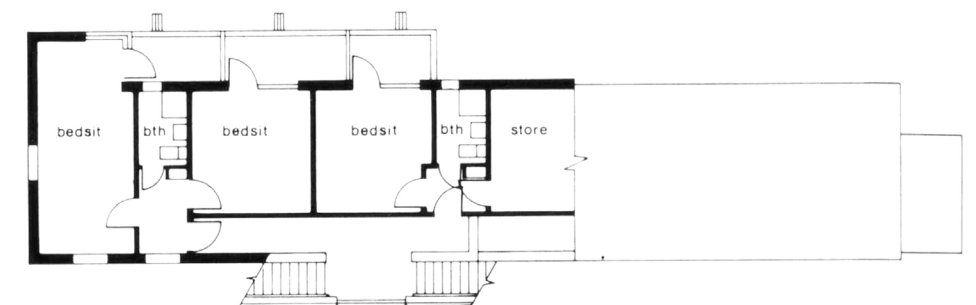
- 6.113 In either case the scheme was to be a single-loaded plan, keeping to budget and creating an edge to the garden, either to continue the pattern of north-south ranges or to create a more traditional court arrangement with access in the corner.
- 6.114 The character of both schemes was an extension of the existing and adjacent flats both in the overall sloping roof form and in the balcony, chutes and colour details. The governing body chose the court scheme and Erskine completed the 1:200 plans and elevations in June 1985.
- 6.115 In the final drawings Erskine connected the upper deck level off the top of the Family Walk with the corner of Family Garden by a partially suspended walkway across the end of the flats building facing Herschel Road. In this way Erskine could integrate access to the new buildings with the ramps and steps of the original. The building rises from a two-storey structure making a forecourt entrance relating to the scale and space in front of the Keynes house to a four-storey apex next to the top of the flats building. The expression of the stair on the facade is unlike anything in the original college's architecture and promises to be as exciting a way to move through the building as the stair tower to the original building is dreary. Glazed communal dining kitchen rooms project into Family Garden by the way in which views and doors open out into it.
- 6.116 The executive architects Hughes and Bicknell worked from Erskine's design sketches and the details of the existing building.



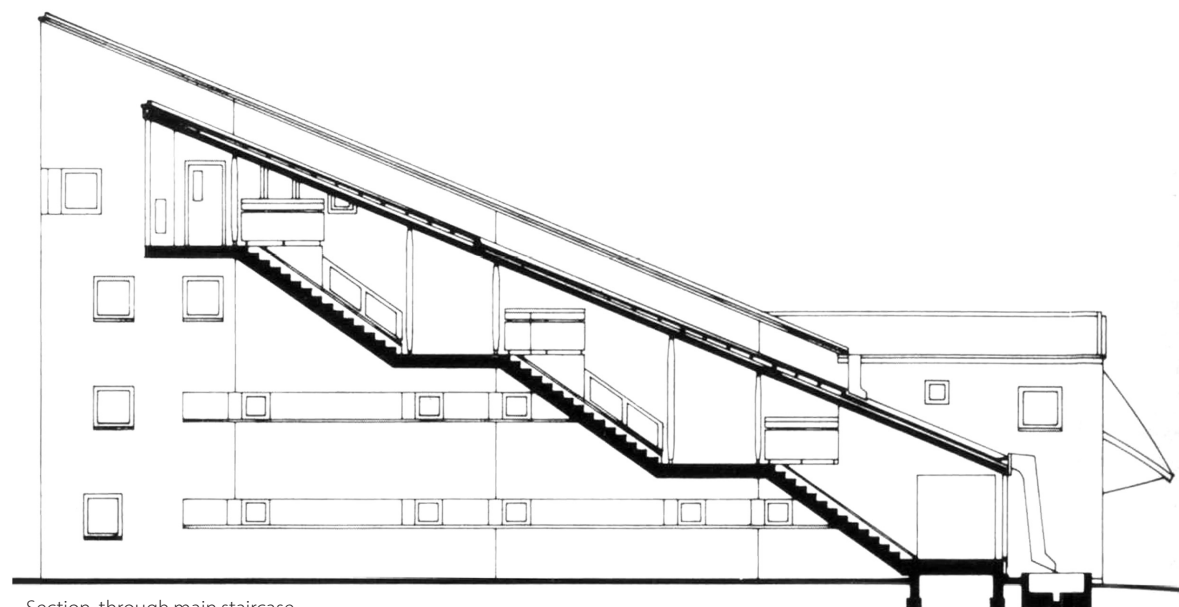
Ground Floor



First Floor



Second Floor



Section through main staircase





FUNCTION

Current use, activities and practices



FORM

Design, details, spaces, configuration, scale and character of the place



FABRIC

Physical material, external fabric, details, interiors and landscape, materials



LOCATION

Setting, views and relationship between blocks and elements



INTANGIBLE VALUES

Spirit, experience and feeling of the place, passed through tradition, social practices and events

7.0 Assessment of Significance

- 7.1 In assessing significance this CMP examines all of the qualities of the place, both tangible and intangible, that give the site meaning in its current physical, social and cultural contexts. The purpose of the assessment process is to provide the foundation for development of significance based policies to guide the conservation and management of the site.
- 7.2 This significance assessment identifies key elements and components of the site, then uses the agreed criteria to identify their type of significance as represented by the following heritage values identified in Historic England's Conservation Principles, Policies and Guidance.:
- **Evidential:** The potential of a place to yield evidence about past human activity.
 - **Historical:** The ways in which a past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative.
 - **Aesthetic:** The ways in which people draw sensory and intellectual stimulation from a place.
 - **Communal:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 7.3 The summation of these values is regarded as the cumulative significance of the heritage asset. Finally the level of significance of each component is assessed in the following table.
- 7.4 Individual element components and attributes may have different levels of significance, depending on the extent to which they embody or demonstrate key heritage values.

7.5 The relative contribution of the heritage values to the significance of the site are graded as either high, medium, low, neutral or detrimental, where:

Very High and High Significance is attributed to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance.

Medium Significance is attributed to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are often important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.

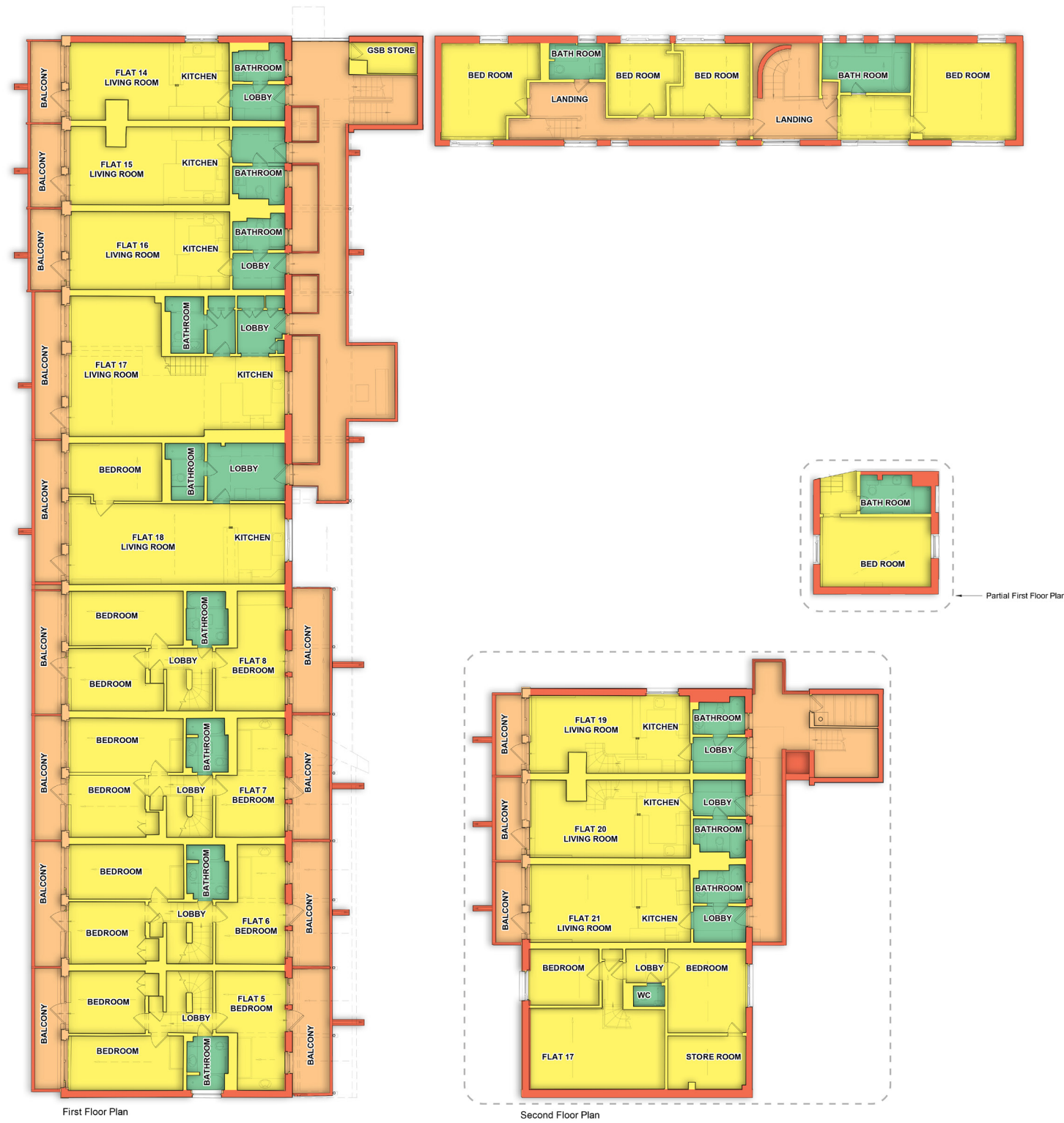
Low Significance is attributable to a theme, feature, built fabric or characteristic which has minor cultural value and which may, even to a small degree, contribute towards the character and appearance of the site.

Neutral Significance Elements of neutral significance typically do not possess any heritage values which are important to the site. As such, they neither contribute to – nor detract from – its overall character and understanding.

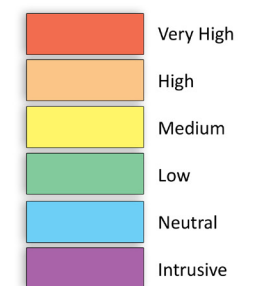
Detrimental Significance Elements that are intrusive to heritage value have characteristics which detract from the overall significance and character of the site.

These are identified in the following significance plans.





UPPER FLOORS SIGNIFICANCE PLANS





7.6 Historical Value

- 7.7 Clare Hall stands as tangible evidence of the social and economic context of the post-war era. It serves as a unique and highly successful example of a response to the specific needs and challenges confronting Cambridge University during that period and therefore holds immense historical value within the university community.
- 7.8 The creation of Clare Hall provides insight into the circumstances and priorities that shaped its creation: the housing of a varied demographic of academic families, Fellows, and students. It also serves to illustrate the ambitions of the original brief agreed through close collaboration between the architect and the client body to create a socially integrated and democratic academic community in contrast with those traditions seen within other Cambridge colleges.
- 7.9 The legacy and influence of Clare Hall extends beyond the original buildings designed by Erskine. Ralph Erskine's innovative techniques and ideas have left a lasting imprint, and other buildings on the site including the Michael Stoker and Brian Pippard Buildings have sought to re-imagine and apply similar principles to these newer buildings on the site.
- 7.10 The building continues to encourage interaction, pioneering a social purpose that fosters the ideal collaborative academic environment. The thoughtfully crafted architecture not only embodies the original vision but also serves as a testament to the success of the original design of Clare Hall and why it remains largely unchanged since completion.

7.11 Aesthetic/Architectural Value

Group value

- 7.12 A large part of the significance derives from its identity as a composition of buildings of closely interrelated character. The composition can be seen as a family of architectural forms, each carefully placed on the site. There were originally 3 blocks comprising the east, central and west blocks with the Michael Stoker Building added in the mid 1980's. The intimate interaction of each block is a deliberate design move by Ralph Erskine to support and foster the ideal collaborative academic environment. In Ralph Erskine's own account of the concept underlying the planning of Clare Hall he describes how the plan supports a varying degree of inter-relationship between the 'scholastic and profane', work and recreation, a relationship which can be decided traditionally emotionally or by a degree of understanding and functional necessity.
- 7.13 Private and public spaces are carefully choreographed to provide privacy and focussed study space, with the flexibility to adapt and alter to support collaboration and social activities. This close knit planning relies heavily on the shared academic purpose of the academic community it serves.
- 7.14 Clare Hall's also shares functional affinity with the other buildings on the Clare Hall Campus and Robinson College on the opposite side of Herschel Road.

Alteration from original design

- 7.15 Three new buildings composing the Michael Stoker, Brian Pippard and the Anthony Low Building have been added to the site since the completion of the first phase in 1969.
- 7.16 The Michael Stoker Building designed by Ralph Erskine with the input of Nicholas Ray and completed in 1987 provides additional student accommodation, together with a further kitchen and dining room. This building is designed to read as an extension of the original aesthetic with overall sloping roof form balconies, chutes, colour and detailing. The building is included in the Historic England List entry.
- 7.17 The Brian Pippard building designed by Nicholas Ray and completed in 1997 sits adjacent to the original buildings, opposite the Michael Stoker Building. It is placed carefully on the site to limit the impact on the listed building complex and adopts a similar version of the same idiom.
- 7.18 Andrew Low Building completed in 2012 is home to the student bar and sits to the south of the Scholars' garden.
- 7.19 Any future development of the site should be carefully considered to avoid challenging the height, roof line profile, outlook and views of the existing buildings.

7.20 Setting of Clare Hall

- 7.21 Clare Hall is set on a leafy tree lined residential road in West Cambridge to the south west of the Cambridge University Library and adjacent to the Cambridge University Rugby Ground. The north facing entrance elevation of the original building is set back from Herschel Road broadly in line with the historic older properties along the street. This pattern is then broken later by the Michael Stoker Building which sits forward closer to the pavement line and forms a book end to the entrance space.
- 7.22 This landscaped set back accommodates trees and planting, presenting a soft, green and generous feel to the main entrance sequence, whilst also providing the necessary space to incorporate the external steps and ramps needed to negotiate the level change up to the main entrance and down to the parking level.
- 7.23 The lifting of the entrance to accommodate the garage level creates added height to the main elevation helping the building to address the scale of the adjacent properties.
- 7.24 The complex cascades back down slowly towards the south and this drop in scale responds well to the green edge along the private lane that divides Clare Hall with the Rugby pitches.
- 7.25 The views from the south are significant as its from here that you can see to the whole scheme as its falls down to the south.

7.26 Alteration from original design

- 7.27 The setting of Clare Hall has not altered significantly since completion with the exception of the addition of the adjacent Stoker Building.

7.28 External spatial values- integration with the landscape

- 7.29 A significant architectural features of Clare Hall is its thoughtful integration with the landscape.
- 7.30 The organization of the immediate environ of the blocks in spatial terms was closely derived by the client brief and operational programme.
- 7.31 Each type of residential accommodation is provided with private amenity space in the form of enclosed courtyards in the case of the court houses and paved and sometime raised terraces and balconies in the case of the bed sitters and flats. These spaces act as intermediary spaces negotiating the private and communal outdoor areas and help to animate and enrich the elevations of the blocks.
- 7.32 Described by Peter Collymore in the Architectural Journal.1970 as a ‘concentrated village’ and by Waldo Camini as a ‘modest academic village housing a new type of academic organisation and pioneers a building type protective and compact, yet intimidating and adaptive ‘ the site layout has inverted the traditional college quad by filling the space.

- 7.33 The relationship between the blocks is highly charged. This is particularly evident where both ends of the first floor of the president’s accommodation stop short of the gable end of the opposite blocks resulting in flying cantilevers above the two entrances from Herschel Road.
- 7.34 The intimacy of the geometric relationships between the cross connecting walk emphasises the indivisibility between learning and recreation and supports the inevitable overlap between academic and the home/family life of post-graduates.
- 7.35 The external spaces are further animated by large oversized timber clad downpipes which transfer rain water down from the roofs in several locations including an open channel along the southern edge of the site, the feature pool within the east court and into an open channel within the paving of the Family walk. These playful kinetic water sculptures bring energy to the spaces between the buildings.
- 7.36 The experience of walking through the complex and the perception of spaces through movement is a recurring concept in Erskine’s work.

7.37 Alteration from original design

- 7.38 The open water channel in the Family walk has been closed over for safety reasons
- 7.39 The paving to Scholar’s walk has been adapted to accommodate the changes to the main entrance and removal of several plant beds and water channels. These changes have resulted in the introduction of more brick paving rather than the larger format paving slabs.
- 7.40 Additional external lighting standards have been added
- 7.41 Planters have been added to replace the removed plant beds.

7.42 Elevational treatment

- 7.43 Erskine deploys the interplay of solid and void across each elevation to great dynamic effect. He uses different planes with projecting and recessed elements, giving the building an interesting texture and depth. This combined with expressing the variety of uses within each block, Erskine has created carefully articulated and playful elevations.
- 7.44 Both north and south elevations are designed as a long connected canvas with the placement of windows and openings optimizing the building’s internal conditions, ensuring ample daylight, ventilation and privacy whilst also being playful and unrestricted in placement.
- 7.45 Colour is used on external windows, doors and frames. Window frames and windows are two shades of red, which is a common themes in Erskine’s work and referencing the predominant use of falu red in Scandinavia

7.46 Alteration from original design

- 7.47 The elevations remain largely unchanged. The exact shades of red have been altered and certain elements have been overcoated including the timber cladding with opaque coatings. External signage, lighting and services have been added and in certain places external wiring has been fixed across fair faced brickwork.

7.48 Materiality values

- 7.49 Among the many architectural values of the original buildings is their expressive and articulate use of a limited range of materials. This section analyses the principal materials used and considers their contribution to the significance of the asset as a whole.
- 7.50 Timber
- 7.51 Timber is used extensively both externally and internally and in a variety of ways throughout the buildings. All of the windows and doors to the residential accommodation are painted timber. The guarding to the balconies, terraces, privacy screens are constructed using horizontal slatted timber secured to a metal subframe.
- 7.52 The interior spaces are Scandinavian in character distinguished by the extensive use of exposed timber to the sweeping timber boarded sloping ceiling that spans the main social spaces, to the laminated timber columns and handrails to the main staircase.
- 7.53 Wherever it is used the timber and joinery work impart a warm and humanizing character to the buildings.
- 7.54 Brick
- 7.55 The external walls of the buildings are deliberately constructed using an ordinary machine made terracotta coloured red-brown brick. Brick is used to great effect, accommodating the irregular forms, meandering roof-lines and carefully positioned punched window openings of each elevation.
- 7.56 Aluminium
- 7.57 The sloping mono-pitched roofs are covered in standing seam aluminium. As the roof slopes down towards the south, the roof becomes the fifth elevation when viewed from the upper levels of the west block. The junction between the brickwork and the roof edge is controlled with a minimal capping and set back detail. This silver grey lid consistently terminates the brick external walls, following the changing roof line across the elevations.
- 7.58 The use of aluminium accommodates the low pitch of the roofs, where a slate or tile would have not been possible. The adoption of the metal standing seam roof resulted from a late change requested by the college to omit the use of flat roofs. This change has added a degree of materiality and interest to the roof plane particularly when viewed from the upper levels of the west block.

- 7.59 Steel
- 7.60 The large glazed screens to the East block are framed using painted slender steel profiles. This change in window frame material provides the added strength required by the larger glazing sizes in the main dining and common room spaces.
- 7.61 These slender frame profiles and large extent of glazing to the east of the main rooms allow the roof plane to appear to lift and soar over the inter-connected spaces and offers expansive views out toward the scholars' garden.
- 7.62 Despite the fact that none of the principal materials described above were intrinsically 'valuable' the way they were used create a distinctive architectural language to the complex and their variety of expression contributes to a sense of richness that intensifies the architectural character of the buildings.
- 7.63 Architectural form**
- 7.64 Clare Hall is rich in architectural values, a recognition underscored by its formal Grade II* listed status. The architectural form is not only distinctive but also highly sophisticated, displaying an aesthetically pleasing composition, the deliberate choices in scale and massing contribute to the buildings overall visual appeal. Additionally, the utilisation of the car park to craft an artificial slope adds an extra layer of interest, showcasing a thoughtful consideration of both the landscape and the structural form of the building.
- 7.65 The formation of the artificial slope helps to controls views in and out of the complex, lifts the visitor up off the street as they move in towards the entrance, and presents an 'hilltop village' appearance from the south.
- 7.66 External courtyards enclose private and public outdoor landscape spaces allowing a strong connection with the outdoors, carefully articulating external space to provide intimacy and privacy where required.
- 7.67 Michael Stoker Building rises from a two storey structure making a forecourt entrance relating to the scale and space in front of Keynes house to a four-storey apex next to the top of the flats building. Its dynamic expressive cantilevered staircase facing Herschel Road is unlike anything of the original buildings and provides access to single loaded plan accessing bedsits with shared en-suites.

7.68 Architectural interior space

- 7.69 The design of the interior public spaces reflect life in the college by creating un stratified space that is free from monumentality or opulence through the use of simple detailing and materials.
- 7.70 The interior detailing, choice of materials and the use of colour also clearly references Erskine's interest in Scandinavian design.
- 7.71 The relaxed open plan inter-connecting spaces that begin at the main entrance, and connect up through the common room and dining room delivers on the clients aspiration to create an environment that supports and nurtures knowledge exchange and collaboration of the varied post graduate community.
- 7.72 All public and private residential spaces are spacious and well lit through the careful placement of windows and each has a strong connection to the landscape and outdoors.
- 7.73 The open plan arrangements of the residential apartments and maisonettes results in the staircases being expressed within the living spaces. This is deployed to great effect within the president's apartment in the form of a highly sculptural stair case connecting the main living spaces to the upper bedroom level.
- 7.74 Sloping ceiling soffits are expressed in many of the key spaces, beneath the mono pitched roofs, with certain key rooms have clerestory top-lights inserted within the split section of the room.

7.75 Alterations to original design

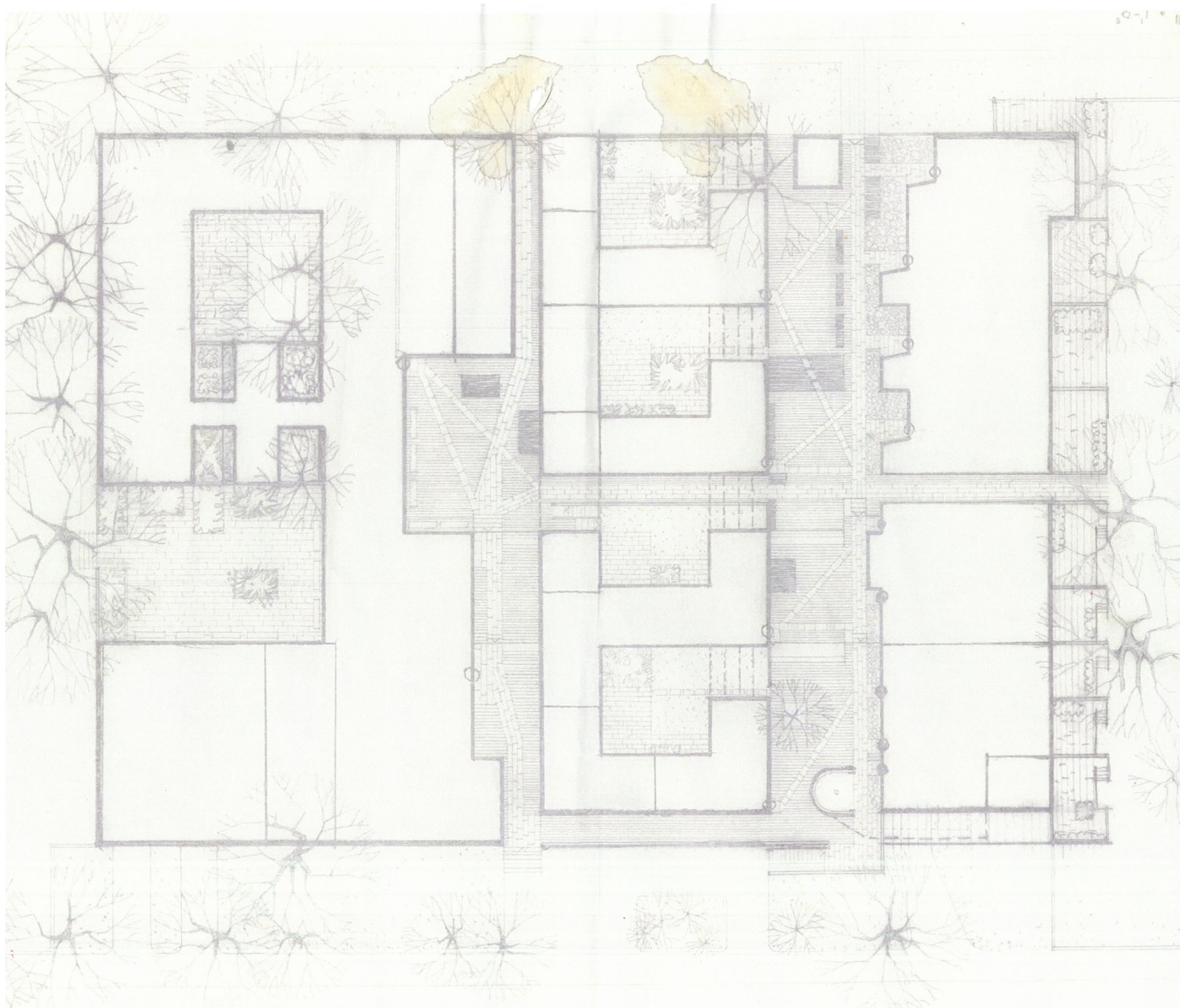
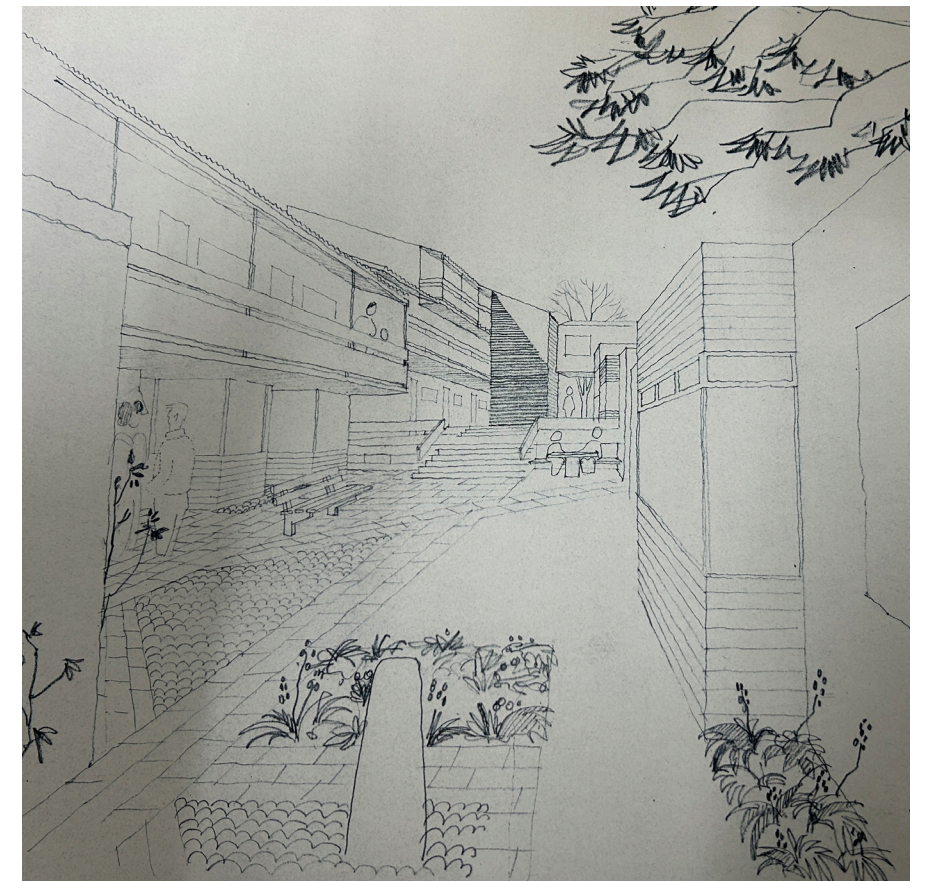
- 7.76 The west wall of the common room has been carefully relocated west to accommodate a platform lift to address the accessibility barriers that existed as a consequence of the level changes across the site.
- 7.77 Other internal changes have been made to the courtyard houses to split them into smaller units. This has been made possible as they were originally accessible from both the scholars walk and family walk.
- 7.78 Incremental changes have been made to interior finishes including changes to carpets, curtains, wall colours, and furniture.
- 7.79 Routine upgrade and replacement of kitchens, wc's and bathrooms have been undertaken.

7.80 External Landscape

- 7.81 The formation of strong and direct connections between interior and exterior spaces through the use of outdoor courtyards is central to Erskine's plan layout. Each outdoor courtyard brings daylight, ventilation and provides views out from the surrounding spaces. Each courtyard accommodates planting inside the depth of the plan and allows the visitor to easily orientate themselves on arrival.
- 7.82 The intimacy of the outdoor spaces that result from the inter-relationship of the shifting blocks also work together to create a series of human scaled, terraced informal spaces. Each is carefully but seemingly effortlessly curated to support its dedicated use i.e family or scholarly, private or public.
- 7.83 It is documented that the detailed design, specification and materials adopted by Erskine for the external landscape spaces were down graded to save cost. Therefore the quality of external paving is not what was originally intended which results in producing a municipal feel to the outdoor spaces.
- 7.84 From archival research it can seen that Erskine proposed to implement an external landscape scheme that was reminiscent of Gamala Stan, the medieval city centre of Stockholm.

7.85 Alterations to original design

- 7.86 Open plant beds and the original water channels within the family walk have been closed and paved over.
- 7.87 New planters have been added that are not in keeping with the design aesthetic.
- 7.88 Main entrance steps have been over-clad.
- 7.89 Changes have been made to the soft planting in certain key courtyards.
- 7.90 Changes to external colour scheme of the buildings has had a detrimental impact on the quality of the external courtyards.



Archival drawing of proposed original landscape design (left)

Early sketch by Erskine illustrating the landscape character of the spaces between buildings (above)

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Red Brown Wire Cut Cavity Brickwork to external walls.	Brickwork is generally in good condition. There are several movement related cracks to the cantilevered room above the entrance, and localised staining below each roof trim joint and salt stains/efflorescence below the dpc.	The use of this ordinary wire cut red brick is recorded in Erskine's account as being deliberately ordinary to harmonise with the scale, colour and materials of the surrounding houses. The colour and texture of the red brick brings a warmth and enhances the domestic quality of the complex.	Robust choice of material has endured well. Cleaning Re-pointing	Unlikely that change will be required but if repairs are required then a matching brick and mortar should be adopted. Any cleaning of brickwork should be trailed in advance and limit the use of harsh chemicals. Any re-pointing to match original mortar colour and flush jointing
	Red painted single glazed timber windows in maroon painted frames with black powder coated aluminium cills.	The timber windows vary in condition. Many have been repaired several times, i.e. due to rotten timber cills sections, blown dgu's	The pierced windows are carefully placed within each elevation to create abstract patterns. The dark maroon/red frames adopt Swedish traditional wood stain colours. These are juxtaposed with scarlet painted windows.	The windows are 50 years old painted softwood and rely on regular maintenance. Due to their age they will have limited u-values. Timber windows requires regular maintenance.	The Scandinavian influence in seen through the use of timber both externally and internally. Any plan to replace the windows should retain the opening configuration, fenestration, sightliness and dual colour. Careful consideration should be given to the introduction of double glazing to ensure that the original sight-lines, fenestration patterns and details are retained. Any introduction of new openings will need to be carefully assessed.
	Black painted timber louvred panel grouped alongside windows	Timber louvre panels are in fair condition. Local timber repairs have been carried out. Thermal performance of the louvred panes is poor and presents a weak spot within the external envelope.	Timber louvres add detail to the punched windows and provide secure background ventilation to the rooms.	Like the windows, these louvres are painted softwood and are 50 years old. They present a significant cold bridge within the elevation.	The Scandinavian influence in seen through the use of timber both externally and internally. Any plan to replace the louvres would need to be considered alongside the choice of window system. Any new window and louvre system should retain the opening configuration, fenestration, sightliness and colour.
	Aluminium standing seam sloping pitched roof covering	The roof is now nearly 50 years old and there are reported issues particularly at junctions, interfaces and penetrations leading to leaks in places within the interior.	When the scheme was revised to incorporate the low pitched sloping pitched roofs, metal standing seam was the obvious choice, as slate and tiles cannot be used below 17deg. The regular striped pattern of the seams and dull grey appearance is an important part of the materiality of the scheme.	The various pitches and cross slopes create localised issues in shedding rainwater and the interface between these different slopes cause detailing issues. The roofs face south and act as a fifth elevation when seen from the access walkways of the west block. The roofs incorporate only 50mm of insulation and due to the relative large roof area ratio accounts for relatively high heat losses. As the roofs face south they could be used to capture solar energy.	Solar Panels could be considered on certain roof areas. Views from inside and outside the site would need to be carefully assessed. The dull grey standing seam appearance of the roof is important and any roof replacement would need to match this appearance. The approx rafters size is 250mm and it would be simple to introduce more insulation to improve the thermal performance of the roof provided ventilation can be maintained. The recessive roof edge detail is important and should be maintained if re-roofed.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Painted front doors with horizontal grooved facing panel detail set in red painted timber frames. Satin anodized ironmongery	Front doors are in fair condition, the door handles and locks have been renewed. Check with college if doors have changed colour	The doors adopt a similar panelled detail language as used across the site. Their coloured frames are an important part of the overall colour scheme.	Changes to ironmongery, locking are often required. As per the windows any plan to replace the timber doors and frames to reduce maintenance would need to match, detail, colour, and sizes	All new ironmongery to be carefully managed and match satin anodized finish. Any new door and frame system would need to match colour, frame sizes, and detail.
	Timber shelf, service cupboard above and post box	Service cupboards still fulfil their function. Unclear if post boxes are still in use. Check All in sound condition	These are important details that represent Erskine's attention to domestic detail-addressing and supporting everyday tasks. The shelf adjacent to the door provides a place to lay shopping bags down while opening the door. The position of the services and post boxes is a carefully curated grouping adjacent to each entrance door.	The postal boxes present a cold spot in the thermal performance of the external walls of the accommodation.	The shelf does not present any issues and can be easily retained. The post boxes could be insulated from behind to reduce the cold bridge.
	Horizontal timber cladding above bay windows	Timber panelling appears to be in fair condition having been over coated several times. Check with college	The timber cladding is an important part of the material palette and it is used to differentiate the bays windows, and fascias.	Timber relies on regular maintenance	Painted softwood horizontal cladding can be replaced easily to match the original design and detail. Unclear if enhanced insulation can be accommodated. The flush relationship between the line of the cladding and bay windows should be maintained.
	Timber guarding fixed to painted metal supports	Timber and painted metal are in good condition. Check with college	Important material and detail language adopted throughout the complex.	Timber relies on regular maintenance. The guarding does not comply with current Building Regulations in places.	Any enhancements required to comply with Part M and K of the Building Regs to be carefully assessed.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Horizontal timber slatted privacy screen fixed to painted metal support framework	Timber and painted metal are in fair condition. The timber has received an opaque coating which is likely not to be as original. Check this	Important material and detail language adopted throughout the complex.	Timber relies on regular maintenance.	Any repairs needed should match original adjacent materials, colour and detailing.
	Stained horizontal timber balustrade secured to painted steelwork frame and handrail ending in knobs.	Timber and painted metal are in good condition. The timber has received an opaque coating which is likely not to be as original. Check this	Important material and detail language adopted throughout the complex.	Timber relies on regular maintenance. The guarding does not comply with current Building Regulations.	Any enhancements required to comply with Part M and K of the Building Regs to be carefully assessed.
	As above	Timber and painted metal are in good condition	Important material and detail language adopted throughout the complex.	Timber relies on regular maintenance. The guarding does not comply with current Building Regulations.	Any enhancements required to comply with Part M and K of the Building Regs to be carefully assessed for impact
	Concrete external steps and platforms to reach President's accommodation	Steps have been overlaid with felt with contrasting aluminium nosings.	The stepped approach to both college walks are a direct result of the early strategic move to raise the buildings up half a level to accommodate the semi basement car parking. This move is key to the arrangement of the complex and Erskine exploits this to full effect as the site steps down towards the south.	Raising the building up by half a level presents barriers in terms of DDA/Part M/ accessibility.	It may be possible to accommodate stair lifts, to negotiate external level changes however there are further stepped barriers within the complex. Wheelchair access is provided from garage level.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Painted timber single glazed windows with powder coated aluminium cills	Fair condition check if original? These windows appear to have lost their original colour scheme	The fenestration to the west elevation of the west block is more regular. All windows appear to have lost their original colour scheme. Check with college	The windows are 50 years old painted softwood and rely on regular maintenance. Due to their age they will have limited u-values. The windows have lost the original colour scheme. The original ironmongery, locks present security and locking issues to the louvres and windows doors leading to the balconies	The Scandinavian influence is seen through the use of timber both externally and internally. Any plan to replace the windows should retain the opening configuration, fenestration, sightliness and colour. Careful consideration should be given to the introduction of double glazing to ensure that the original sight-lines, fenestration patterns and details are retained.
	Painted timber single glazed doors with timber cills	Fair condition. These doors appear to have lost the original colour scheme. Locking and ironmongery present maintenance issues	As above	The original ironmongery, closers, locks present security and locking issues to the doors leading to the balconies	The Scandinavian influence is seen through the use of timber both externally and internally. Any plan to replace the doors and louvres should retain the opening configuration, fenestration, sightliness and colour. Careful consideration should be given to the introduction of double glazing to ensure that the original sight-lines, fenestration patterns and details are retained. Any introduction of new openings will need to be carefully assessed.
	Projecting painted pairs of concrete beams supporting deck access walkway	Good condition	Erskine believed that reinforced concrete cantilevers conducted cold and so the projecting beams hold the access walkways off the East elevation. Typical solution in many of Erskine's projects for the structural separation of the terraces and balconies from the main core of the building in the use of hanging and free standing balconies.	Cold-bridging and concrete repair	Unlikely need for any change. Any concrete repair should match adjacent original texture and finish.
	Pop up glazed roof light	Fair condition	Sculptural shaped pop up rooflight brings daylight down from above into the common room.	The windows are painted softwood and are 50 years old and rely on regular maintenance. Due to their age they will have limited u-values. It may be possible to introduce double glazing and this should be explored in detail	The Scandinavian influence is seen through the use of timber both externally and internally. Any plan to replace the windows should retain the opening configuration, fenestration, sightliness and colour. Careful consideration should be given to the introduction of double glazing to ensure that the original sight-lines, fenestration patterns and details are retained.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Painted galvanised steel windows, screens to the east block.	Fair condition	The social spaces, including the dining hall, common room, entrance, study cloister all have large areas of glazing. These glazed screens are all painted galvanised steel frames with narrow sight lines.	Painted steel frames are 50 years old. As per the timber windows they rely on regular maintenance. They are not thermal broken and due to their age they will have limited u-values.	Any plan to replace the screens should retain the opening configuration, fenestration, sightliness and colour. This maybe be possible by adopting a powder coated double glazed steel system. Note aluminium frame profiles tend to be wider and differ in aesthetic. New thermally broken double glazed steel frames would be more appropriate adopting the original pattern and sight lines.
	Painted galvanised steel windows, screens to the east block	Fair condition The original colour scheme has been lost	The social spaces, including the dining hall, common room, entrance, study cloister all have large areas of glazing. These glazed screens are all painted galvanised steel frames with narrow sight lines.	Painted steel frames are 50 years old. As per the timber windows rely on regular maintenance. They are not thermal broken and due to their age they will have limited U-values.	Any plan to replace the screens should retain the opening configuration, fenestration, sightliness and colour. This maybe be possible by adopting a powder coated double glazed steel system. Note aluminium frame profiles tend to be wider and differ in aesthetic. New thermally broken double glazed steel frames would be more appropriate adopting the original pattern and sight lines.
	Concrete clad suspension rods supporting deck access	Good condition	The access walkways are suspended from above in concrete encased rods.	Regular redecoration	All repairs required should be carried out to match the original design and detail
	Corrugated plastic roof sheeting	Fair condition No access to review condition of roof	Light weight corrugated cover to the walkways below presents a thin plane over sailing the main roof and is supported using cable tied structure. This element steps dramatically down from the third level following the sloping roof line. High	Considerations that relate to the repair/ replacement of any aspect of the canopy	All repairs should be carried out to match the original design and detail

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Concrete external steps clad in new felt with aluminium nosings	Fair, the original surface has been overlaid with felt to improve waterproofing and aluminium nosing to provide visual contrast.	External steps navigating the various level changes across the complex	Provide Part M/DDA compliant steps.	Rise and going need to remain as original, the surface protection and nosings are not original. When renewed a unified approach to waterproofing and DDA compliance, visual contrast should be considered.
	Pre cast concrete paving with exposed aggregate finish and brick paving	Paving has been adapted locally to accommodate the new entrance foyer and to cover over the open rainwater stream to the Family Walk.	Ground plan was originally demarcated using different paving types, finishes, patterns and textures	Many terraces are above accommodation below and waterproofing is necessary.	Any paving changes required should adopt the original paving hierarchy in terms of what type and module is adopted and closely follow the original layout pattern.
	Fair faced concrete steps, projecting rainwater chutes and coping edge to terrace	Fair condition.	The rainwater spouts continues the playful approach to the management of rainwater by using water as kinetic device.	Any concrete repairs and or protective coatings required	All concrete repairs to be carried out carefully and match the adjacent fair faced finish. Overcoating should be avoided.
	Asphalt waterproofing to balcony decks	Fair condition	Purely functional material designed to waterproof the balconies	Any asphalt repairs required, may necessitate the use of an alternative liquid waterproofing material/type	Change in waterproofing material possible provided it can accommodate the up-stand, trim and termination details.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Ramp to the lower ground parking level, edged with low concrete retaining walls and metal and timber guarding	Concrete surfaced ramp is sound. Organic growth to both retaining walls	Functional ramp taking cars down to the lower garage level	Concrete repair, resurfacing required	All repairs to match existing adjacent material and finish
	Underground car parking comprising painted fair faced concrete down stands, soffit and columns	Fair condition in relation to its use	Functional underground street accommodating car parking and removing cars from inside the complex. Direct service access to the President's accommodation is provided from this level	Concrete repair, resurfacing required	All repairs to match existing adjacent material and finish
	Courtyard incorporating paving, landscaping, water chutes discharging into a water feature	Paving has lifted in places. There is a timber clad box containing filter equip? Raised brick planter incorporating planting	This inner courtyard is a key part of the plan arrangement of the east block, bringing light, air and a connection with the outdoors into the inner areas of the plan.	The landscape and water features require regular maintenance. Filter equipment to aerate the water feature needs sensitively accommodating	Changes to the planting schemes can be easily accommodated within the original defined soft landscaping areas and planters. Plant selection could be better unified across the complex.
	Open water channel along the southern elevation and oversized open rainwater downpipes	Fair condition. The timber cladding of the oversized downpipes relies on regular maintenance	Oversized sculptural open channels transfer rainwater from the roofs into a continuous open water moat like channel separating the south elevation from the boundary along the pathway running between the site and the rugby ground. It turns rainwater into a kinetic playful decorative detail which also emphasises the elemental forces on architecture.	Requires regular maintenance	All repairs/replacement should match existing materials, detail, colour and finish.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Projecting bay window beneath the deck access walkways	Fair condition, in line with comments above	Projecting bay windows are a repeating element on both sides of the Family walk with the individual breakfast rooms being in close dialogue with those on the opposite side of the walk. This close proximity almost forces social interaction	Re roofing of the tops of these bay windows is practically very difficult. However, as they are covered by the deck above it is unlikely they will need to be renewed.	If the roof covering is required to be renewed, then it may be necessary to remove the cladding above the window and rebuild upwards as necessary.
	Gently rising angled steps up to the Family Walk	Good condition Check with college	The gentle cranked shallow steps leading up to the Family walk incorporating a narrow ramped access for bikes. This easily negotiated stepped approach is designed to support family use.	Provide Part M/DDA compliant steps	Any DDA compliancy related changes should be carefully assessed.
	Asphalt covered external steps down from the upper levels of both Family and Scholar's Walk where the external areas are above the garage level	Asphalt is blistered, cracked and stretched.	Asphalt has been used for functional reasons to protect and waterproof the garage level below. It sits below the paving on the terraces but is self finished to the steps and edges.	Replacement of the asphalt will require the lifting of the paving slabs to the areas above the garage and removal of asphalt and kerbs.	Where replacement of asphalt is required consideration should be made of an alternative waterproofing systems that is less susceptible to UV damage and which can be covered with the original paving slabs
	Fair faced external concrete steps down to the garden with similar timber lined steel balustrade as above.	Good condition	The projecting self supporting steps add a sculptural element to the east elevation facing the Scholars' garden	Provide Part M/DDA compliant steps	Any DDA compliance related changes should be carefully assessed. Any concrete repair required should be to match existing surface texture, colour and finish.

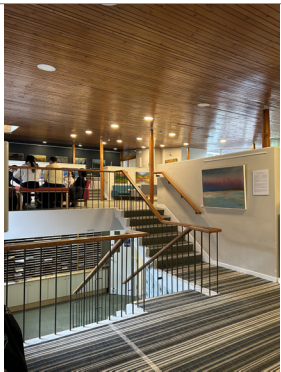
Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Exposed aggregate paving slabs to external dining terrace	Fair condition, with light soiling.	Exposed aggregate to the paved terrace deliberately adds texture.	Requires regular cleaning	Any replacement should match the existing paving
	Timber clad and zinc lined oversized open rainwater chutes	Fair condition	Play on the elemental forces on architecture using rainfall as a kinetic decorative detail.	Requires regular maintenance	All repairs/replacement should match existing materials, detail, colour and finish.
	Exposed aggregate concrete bridges over open water channel	Good condition	Bridges negotiate the moat like channel that separate the complex from the public footpath.	Safety and/or DDA issues	Any DDA compliance related changes should be carefully assessed. Any concrete repair required should be to match existing surface texture, colour and finish.
	Timber steps leading out to terrace from dining hall	Fair condition	These coated timber steps and handrail are not original and were added when the alteration works were carried out to accommodate the platform lift.	Not applicable	Should these steps need to be replaced they should adopt the Erskine typical language for external steps and guarding.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Projecting concrete rainwater chute above circular pre cast concrete soak away set in gravel.	Good condition	Sculptural and playful use of the kinetic properties of collecting rainwater.	Concrete repair	Any concrete repair should match adjacent original texture and finish
	Established planting strip between the facade and Herschel Road	Mature and established	Set back of the buildings provides a deep soft landscaping space and create a green leafy approach to the complex.	Mature trees may require regular crown reduction in the future to limit impact on adjacent structures.	Green edge is important to the entrance approach sequence and should be retained. Changes to planting can be accommodated.
	Cantilevered first floor rooms to both ends of the of President's accommodation at first floor.	Tell tales are in place to monitor cracks in the brickwork to the rhs and lhs of the south facing windows to each cantilever.	Each cantilever stops short of the adjacent structure creating a real 'look no hands' dynamic above both entrances	Local cracking suggests movement. Structural investigation required to determine diagnose and solve the issue as required.	Any local repair /re mediation required should be accommodated internally if possible. Cracks should be carefully stitch repaired.
	Cantilevered first floor rooms to both ends of the of President's accommodation at first floor	Tell tales are in place to monitor cracks in the brickwork to the rhs and lhs of the south facing windows to each cantilever.	Each cantilever stops short of the adjacent structure creating a real 'look no hands' dynamic above both entrances	Local cracking suggests movement. As above	Any local repair /re-mediation required should be accommodated internally

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Soft landscaping planting within the Family Walk	Established planting within the courts and walks are maintained well	Planting is introduced throughout the courtyards and intermediary spaces. Soft landscape is a key element of the original design	Multiple types of species planting can detract from the aesthetic	Consider single species planting or a more structured approach to planting.
	Seating area created within an enlarged section of the floor access gallery supported on 2 brick piers	Good condition	By enlarging the first floor walkways to create a seating area. Erskine creates a space for social interaction. This enlarged seating area is supported by the addition of 2 brick piers.	Use of this space could present privacy issues with adjacent units	Keep in use as an outdoor social space.
	Projecting cantilevered concrete balconies supported on double concrete beams with projecting rainwater spouts	Good condition	Each unit has private amenity space on this continuous cantilever with each separated using timber clad privacy screens	Concrete, asphalt and timber repairs	Any concrete/metal/asphalt repair should match adjacent original material, colour texture, detail and finish
	Large timber clad aluminium lined rainwater channels with concrete surround	Fair condition	Uses rainwater a kinetic playful decorative detail which also emphasises the elemental forces on architecture	The open channel in the paving has been closed in for safety reasons	Re-open the stream/channel to reinforce the significance of the original concept if possible or introduce a change in paving to notionally mark where the channel was originally.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	In situ concrete access staircase providing single means of access to upper floors of West block	Good condition	Staircase is set off from the brick enclosure demonstrating Erskine's attention to detail.	Challenges of maintaining a semi open staircase. DDA/Part M compliancy issues	Any plan to enclose the staircase is challenging and should be avoided.
	Aluminium rain water pipe set within brick fins discharging into the open channel along the south elevation that terminates in a semi circular concrete moat that ends the open channel	Good condition	The articulation and expression of the rainwater collection is a central theme across the complex. Kinetic and playful use of rainwater.	H&S Safety challenges with open water channels	Any repairs should match existing details and materials
	Concrete steps down to basement car parking	Fair condition	Level change resulting from lifting the principal level above surrounding ground level	M&E services related holes, outlets, flues to be carefully managed to limit impact to original fabric	Any repairs should match existing details and materials
	Steps up to the court houses external courtyard	Fair condition	Steps to negotiate the levels across the site	DDA/Access Part M related non compliance issues	Any changes to match original materials and detailing language.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Painted brick inner courtyard to President's house	Good condition	Inner courts provide private outdoor amenity to the President's house and court houses. These outdoor rooms bring daylight into the surrounding rooms of each court house and views out into intimate landscaped spaces	Pressures to cover or infill the courtyards should be avoided	Finishes can be renewed to enhance the outdoor spaces easily without undermining the significance due to their semi private status.
	Corrugated steel permanent form work to access decks and balconies	Good condition	The lay on detailing of the form work to the access decks adds a lightness and texture to these elements	Relies on regular maintenance to prevent corrosion to metal surfaces	Repairs to match original material and detailing
	Non original entrance lobby with projecting timber clad canopy	Good condition	Non original entrance lobby introduced to overcome heat losses and security related access issues	The lack of an original entrance lobby is a problem in terms of heat losses, maintaining internal comfort control and security. The addition presents problems in how it relates to the original geometry and could be improved, however this would require re-designing. The anodised aluminium entrance doors introduce a completely different frame type and material language which does not sit well with the adjacent original painted steel and timber screens and windows	Re-design of this lobby could present the opportunity to re-consider the design approach, geometry, materials and detailing
	Non original external painted metal gates to the south side of the Family walk	Good condition	Non original gates have been introduced for security reasons	The introduction of added security to the southern side of the complex erodes slightly the original open ethos that was laid down as part of the brief to present a different model to the closed quad of the more traditional colleges	These gates could be removed but it is unlikely for security reasons.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	External lighting standard, clear globe on black free standing metal pole	Condition to be checked	Globe lighting standards are a mix of new and original. Fitting is typical of the period. The original fittings are clear globes	Light level, energy efficiency or compliance issues in relation to emergency egress.	If lights need to be renewed they should adopt a similar design and be located in the existing locations. If light levels need to be increased by adding additional lights, then location to be considered carefully and lights to adopt original design intent.
	Entrance area	Fair condition	The original meeting room is now used for reception, porter and admin functions. Is is where visitors are greeted on arrival. The original porter's lodge at the top of the entrance steps from Herschel Road does not function.	Although not as designed the reception is well located in the centre of the social/ study/admin areas. The material choice and details of the reception desk and enclosure could be improved to better reference the original Erskine language. The open nature of the reception area with associated clutter could be better screened from view. The lobby is functional but lacks finesse and attention to detail. The anodised aluminium entrance doors screens do not sit well together with the timber and steel frames of the Erskine design	Potential to improve this area by degrees either by re-thinking and re-designing this area completely or by improving the reception desk, associated services and signage.
	Main stairs leading up and down from the main entrance	Good condition	The simple design adopting thin circular steel uprights with timber handrail provides the guarding the stair which is open on one side as it rises and to both sides as it drops to the lower level. The stair transition offers views both up and down sitting below the sweeping pitched ceiling that rises upwards towards the common room above.	DDA/Access issues	Access has been dealt by the introduction of platform lifts expertly tucked into the corner of the common room and dining room.
	Projecting display cases	Good condition	New display cases to hold the college ceramic collection.	Effective use of the entrance space	Good location for changing exhibition if and when required

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Common room offers a dual aspect relaxed seating area at mid level between the entrance and the bar/ dining rooms. The space is completely open plan sitting beneath the sweeping pitched timber clad ceiling supported on slender timber clad columns	The interior finishes have been recently updated. The ceiling timbers cladding needs local repairs and re-finishing.	An important social space in the heart of the complex is designed to provide a space that offers varying degrees of privacy and space for overlapping discourse.	The use of the space is central to the governing ethos of Clare Hall in providing a social space where all disciplines can come together and discuss and share knowledge and ideas	Any new interior finishes should refer to the original design and be considered as part of the overall approach to detailing and materials
	Bar and narrow seating area reached from steps up from common room	The bar is located in the corner opposite the bay window leading to an external seating area. The narrow bar area presents some issues when in use due to limited use. The bar itself has been adapted and is now clad entirely in timber and the soffit has been extended to meet the main sloping timber ceiling	Supports the relaxed social function of the public/common areas of the complex	Could be pressure to change the design or direction of the bar to improve use. Changes needed to the lighting to improve use as a gallery space.	The bar has been altered from its original design, and it presents difficulties operating effectively as the space is very narrow. Any proposed change might also allow the original relationship with the sloping soffit to be reinstated. New recessed lights to match the original size and location. Changes to spot lighting to respect the design ethos.
	as above	as above	as above	as above	as above
	Dual aspect dining room top lit from roof light clerestory along the northern elevation. Timber slatted sloping ceiling rising upwards toward the north.		The dining room is a microcosm of life in the college, with no high table, simple detailing and materials it creates an unstratified space that is free from monumentality or opulence	The space has multiple uses including, dining, parties, music recitals. The acoustics are challenging due to the extent of hard surfaces used internally. Curtains have been introduced to address this issue.	Acoustic wall treatment/panel could be introduced to the north wall if required to support improved acoustics.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Horizontal pelmet line between the clerestory and glazed screens	Modification have been made to the pelmet detail Curtains are new	Key detail to allow the curtains to be secured across the lower areas of glazing	Pelmet has been extended to run along the north wall to allow curtains to be introduced to help the acoustics in the room	Small scale adaptations can be accommodated provided they are out of sight and behind the pelmet and do not corrupt the horizontal lines.
	Catering kitchen sits behind the servery that leads off the main dining room. The suite of rooms include kitchen, catering office, storage. The servery sits below the timber slatted ceiling.	Fully functional and operates effectively? Check with college	Designed to service the main dining room and also be serviced from Herschel Road	Operation pressures that stem from catering brief	Internal layout of the kitchen and servery should support its functional brief. Where equipment, room services changes are required care should be taken to limit impact on the external fabric. i.e. flues, vents etc
	Glazed cloister to study courtyard. Full height double glazed painted steel framed screens. Timber laminated columns supporting a sloping ceiling with recessed downlight.	Good condition	Cloister than runs around 3 sides of this important inner courtyard, that incorporates water, landscape, mushroom shaped water features and paving. The cloister is used as an active gallery space	Cloister provides access to study rooms and inner courtyard.	All repairs to match existing details and materials.
	Laminated timber columns with flitched steel plate stand off detail to articulate the junction at the ceiling and floor.	Good condition	Slender laminated timber columns are curved inwards at the head and base. The timber is stopped short at the head and base accommodating a steel section spiced into the each end. These columns are clear evidence of Erskine's close attention to detail and delight in the expression of the structure.	Repairs	All repairs to match original material and detailing.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Entrance wall	Collection of services, security and fire panel	Not applicable	Collection of panels that need to be accessed close to the main entrance Any remodelling of the entrance and lobby could address the visual impact of these and improve the visitor experience.	Remove surface cabling where possible
	Platform lift	Good condition	Not applicable	Responding to DDA access related barriers of accessing the upper levels	Good solution to resolve the DDA/Part M access related issues
	Post/communications area	Good condition	Postal area is open and visible from the main entrance. This relaxed approach to the placement of these function helps to support cross communication.	May be pressure to reallocate this space as communications is moving towards digital	Any remodelling should aim to retain the functions in the existing location
	Corridor to wc's and parking	Fair condition	Service/back of house accommodation	Alterations to support back of house functions	Simpler to accommodate change in back of house areas

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Public wc's	Good condition albeit a little outdated	Supporting functions to main social spaces above	Changes to accommodate further Disabled, Gender Neutral wc's	Area can accommodate change due to their back of house location.
	Underground cycle storage	Fair condition	Location of bikes and car parking below the main accommodation creates the typography on an otherwise flat site, tucking transport out of view	Changes to support function changes	Area can accommodate change due to their back of house location.
	Original typical study room, now used as an office	Good condition Lighting has been updated using standard cat4/5 lights. Carpet and wall colour standard type	Study spaces grouped around the study court. These have lost their original function undermining the original concept	Convert back to study use	Cellular rooms can be easily revert back to study use. Interior lighting and finishes could be enhanced
	Original discussion room now the principal meeting rooms	Recently redecorated	Important top lit academic space. The room is dual aspect with a long linear window facing south and small window beneath the clerestory facing west. The room has a timber clad sloping ceiling and clerestory facing west.	Change of use Change to internal finishes	The use of the room is important by providing meeting space for the college Interior finishes should respect the original and match the original where possible.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Central curved staircase within the President's accommodation. Cantilevered (originally carpeted) treads with Columbian pine handrail supported on 12mm dia painted steel rods	Good condition	Elegant cantilevered staircase placed as a free standing sculptural element between the dining and living space. Used to define the living accommodation and rises up the bedrooms on the upper level	Important sculptural staircase	Any change to the staircase should be resisted
	Internal living spaces within the President's accommodation.	Good condition	Dual aspect open plan living room with sloping ceiling connected to the entrance, stair and dining spaces	Key interior space within the Presidents accommodation. Regular renewal is required to respond to the changing needs of incoming President's	Interior finishes can be renewed respecting the interior layout.
	Presidents open plan link to dining room	Good condition	Glazed south facing dining room and link	Key interior space within the Presidents accommodation. Regular renewal is required to respond to the changing needs of incoming President's	Interior finishes can be renewed respecting the interior layout.
	Presidents bath, wc and shower rooms	Good condition	The bathrooms, shower and wc's have been refurbished. Most fixtures and finishes have been replaced.	Regular renewal is required to respond to the changing needs of incoming President's	Interior finishes can be renewed respecting the interior layout.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	3 Bed Houses- Interiors	Good condition	Internal plan layouts are generally as original. Kitchens and Bathrooms have been updated. The original U shaped kitchen layout has been retained and appliances upgraded.	Pressure to change layouts, fixtures and finishes	All new fixtures and finishes to respect the original Erskine interior palette of materials
	3 Bed Houses- Balconies	Fair condition. Balcony decks are surfaced with asphalt. Doors are single glazed timber outward opening.	Balconies provide private outdoor amenity from the main west facing bedroom	Renew waterproofing of balcony decks Improve security and locking of doors	New waterproofing material can be accommodated provided detailing can be maintained. Any new door locking and ironmongery to be similar to original design. Reuse lever/turn catches/ handles where possible
	3 Bed Houses- Interiors	Good condition	Internal plan layouts are generally as original. Kitchens and Bathrooms have been updated. The original U shaped kitchen layout has been retained and appliances upgraded.	Pressure to change layouts, fixtures and finishes	All new fixtures and finishes to respect the original Erskine interior palette of materials

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Staircases within houses	Carpeted concrete staircase, with timber handrail fixed to 12mm dia steel uprights	Similar detailing to main staircase	Pressure to enclose these staircases for fire and safety reasons	Resist all changes to the staircase layouts.
	Bay windows to Court houses	Good condition Check with college	Bay window repeats on both sides of the family walk. They overlook each other demanding a closeness with your neighbour reinforcing Erskine's intention to create a close knit community.	Pressure to change layouts, fixtures and finishes	Resist changes to the these bay windows
	Kitchen within each residential unit	Good condition	All the kitchens have been updated with new units, worktops, appliances. Generally accommodating the original layout and position within the plan	Pressure to change layouts, fixtures and finishes	Kitchens can accommodate the pressure for change. Care should be taken when the peninsula U shaped kitchens are updated to retain flying wall unit, that does not touch the ceiling. This is a key original detail.
	Staircases within houses	Carpeted concrete staircase, with timber handrail fixed to 12mm dia steel uprights. Ad hoc infill panels have been applied presumably to enhance safety	Similar detailing to main staircase	Pressure to enclose these staircases for fire and safety reasons	Resist all changes to the staircase layouts.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Satin anodised aluminium lever handles	Fair condition	Ironmongery choice is part of the interior design strategy	Improve the functionality, security , locking etc.	Service and reuse where possible, adopt matching SAA finish and lever type if upgrading security is required.
	Satin anodised aluminium thumb turns to open panel behind louvres	Fair condition	Ironmongery choice is part of the interior design strategy	Improve the functionality, security , locking etc.	Service and reuse where possible, adopt matching SAA finish and turn- type if upgrading security is required.
	Shelving within residential units	Good condition- several surviving shelf and units within residential units	Clear finished softwood shelving and storage units	Remove and replace with modern fixtures to accommodation users	Retain where possible or consolidate in 1-2 units
	Steel panelled radiators beneath windows	Fair condition To be checked with FM	Approach to radiant heating is used throughout the complex	Replace when faulty	Renew with new fittings to closely match original

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Projecting cantilevered glazed staircase, fixed glazing with horizontal timber cladding	Good condition, several dgu glazed units have blown	Dynamic expressive sculptural stair form which animates the street frontage.	Thermal performance of the glazing, window cleaning and maintenance is challenging due to the form.	Resist all changes that alter the physical appearance of the staircase element
	Projecting single storey dining/common room and kitchen	Good condition	The main student communal dining room is expressed as a single storey structure with an upward pitched roof, sitting outside the main building form. The dining room and kitchen connect strongly with the outdoors by overlooking and accessing the inner garden directly.	Pressure to update kitchen layout.	Resist all changes to external appearance of the building elements. Internal changes can be accommodated to the kitchen layout and fittings and FFE.
	Powder coated double glazed aluminium framed triangular glazed fixed panels	Frame are in good condition, several double glazed units have blown.	Important elevational component	Improve thermal performance of frames and cladding.	Resist all changes that significantly alter the glazing profiles, glass colour, and cladding details.
	Linear staircase accessing each landing and floor levels. Stair is carpetted with aluminium nosings and wall mounted circular timber handrail.	Carpeted staircase leading up to each level. Good condition. Heating floor grilles at landing levels	Key sculptural dynamic element of the original building design.	Changes to finishes, adding fire protection additional fire doors etc	Resist all changes that significantly alter the staircase layout, arrangement, lighting and detailing. Maintain the open plan arrangement of the stair and landings.
	Horizontal timber slatted guarding supported on black painted metal framework.	Good condition	Key detail referencing the original Clare Hall buildings. The use of timber and the attention to detail adds warmth and interest to the space.	Raise height or add infill to increase safety to guarding or improve protection from falling	Resist all changes that significantly alter the staircase layout.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Timber clad steel columns with shadow gap stand-off detail at the junction with the floor and ceiling	Good condition	Key feature of the building design, referencing the original Clare Hall building	Repair, and re-finishing	All repairs to match original
	Entrance canopy supported on cranked steel rods surface fixed to wall and underside of canopy and suspended on steel wires held above and fixed back to the building above the canopy.	Fair condition	Supporting steel wires and steel rods allow the canopy to remain slender in profile, presenting as a lifted plane above the entrance door.	Repairs to roof finish and flashing	All repairs to match original Avoid any changes to the supporting rods and wires. Retain the slender profiles and canopy edges.
	Timber clad, zinc lined rainwater chute discharging rainwater from staircase roof into a rectangular concrete trough raised above ground level	Fair condition The zinc and timber should be inspected to check integrity	Collection of surface water from the roofs is expressed in a similar way to the original Clare Hall buildings maintaining a consistent language of detailing.	Repairs. Increase rainfall related issues	All repairs to match original
	Painted timber entrance door set in a dark framed aluminium frame, with glazed side panels to both sides of the entrance door.	Good condition	Reference the fenestration pattern and details of the original building	Repairs, security upgrade, double glazing	Ensure that all upgrades respect the simple detailing, clean external elevation. No added signage, locking where possible
	Single storey volume with an upward pitched roof, glazed communal kitchen and dining block projects into the family garden.	Good condition	The communal dining and kitchen spaces open and connect directly with the garden and modulate the scale down from the taller residential linear street block towards the garden	Repairs, change of use	Communal use is key and any change to the use should be resisted. Internal modification to the layout of the dining room and kitchen can be accommodated provided they do not affect the fenestration patterns and external form.

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Gable end of the M Stoker Building sits forward of the original Clare Hall book-ending the landscaped apron along Herschel Road. Square punched window openings are stacked vertically with the 3rd floor window shifted out of alignment	Brick and window in good condition	Vertical plane book ending the set back apron that sits along Herschel Road. Playful misalignment of the positioning of the windows to the gable elevation.	Repairs, upgrades	Any new higher performance windows should respect and maintain sightlines and details
	Gable end of the M Stoker Building turns the corner and opens up diagonally. The corner of the Gnd and 1st floor is removed and the upper level cantilever above the space to reinforce this route and connection	Brick and soffit in good condition	An intentional tensioned inter relationship between the original Clare Hall and the Michael Stoker buildings has been created where the internal corner of Michael Stoker building is carved out to allow the opening of the space between the two buildings towards the Family Garden.	Repairs, upgrades	All repairs to match original
	Long horizontal windows sit below the cantilevered staircase facing Herschel Road. Fixed frames are dark, opening lights and infill panels are white	Good condition	Each individual window is collected in a linear band which relates to the stair above	Repairs, upgrades	Any new higher performance windows should respect and maintain sightlines and details
	Corner window overlooking Herschel Road	Good condition	Turning the corner on the top floor is a small window that uses a side panel of louve to negotiate the corner condition	Repairs, upgrades	Any new higher performance windows should respect and maintain sightlines and details

Photograph	Component	Condition (check)	Significance	Conservation Issues	Potential for change
	Continuous projecting external balconies. These cantilevered decks are formed using exposed profiled steel deck supported on large projecting white coated concrete downstand beams, with projecting rainwater spouts from each balcony. Horizontal timber clad privacy screen sit between each balcony, connecting in between the main horizontal slatted terrace guarding and handrail	Fair condition, asphalt showing signs of uv deterioration. Staining from weathering on outside faces of projecting timber balconies, beams and spouts.. Horizontal timber privacy screens and balcony guarding has been coated with brown opaque coating	Projecting balconies strongly references the original Clare Hall residential block. All timber detailing matching the original buildings. The projecting balconies exploits the views of the garden and creates a strong relationship with the outdoors and the adjacent original building. Forming the second side enclosing the Family garden.		

8.0 Management Policies

8.1 The management policies section of the document is set out thematically and includes an understanding of the heritage considerations that underpin change, issues and opportunities identified following site analysis and consultation with stakeholders, and potential for positive change in the future. These are followed by a set of strategic management policies.

8.2 Climate Change/Sustainability

8.3 Key Issues

8.4 Climate change is an important consideration for the future protection of all heritage assets. English Heritage's Climate Change and the Historic Environment (2008) explores potential risks in detail. Those that are relevant to Clare Hall are explored below:

8.5 The pressure to fully divest from oil, coal, and gas and reduce the carbon footprint of buildings will continue to grow, requiring careful management of change to implement a decarbonisation plan.

8.6 Weather events are becoming more dramatic and frequent, putting additional pressure on all building types.

8.7 Pressure for Clare Hall to become more energy-efficient will continue to increase, particularly as the existing building services reach the end of their useful life and options for their replacement are considered. The reuse and retrofitting of historic buildings are inherently sustainable, but thought must be given to how this can be achieved in a way that does not negatively impact significance, which includes understanding how Erskine originally designed the building to function.

8.8 Erskine's solutions to heating and lighting the building in the 1960s were innovative and very much of their time, paving the way for new responses to be equally innovative, where appropriate.

8.9 The overall thermal performance of the external envelope is below current best practice and has a direct impact on the overall heat losses and energy required to deliver heating and hot water where required. The external cavity walls of Clare Hall are fully filled with approximately 75mm of insulation. The roofs incorporate approximately 50mm of insulation. The windows vary in performance. The residential areas have double-glazed timber windows. The public areas have double-glazed steel windows. The president's residence has new contemporary double-glazed aluminium windows.

8.10 Increased rainfall can exceed the capacity of the rainwater goods, resulting in roof and gutter defects.

8.11 Increased temperatures in the summer months could lead to certain rooms needing to be mechanically cooled. Retrofitting comfort cooling presents difficulties in retro-fitting new plant and ductwork.

8.12 Opportunities

8.13 Opportunities to address the impact of climate change and increase sustainability/energy efficiency at Clare Hall include modernizing lighting; improving insulation and draught proofing; and investigating sources of renewable energy such as biofuels, ground-source heat pumps, and solar panels.

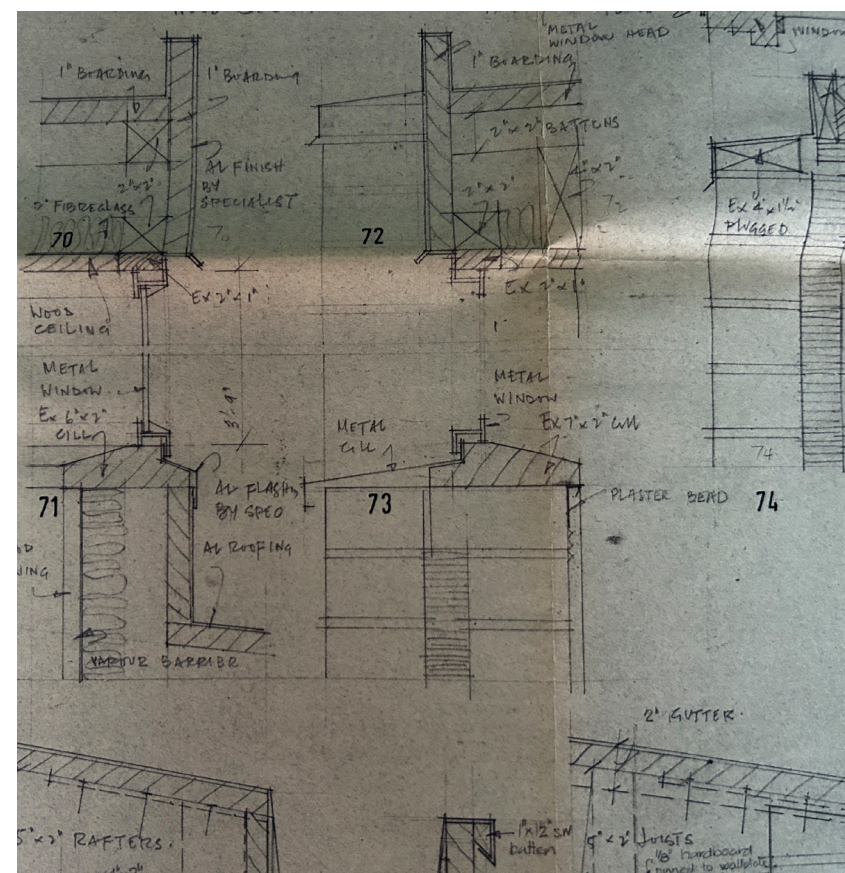
8.14 Many of the sloping roofs of the buildings face directly South, and opportunities to introduce solar thermal and/or PV panels could be explored. Subject to assessing the impact on key views and heritage significance

8.15 Where original materials have failed, there is an opportunity to explore the potential to replace or repair materials with more energy-efficient alternatives, where this will not adversely impact heritage significance.

8.16 The roofs have the capacity to incorporate increased insulation depths without altering the roof profiles.

8.17 The windows could be upgraded with new triple-glazed windows to match original fenestration patterns and sight lines.

8.18 Improving draught proofing and insulation would reduce heat losses and will have a direct impact on reducing energy demands.



Detailed drawings showing cavity wall construction and roof build up

Policies

Ensure the existing energy performance of the building is understood before proposing new efficiency measures. Monitor the efficiency of the building before, during, and after the implementation of any measures.

Carefully consider and limit the impact of any roof-mounted PV/solar thermal panels on views of the college from agreed locations.

Ensure that any replacement windows retain original fenestration patterns and sight lines.

Ensure that no unintended consequences occur from the introduction of internal insulation or any increase of insulation within the roof voids. Check all ventilation routes are maintained.

Consider more energy-efficient replacements for failed original systems. Ensure that replacements will have no, or minimal, adverse impact on the architectural significance of the asset. For example, the use of heat pump technologies needs to be assessed by specialists to determine what upgrade works are required to the building envelope before these can be accommodated.

Retro-fitting comfort cooling requires careful planning to limit the impact of external air condition units, plant and surface mounted pipework.



View from the Rugby Ground looking north showing south facing roof surface which could accommodate pv/solar thermal panels

8.19 Accessibility

- 8.20 The Equality Act 2010 includes a requirement to do what is 'reasonably possible' to provide an equal experience to all.
- 8.21 The potential impact on significance and historic fabric means it is not always possible to integrate access into the architecture of a building. For example, steps were an important part of Erskine's original design intent for Clare Hall.
- 8.22 Careful management will allow sensitive design approaches to balance the need for access against any negative impact on significance and heritage fabric.
- 8.23 Key Issues
- 8.24 Adaptations have been carried out to improve access, including the installation of several platform lifts to provide access to most of the public/common areas.
- 8.25 Ramped and lift access is provided from the underground car park through a series of lifts which provide wheelchair access to all public areas.
- 8.26 Clare Hall offers a wheelchair-accessible student room, but the supply is limited.
- 8.27 There are no wheelchair-accessible guest or residential rooms, which limits Clare Hall's ability to accommodate disabled visitors.
- 8.28 External courtyards are accessible by steps only but can be enjoyed from the adjacent internal spaces through the large areas of glazing enclosing these outdoor rooms.
- 8.29 Level access to the Scholars' Garden can only be provided from Herschel Road.
- 8.30 Level access to the Fellows' Garden can only be provided from Herschel Road.
- 8.31 The laundry is not accessible to wheelchair users.
- 8.32 Acoustics in the dining hall cause issues for deaf and hearing-impaired users.
- 8.33 Steps leading down both walks present access barriers but are an inherent part of the original Erskine-designed scheme.
- 8.34 Gender neutral wc's are provided at the lower level.
- 8.35 Opportunities

- 8.36 The introduction of a series of platform lifts to enhance accessibility has been sensitively handled in the East block. This provides DDA-compliant access to all public rooms.
- 8.37 Further internal modifications could be made to increase the number of wheelchair-accessible rooms.
- 8.38 Signage and wayfinding could be enhanced to aid the visually impaired.
- 8.39 Acoustics in the dining hall have been improved through the introduction of curtains and could be improved further by adding acoustic wall panels to the north wall or as part of a wider re-roofing programme of works. Subject to obtaining specialist acoustic advice

Policies

A01

Regular access audits should be carried out, including consultation with users and visitors.

A02

Ensure improvements to physical access are carried out as part of recommendations in the access audit and management strategy.

A02

Bold and innovative solutions to improving access may be required to balance this against any harm to significance.

A03

Any internal changes required to residential accommodation to provide wheelchair access to be carefully balanced against the impact on the architectural significance.



Bold but respectful alterations to accommodate new platform lifts to address the DDA/access stepped level barriers and provide wheelchair access to public areas



Curtains and suspended panels added to improve acoustics in the dining hall.

8.40 New Works

- 8.41 New-build additions or those within the immediate setting will need to be designed in line with the processes set out in the CMP. They should respect the scale, siting, composition, proportion, structure, landscape, materials, texture, and colour of Clare Hall. Additions should be discernible as new, identifiable upon close inspection, but work in harmony with the existing; complementing, not competing, interpreting, not imitating.
- 8.42 Issues
- 8.43 Pressures on maintaining the internal environmental conditions within the original entrance space have necessitated the need to build a covered draft entrance lobby. The deep overhanging canopy lacks finesse, and the adoption of mill-finished aluminium entrance doors introduces a new language that is not in keeping with the material palette originally adopted by Erskine.
- 8.44 Bold alteration work was undertaken to the common room to resolve the DDA/Access barriers by extending the room outwards to incorporate a platform lift. This alteration shows how well considered adaptations can resolve functional related issues.
- 8.45 The external courtyard spaces and both the fellows' and scholars' garden are important components of the architectural significance of Clare Hall. Development has occurred on the edges of both gardens since Clare Hall and the later Erskine designed Michael Stoker Buildings were originally constructed. Brian Pippard Building and the Anthony Low Building have both been designed as separate buildings that respect the setting of the original building. Any further additions to the site would need to be carefully assessed to avoid affecting the heritage significance of the site.



Long view of the Clare Hall from the rugby ground with the Brian Pippard Building to the west.

8.46 Opportunities

- 8.47 The lack of changes implemented since Clare Hall was completed is a testament to the success of the original design. New requirements by the college have been delivered through the formation of new stand alone building on the campus site.
- 8.48 Where change has occurred, it has been to address operational pressures such as the introduction of platform lifts and draft lobbies.
- 8.49 The lack of original office/admin spaces has resulted in the original study rooms being used as offices. It could potentially enhance the academic offer if these spaces could be returned to study use. Alternative office space would need to be found.



Anthony Low Building with Clare Hall in the background

Polices

N01

New work or alteration to a significant place should normally be acceptable if:

- There is sufficient information to comprehensively understand the impacts of the proposal on the significance of the place.
- The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.
- The proposals aspire to a quality of design and execution which may be valued now, and in the future.
- The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

N02

The principle of removing intrusive modern additions is acceptable.

N03

Any new work to improve the performance and functionality of Clare Hall should not adversely impact on the heritage significance.



New entrance lobby

8.50 Repair Maintenance and Conservation

- 8.51 Clare Hall has an active maintenance department that carries out regular and periodic monitoring, which informs continual improvements through planned maintenance regimes.
- 8.52 Issues
- 8.53 The general condition of Clare Hall is good, with regular maintenance being carried out by a dedicated team of maintenance staff.
- 8.54 The building is now 50 years old, and certain components and materials have reached the end of their life, i.e. the aluminium roofs, timber windows, doors and certain M&E services now require a larger phased program of upgrade and replacement works.
- 8.55 Water ingress from leaks in the roof is a problem at weak spots in the zinc roofing, particularly around roof penetrations and roof lights.
- 8.56 Timber window cills and lower frame sections are rotten and regular intensive repairs are needed to maintain the windows. Double-glazed units periodically fail due to their age, loss of perimeter seals and deteriorating timber frames.
- 8.57 Louvres provide good levels of ventilation to the rooms but they are a significant weak spot in the thermal performance of the external envelope.
- 8.58 Asphalt waterproofing to the raised deck above the garage level is blistered, cracked, and sagging due to age and UV degradation.
- 8.59 Timber cladding, balustrade guarding infill, oversized timber-clad rainwater spouts, and privacy screens require intensive and routine maintenance to protect the original timber.
- 8.60 Erskine's use of traditional materials in a modern and innovative way has led to patterns of weathering. The joints to the minimal roof copings have led to localized staining to the brickwork below the coping joints.
- 8.61 The lack of over sailing copings to the external residential terrace walls has resulted in staining to the brickwork.
- 8.62 Exposed fair-faced concrete to the raised platforms to both walks and the sides of the ramps down to the basement car park attract organic growth and staining.
- 8.63 Installing new and addition lighting, electrical sockets, CCTV, security, and all other associated M&E items has resulted in surface cabling and pipework, which detracts from the clean controlled nature of the original design.
- 8.64 Opportunities
- 8.65 Roof renewal would offer the opportunity to upgrade the level of insulation and introduce pv/solar panels subject to obtaining the necessary consents.

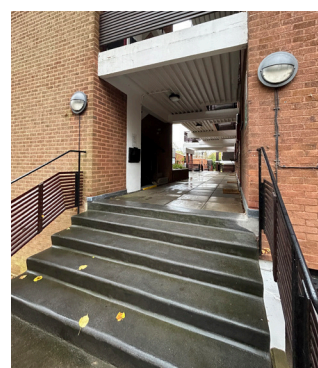
- 8.66 A planned phased window replacement programme could offer the opportunity to introduce improved low e gas filled double or triple glazing and remove cold bridging within the window frames and louvres. The President's accommodation has new powder coated aluminium frames which match the original colour, sight lines and fenestration pattern of the original timber windows and this could be considered subject to obtaining the necessary consents.
- 8.67 M&E Plant Renewal could offer the opportunity to explore alternative low carbon energy sources. For example, air source heat pumps. This would require a strategic review of the overall heating and hot water systems together with the thermal performance of the existing fabric.
- 8.68 Replacement asphalt waterproofing below the paving to the raised deck above the garage levels could offer the opportunity to review the type and method of waterproofing with the aim of improving the aesthetic appearance and longevity of the surface.
- 8.69 Any complete renewal of M&E, CCTV, Security and lighting systems offers the opportunity to carefully plan and control the selection of fittings and placement of new cabling and pipework routes to avoid unsightly surface mounting.



Asphalt covering beneath paving



Cracked and blistered asphalt covering



Asphalt covering to entrance steps



New PPC double glazed aluminium windows used a precedent for planned replacement windows

Policies
M01
Technologically innovative solutions to problems may be appropriate where they are proven to be successful and do not impact on significance. i.e pv panels, air source heat pumps.
M02
Unless there is a fully technically justified reason that also respects the heritage significance, all replacement materials and components should match the original.
M03
All new M&E fittings to be match original design intent. New conduit and pipework routes to be carefully planned to avoid surface fixing where possible or to follow concealed routes
M04
Develop a practical management and maintenance strategy to undertake the larger phased replacement works i.e. the roof, window and M&E systems renewal
M05
Address the maintenance and repair needs of Clare Hall with a clear understanding of the techniques, materials and skills used in their original construction.
M06
Keep a record of all tests, monitoring and repairs as a resource for the future.



Organic and surface staining to fair faced concrete



Double glazed steel windows



Staining to brickwork below roof trim joints

8.70 Landscape, setting and security

- 8.71 Issues
- 8.72 Landscape is central to Erskine’s original design with the external spaces between the different blocks being key to supporting the life of the users and providing a range of different outdoor amenity space ranging from private balconies and courtyards to public terraces and landscaped gardens. As the courtyards are a mix of private and public there is no unified approach to planting. Certain areas have been carefully considered and others could be improved by adopting a unified approach to planting in the public areas.
- 8.73 The open water channel/stream that ran from the base of the enlarged rainwater spout towards the south along the family walk has been paved over. This alteration has been done presumably for health and safety reasons. The loss of this feature dilutes the original kinetic rainwater concept that runs throughout the scheme.
- 8.74 Several plant beds been removed and paved over to the Scholars’ and Family walk that were originally planted with small single species shrubs/trees. Planters have been added to replace the loss of soft planting. These planters vary in style and planting.
- 8.75 Clare Hall was designed to be permeable from both sides of the site, reflecting the fundamental ambition of both the client and the architect to create an open and inclusive environment. The southern boundary facing the private lane is now gated to increase security, which is an understandable intervention given the low level of passive surveillance along this lane. This action has not undermined the overall feeling of openness. The absence of gates and a traditional porter’s lodge along Herschel Road to both entrances to the scholars’ and family walk helps to maintain this feeling of permeability.

- 8.76 Opportunities
- 8.77 Adopt a landscape strategy management & maintenance plan for Clare Hall to address improvements to the inner courtyards and spaces between the buildings. This could include a unified designed approach to hard and soft landscaping. It is clear from the original photographs and drawings that Erskine intended for these spaces to be filled with soft landscaping.
- 8.78 Consider re-introducing the water channels or if this is not possible then a change in paving treatment could be introduced that would reference the original design intentions.
- 8.79 Seek to address issues of accessibility, way finding and interpretation through the implementation of a designed landscape strategy.
- 8.80 Ensure landscape and setting are taken into account as part of any access, way-finding and signage strategy.

- Polices
- L01
- Maintain the permeability of the site by avoiding the introduction of gates including to the entrances to the Scholar’s and Family Walk. Consider the use of CCTV if security becomes an issue.
- L02
- The scholar’s and family garden should be protected as a key amenity space.
- L03
- Implement a landscape strategy to present a unified approach to soft and hard landscaping.
- L04
- Inner outdoor courtyards are key to the success of the scheme and these should be retained and maintained. Access to these spaces should also be maintained.
- L05
- Any new external ramps required to overcome DDA/wheelchair access issues to be carefully considered and adopt a similar palette of materials if required.

8.81 Building Legislation

- 8.82 Building regulations are a legal requirement which set standards for how most new buildings should be constructed to achieve a minimum level of performance, including most outbuildings and extensions.
- 8.83 They are intended to protect people's safety, health and welfare. They also set standards for accessibility, water use, energy use and security.
- 8.84 Historic England supports the government's aim to improve the standards to which existing buildings are constructed and maintained. There are improvements that can be incorporated into our existing buildings to make them more energy efficient and resilient to climate change.
- 8.85 Existing buildings are not generally required to be brought up to newer building regulations standards. However, existing buildings, or parts of existing buildings, may need to comply with certain aspects of building regulations in circumstances such as:
- The building is subject to change of use
 - A thermal element (wall, floor or roof) is renovated or replaced
 - When an extension is added
 - When a 'controlled service' or a 'controlled fitting' is installed. A replacement window is an example of a controlled fitting. A boiler is an example of a controlled service
 - Consequential improvements are required – when an existing building over 1,000 square metres is extended or its capacity for heating or cooling per square metre is increased
- 8.86 Listed buildings or buildings in conservation areas are **not exempt** from complying with building regulations. However, the special needs of historic buildings are recognised in some of the building regulations' approved documents covered below.
- 8.87 Issues
- 8.88 Updates and changes to fire regulations, building legislation and building insurance policies can require modification and upgrade works to existing means of escape, fire suppression and fire doors within existing buildings.
- 8.89 HSE Work at Height Regulation 2005 places a requirement on building owners to ensure that all maintenance and repair work at height is planned, supervised and carried out by competent people. This can require alterations to ensure that either permanent and/or temporary fall restraint systems are put in place to carry out any repairs to roofs, gutters, roof lights, high level glazing and all other components at high level.

- 8.90 Disability Discrimination Act 1995 related issues are covered in section 8.18 above
- 8.91 Updates to the Workplace (Health, Safety and Welfare) Regulation 1992 can require internal changes to work areas within buildings.
- 8.92 Opportunities
- 8.93 There are many incentives to carry out improvements to listed buildings like Clare Hall. Existing buildings have a vital role to play in the journey towards a low carbon future. When carrying out any planned upgrade and maintenance works at Clare Hall an opportunity exists to improve the overall energy performance of the existing buildings.
- 8.94 Well intentioned improvements can harm the building and the health and well-being of its occupants so care must be taken to assess the compatibility of any improvement works. For example adding internal insulation to a solid external wall will have a completely different outcome to blowing cavity insulation into a modern cavity brick wall. Adding insulation to the roof can limit roof ventilation and lead to interstitial condensation.

Polices

B01

A 'whole-building approach' should be adopted when considering any alteration and upgrade work, which uses an understanding of a building to find balanced solutions to save energy, sustain heritage significance and maintaining a healthy indoor environment.

B02

All energy improvement works should be carefully assessed to avoid unintended consequences.

B03

Direct and indirect impacts of climate change dictates that when major repairs/renewal works are planned these are assessed to determine balanced solutions to save energy, sustain heritage significance and maintaining a healthy indoor environment.

B04

Fire compliance is critical to protect the building users and the heritage asset. Any fire related alteration works needs to be carefully considered to avoid affecting the heritage significance.

B05

Any permanent roof safety infrastructure required to access and maintain building elements at height to be carefully considered to avoid affecting the heritage significance. For example avoiding unsightly visible roof top key clamp balustrading.

Clare Hall, Cambridge

Proof of Evidence on behalf of Clare Hall in relation to heritage matters

Fiona Lamb

MA(Hons), Dip Arch(Edin) AABC, RIBA.

August 2025

Objector Number (OBJ213)

Inquiry reference (TWA/24/APP/03)

Appendix 2 - Architects Journal 1970 Clare Hall Cambridge

CLARE HALL CAMBRIDGE

Building study

CI/SfB

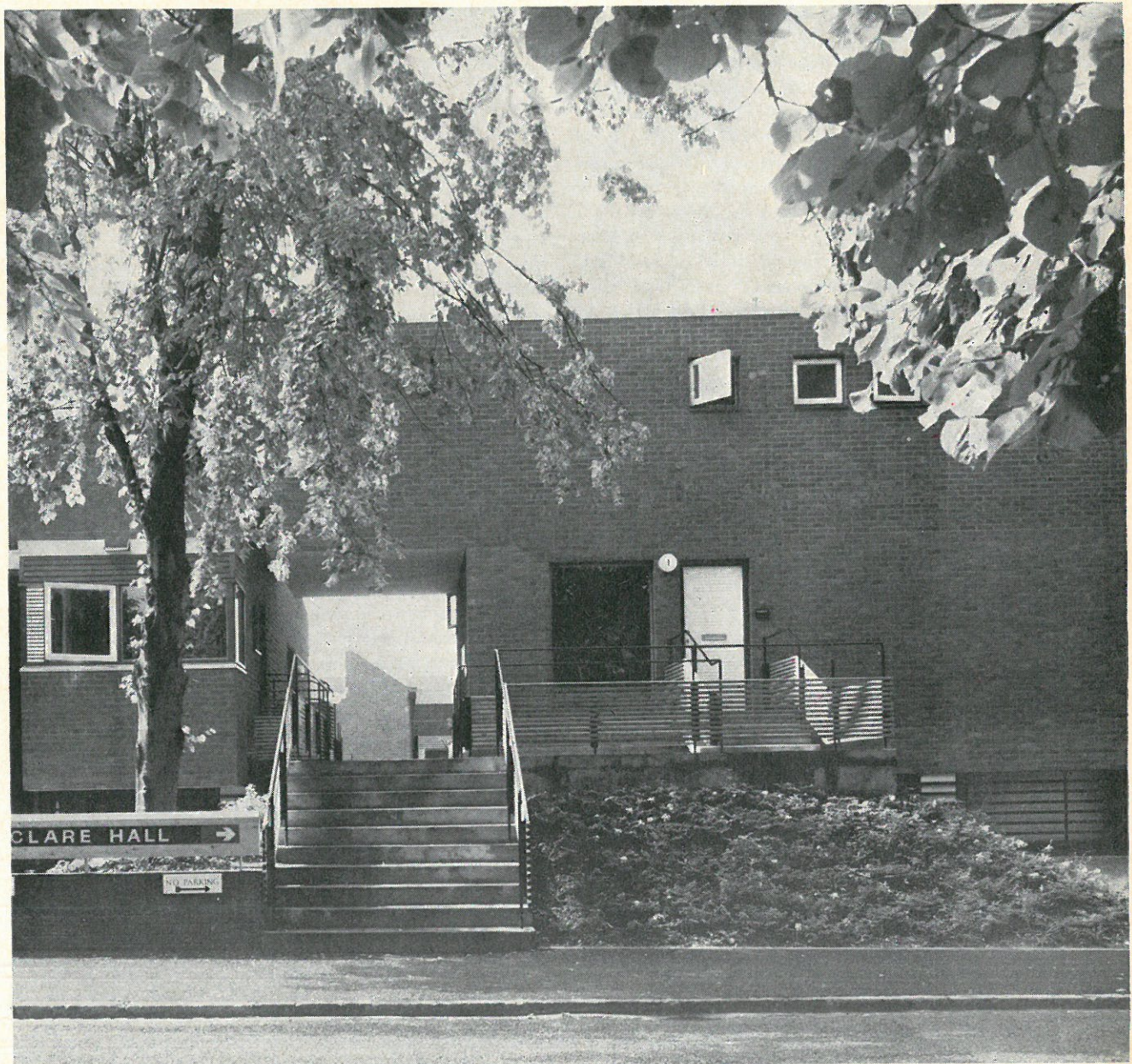
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Students' hostel Ralph Erskine in association
with Twist & Whitley

Clare Hall

at Herschel Road, Cambridge
by Ralph Erskine
in association with Twist & Whitley
quantity surveyor Monk & Dunstone
structural consultant Peter Dann
services consultant E. Wingfield Bowles &
Partners

Ralph Erskine works in Sweden, and Clare Hall is his first major building in England. It is notable for the variety of ways in which it displays Scandinavian influences, and also for the positive effort that has been made to avoid the character of traditional Cambridge collegiate buildings



ARCHITECT'S ACCOUNT

From a report by Ralph Erskine on the concepts underlying the planning of Clare Hall and their implementation

Clare Hall forms an international mini-community within that very English community of Cambridge—a town of modern scholarship and archaic college societies. It is a community of people who are elected to the college to further their self-chosen studies and who are selected according to capacity without regard to age, sex or origin—a group of scholars and their families.

Its needs are those of any community, of a place for living—of places for work, rest and recreation, for individuals and groups of people of varying needs and tastes.

It needed dwellings for families and dwellings for single people, work places for scholars, for housewives (or house-husbands) and for children. It needed meeting places for mixed groups with many interests, and others for special groups with special interests, places for common or private meals and recreation, places for togetherness and others for privacy.

Social objectives

In our first discussions it was established that there was no necessity for any special 'aura' around the life and work of scholars. Should symbols be needed there could be none better than results achieved!

We wished to achieve an open ended and attractive environment free from memories of medieval and renaissance monumentality or opulence, to ally ourselves with new society builders rather than 'establishment'. It is regrettable that unavoidable factors, such as the cramped site which forced us to plan for under-deck parking, such as the lack of repetitive units in this small project with a complex programme, as well as certain avoidable (?) ones (changes of programme, my own exaggerated ambitions?), raised costs well above the level desired.

The social structure, as well as the needs of Clare Hall, can vary considerably according to the attitudes as well as the functional necessities of its members. Families and individuals can be gregarious and neighbourly or retiring and exclusive, and the relationship between the scholars' group and the families can take many forms.

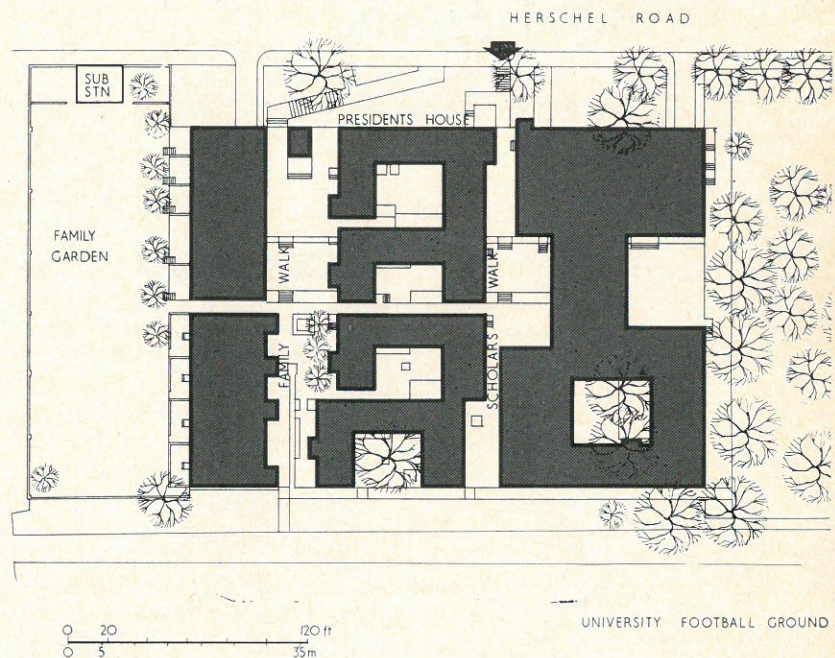
Planning

With a view to helping Clare Hall and its members to find and vary its relationships the buildings are grouped around two main walkways—the 'family walk' with the dwellings, and the 'scholars' walk' with the studies, common room and bar. Beyond these, at each extremity of the site is a 'family garden' and a 'scholars' garden'. Breaking right through and across these groups is a cross-walkway which can, when opened or closed by gates, taboos or traditions, give a varying degree of inter-relationship between 'scholastic' and 'profane' work and recreation, a relationship which can be decided traditionally, emotionally, or by degree of understanding and functional necessity.

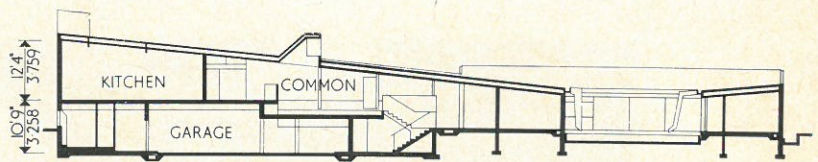
Each of the dwellings, as well as the common room and dining room, has indoor rooms and outdoor balconies and terraces for privacy, and others placed to give casual 'street contacts'. The walk-way system is at both ends open to the adjoining roads of Cambridge.

The garage and parking place is formed as a street, a semi-outdoor place with direct car-entrances to the common room, the main kitchen, the family and scholars' walks and the president's house.

Within the buildings are many choices of dwellings; there



Block plan ($\frac{1}{8}$ in = 1 ft)



Section BB ($\frac{1}{4}$ in = 1 ft)

are nine 1-person bed-sitters, one 2-person bed-sitter, two 3-person flats with a sleeping balcony, four terrace houses with three bedrooms, three court houses with four bedrooms and one court house with lounge, dining room, study and four bedrooms.

All the dwellings are equipped with full kitchen and cupboard space (of a standard similar to that of normal housing in Sweden), and have been fully furnished by ourselves. The kitchens of the larger dwellings have space for dining, lounging, and for sewing or children's work.

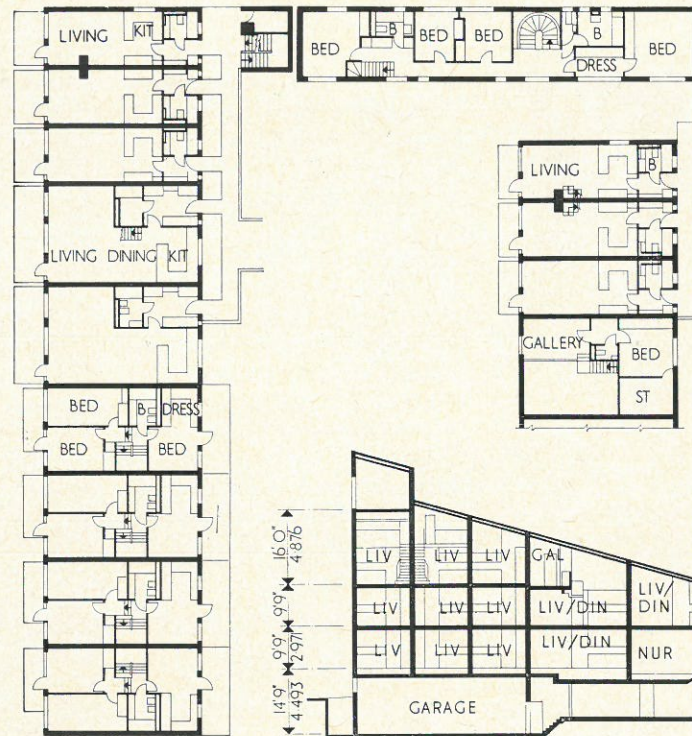
The common room, bar and dining room are placed between the public space of the scholars' walk and the quiet seclusion of the scholars' garden and are planned to give varying degrees of intimacy for relaxed or intensive conversation.

Ten studies, three rooms for the president and for secretaries, and a larger discussion room and a reading room are grouped around an enclosed court to form an enclave for concentration, for individual work or for intensive exchange.

Construction

The construction is 'normal'—brick cavity walls with filled cavity and insulated timber roofs with aluminium sheet covering. Walls between dwellings are brick cavity without acoustic 'bridges'. Floors in flats are concrete with fitted carpets, in houses of timber. The ceilings in the common room bar, dining room, servery and discussion rooms are of untreated and unplanned pine boarding. Facing bricks are low-cost machine made with a brown surface. Central heating and hot water is supplied from a central boiler house.

Our aim has been that the buildings should, as far as possible, harmonise with the scale, colour and materials of the surrounding houses of suburban Cambridge.



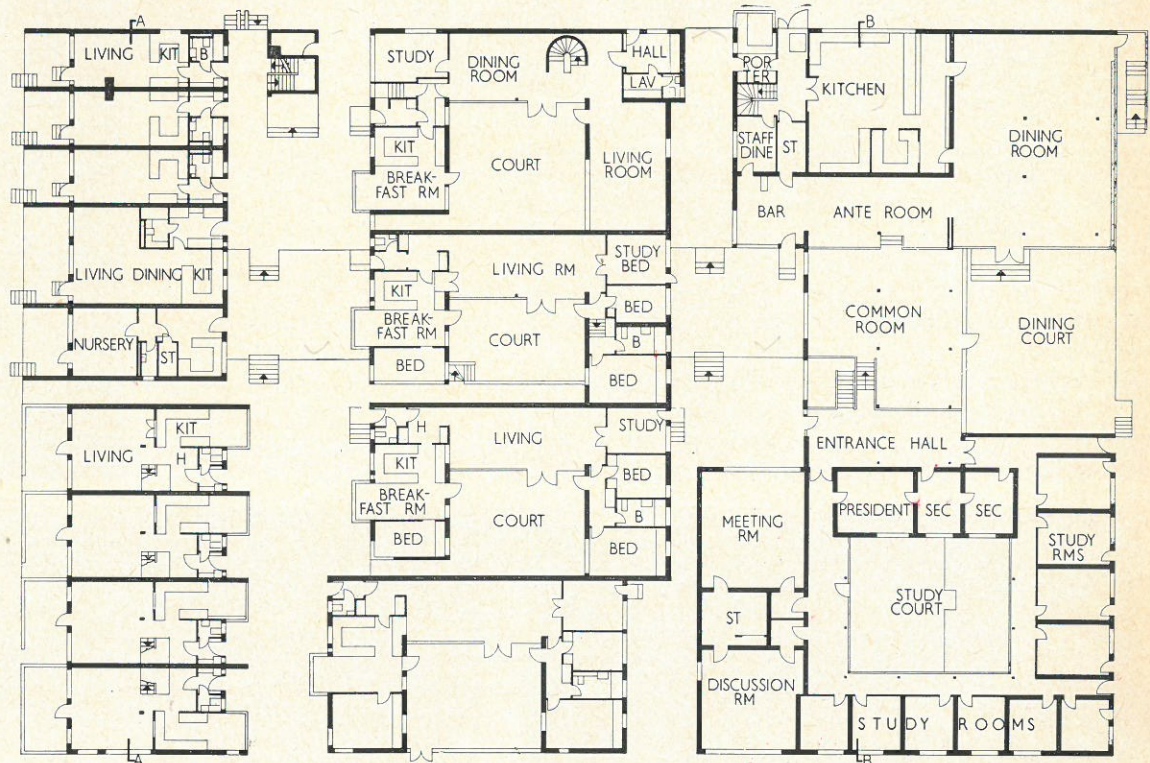
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Third floor plan ($\frac{1}{4}$ in = 1ft)

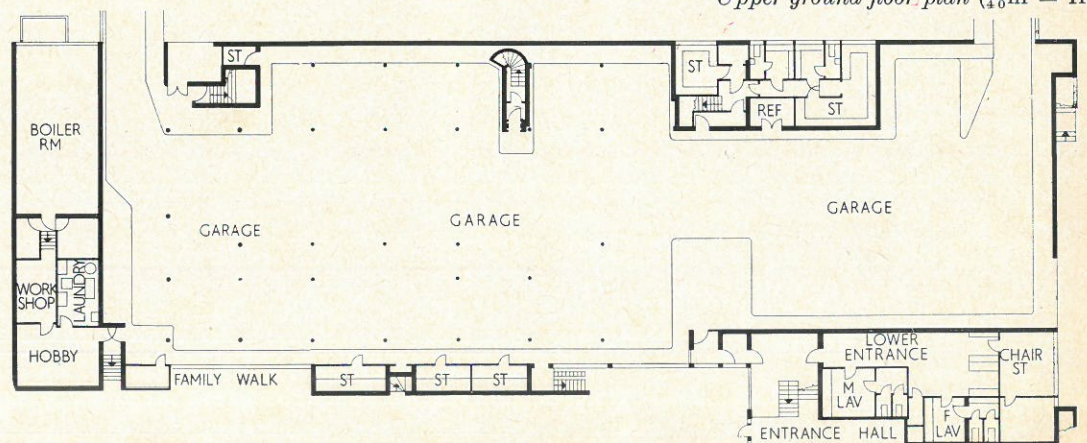
Second floor plan ($\frac{1}{4}$ in = 1ft)

First floor plan ($\frac{1}{4}$ in = 1ft)

Section AA ($\frac{1}{4}$ in = 1ft)



Upper ground floor plan ($\frac{1}{4}$ in = 1ft)



Lower ground floor plan ($\frac{1}{4}$ in = 1ft)

APPRAISAL

by Peter Collymore*

Ralph Erskine has not been without honour in the UK but this is the first chance we have had to examine one of his buildings in England, his others having been built in Sweden. He has also now built some housing at Newmarket (AJ 29.7.70) and at Killingworth near Newcastle, and other work is planned for Newcastle. Photographs of his buildings in Sweden have awakened interest in his work and its individual flavour, and now he has designed Clare Hall in Cambridge, which is a building complex of traditional construction but with the Erskine touch. He has been interviewed recently on television where he had some strong views against the monumentality of much recent architecture, being after a humbler, subtler and quieter architecture himself. Clare Hall is indeed a building that shows those traits: one could even say that it has charm, a quality not often attempted but nonetheless pleasant to find.

The site

The site is curious for a building of this kind, being that of a house in a leafy Cambridge street of large houses in large gardens. However, Clare College owned and used the house to the east of the site, which is now combined with Clare Hall to provide space for possible future expansion. Herschel Road is off Grange Road which runs behind the university library on the west side of the Cam.

The foundation of Clare Hall

The foundation of Clare Hall is one of the newer ventures in university organisation. Already at Cambridge, Corpus Christi College has built at Leekhampton House, and Darwin College has been founded jointly by Gonville and Caius, St. John's and Trinity Colleges. The university itself has founded University College and now Clare College has founded Clare Hall. These have all been formed to cope with the increased numbers of postgraduates attached to the colleges.

Clare College felt that these people (who are fellows of various grades) were in danger of missing aspects of university life outside their chosen departments, and so deter-

*The appraiser is an architect in private practice in London, who studied at Cambridge

1 Family walk looking towards Herschel Road. President's house closes view.

Flats at first floor are served by access gallery

2 Narrow crosswalk linking scholars' walk with family walk

3 Looking up scholars' walk from southern boundary, with seminar room at right and patio houses at left. Paving and planting seem fussy

4 Dining room, without 'high table', and with cafeteria service on most days



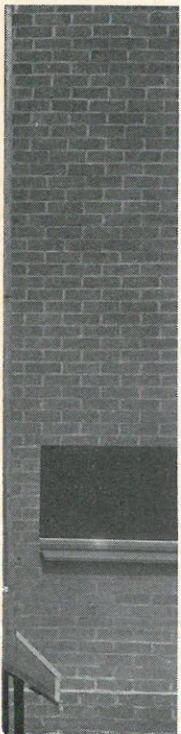
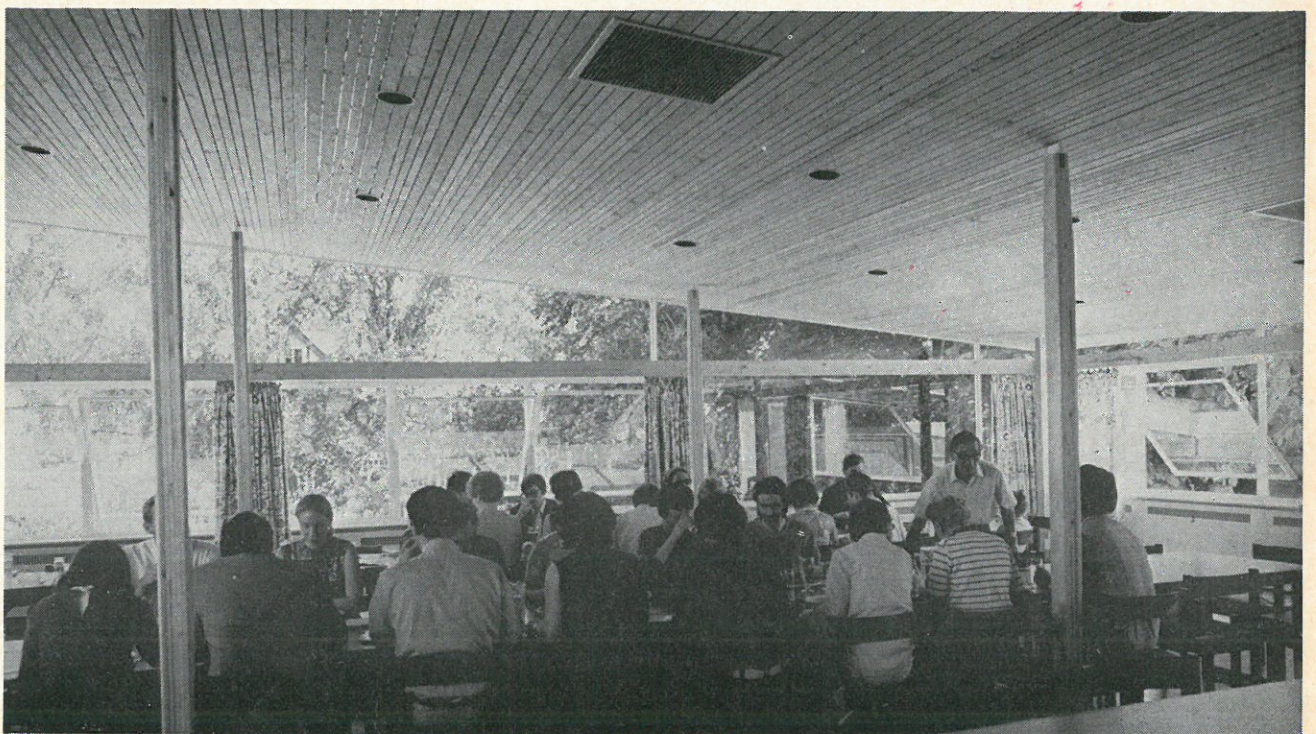
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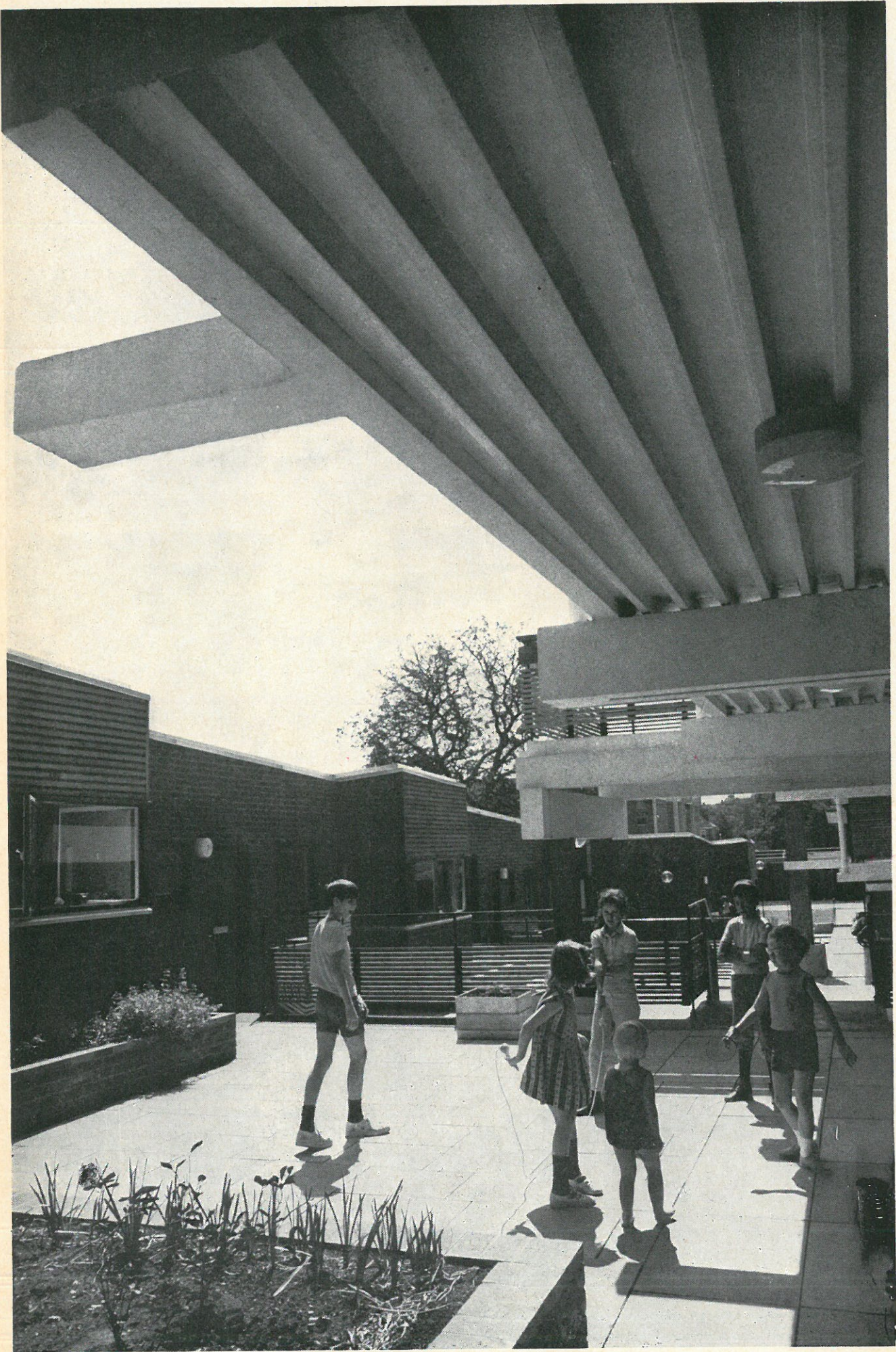


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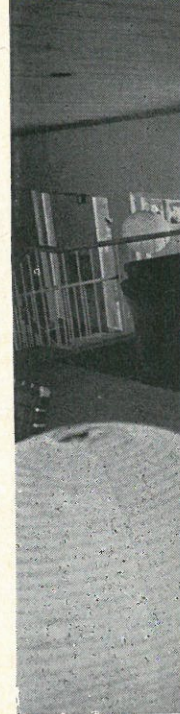




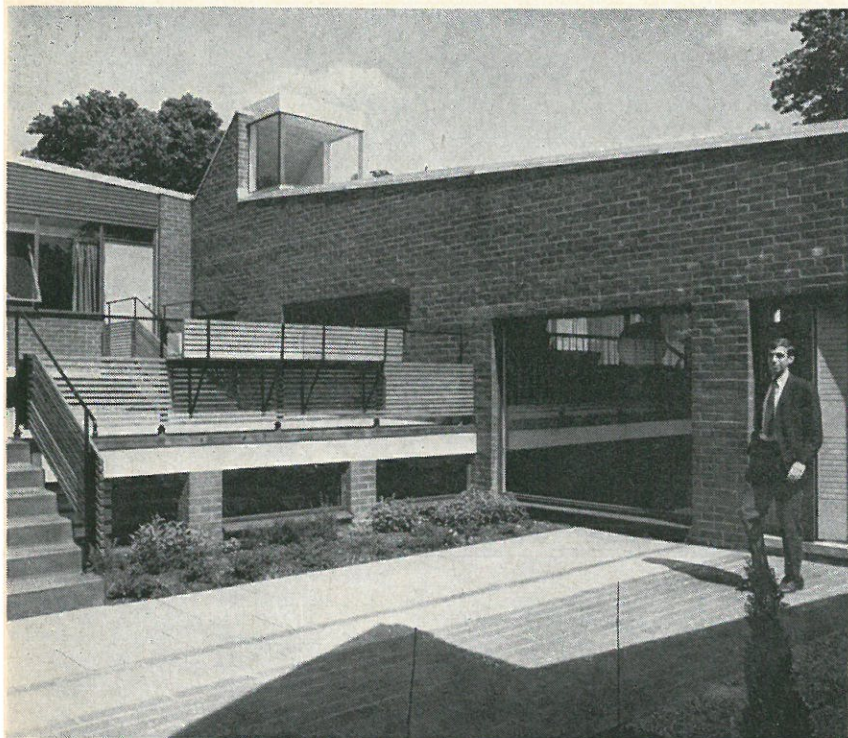
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mined, by setting up a trust, to construct Clare Hall to provide a base for postgraduates of both sexes in the form of common and dining rooms, seminar rooms and studies, and living-in accommodation for some of the members.

Previously these people had been spread about Cambridge in 'digs' and it had been difficult to integrate them with the life of Clare College or give them opportunities to meet fellow postgraduates of other disciplines during their spell in the university.

Clare Hall is autonomous. It has its own president, who lives in the building, a tutor, bursar and secretary, kitchen manageress and staff and two maintenance men. At present there are approximately ninety members, of whom twenty live in with their families, but it is felt that membership of Clare Hall might rise to 150.

The members (official, research or visiting fellows) are from many different countries, with a large proportion from the US, because of the easier access there to funds for research projects. Perhaps the social form of the institution is shown by the eating arrangements **4**. There is no 'high table' as in the undergraduate colleges. Food is served from a cafeteria for all members at lunch and residents at dinner. But on Wednesday night, there is waitress service at dinner for all members.

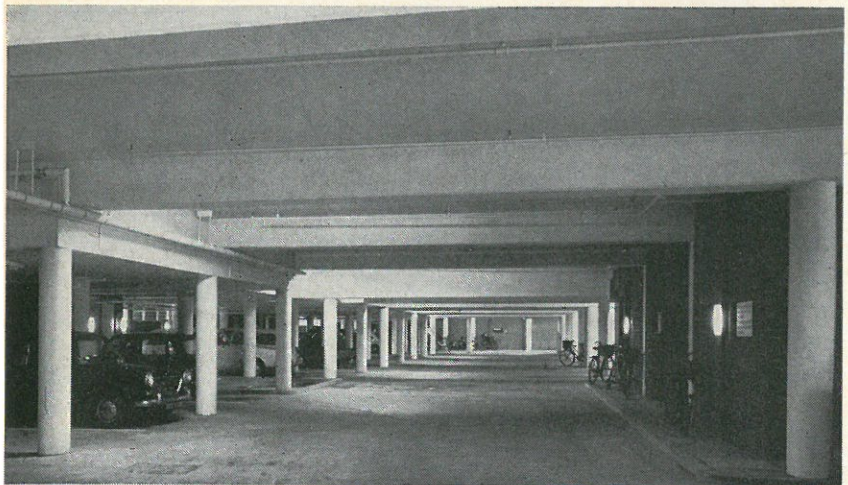
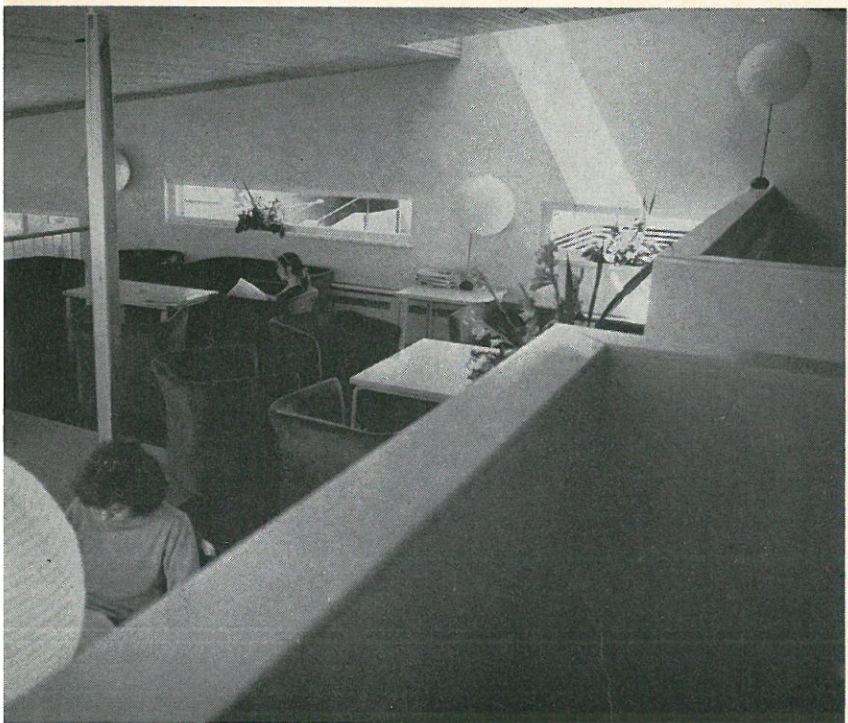
The design

This social organisation has demanded a varied schedule of accommodation. There are twenty dwellings of six types, common and dining rooms, seminar rooms and studies, as well as a semi-basement car park, administration offices, kitchens and lavatories. Erskine has expressed this variety of spaces without forcing them all into one simple enveloping form. He has constructed a concentrated 'village', although there is no chapel.

On the east side of the site is the kitchen, common and dining rooms, administration rooms, seminar rooms and studies. This block is separated from the central court house block by the scholars' walk, a 'river' of paving with access from the street at one end and the gravel boundary road at the other **3**. In turn, the court houses are separated from the flats block by the family walk **5**, a similarly paved area running through the site and usually cluttered with tricycles and other mini transport.

In addition there is a latitudinal cross passage linking all buildings to the family garden at the west end of the site, the scholars' garden being at the east end.

In essence, the complex has straight external sides and a grid of pedestrian ways, but by rising projections and settings-back, the whole is made informal and particular. The southernmost court house is nudged out of line to the west about nine feet to open out one end of the scholars'



5 Looking down family walk from point near road entrance. Access gallery to upper flats is overhead
6 Scholars' walk steps from road approach outside picture at left, main entrance at right. Common

room is lit by roof light centre

7 Semi-basement car park
8 Looking down to common room and entrance from gallery shown in **9**. Note illumination from roof light top right

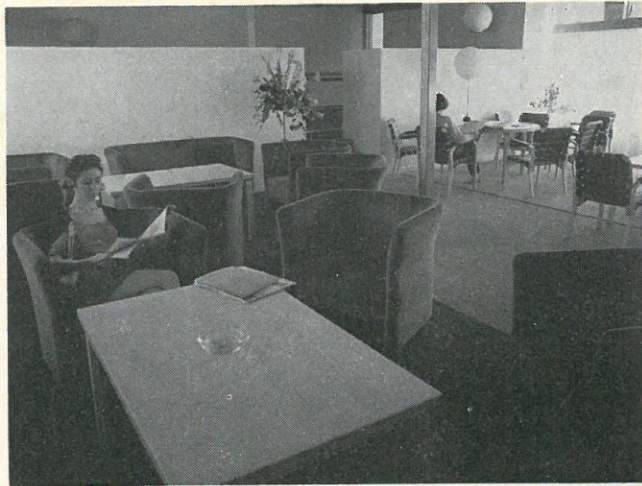
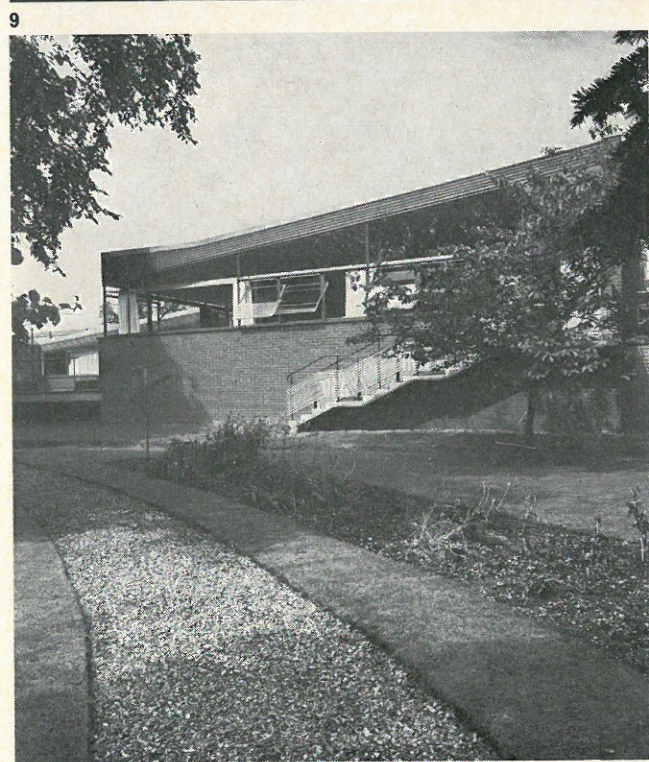
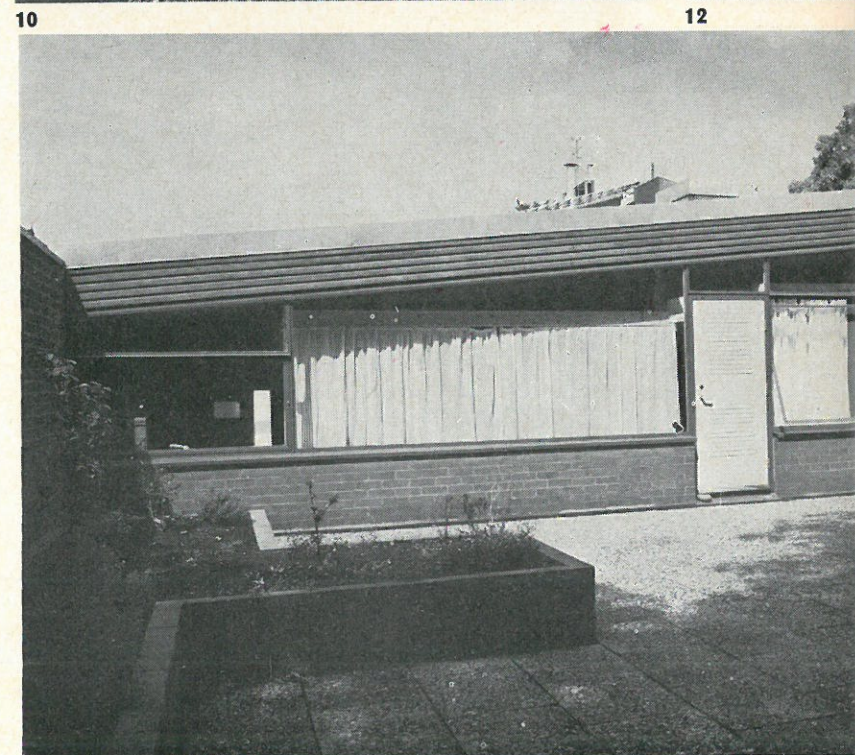
walk and close up the end of the family walk. As the complex is so nearly regular, the irregularity looks contrived. Across the whole of the north quarter of the building, there is a semi basement garage **7** for thirty-five cars, with the boiler house and laundry. There is access from there to the common room and president's house. This garage, being only partly sunk into the ground, has been used to raise the level at the entrance to the site, reached by steps and ramps from Herschel Road, so that floor levels and pavings fall from there across the site to its southern boundary. An otherwise flat site has thus been given a subtle fall which is used both inside and out to give variety of level and space.

The accommodation

The common room and dining room block **8, 9, 13** has the largest spaces in the whole complex. These are run together under a continually sloping ceiling of natural pine boarding spaced about $\frac{1}{2}$ in apart and showing the aluminium foil sheet between the boards.

The spaces are open and flow naturally upwards from entrance level to sitting area to bar to dining hall at the highest level. Rooflights spill skylight down the white walls in the common room and dining room where the horizontal view is either the scholars' walk or the scholars' garden **10**. In the southern part of this block are the administration offices looking onto the internal courtyard **12** with its pool and, at present, immature planting. This court has a glazed 'cloister' round its other three sides leading to the large partly top-lit seminar rooms and smaller studies. There are two seminar rooms and ten studies, but one gathers the impression that the seminar rooms have not been used as much as was expected.

The court houses, which are the central block, comprise the president's house (at right of photo p409) and three others. The former has a first floor, running along the north boundary, which is divisible to form a separate flat, should a future president live out of Clare Hall but need a base in College. This arrangement would release the rest of the house for other accommodation. The house has a surprisingly massive spiral staircase (see detail sheet p423) using precast treads cantilevered inwards from a concrete drum; it is a contrast with the elegant detailing of the scheme in general and one cannot see why it is so designed. It seems to belong to another architecture. In the president's house, the kitchen is at the opposite end of the house from the living room and this, in a court house plan, is a distance that can be a disadvantage when entertaining.



9 Common room. Furnishings are Scandinavian

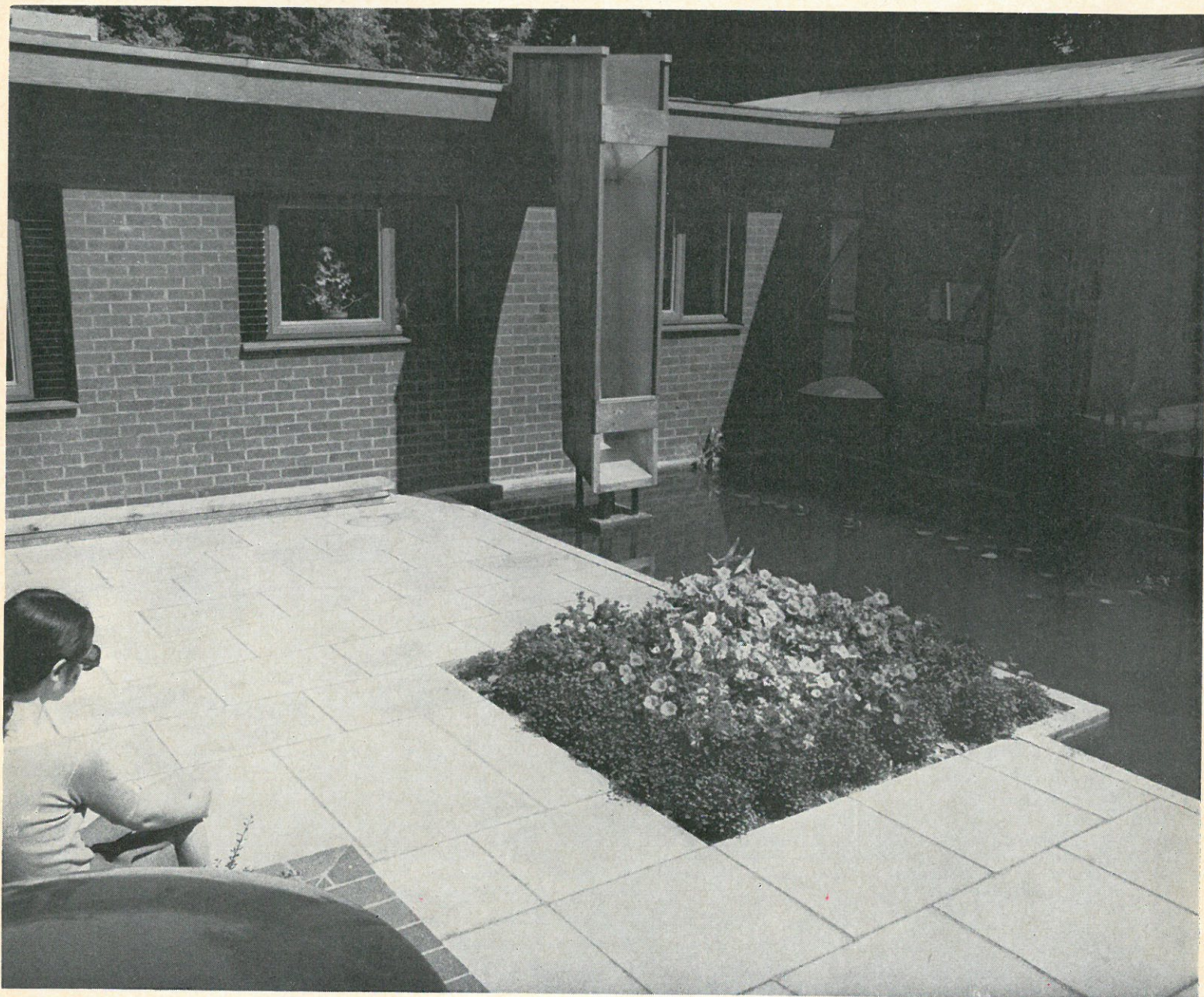
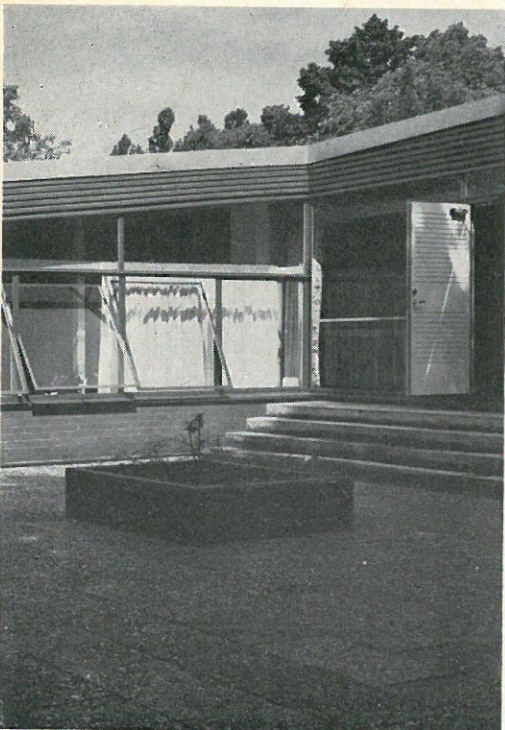
10 Dining room from the scholars' garden

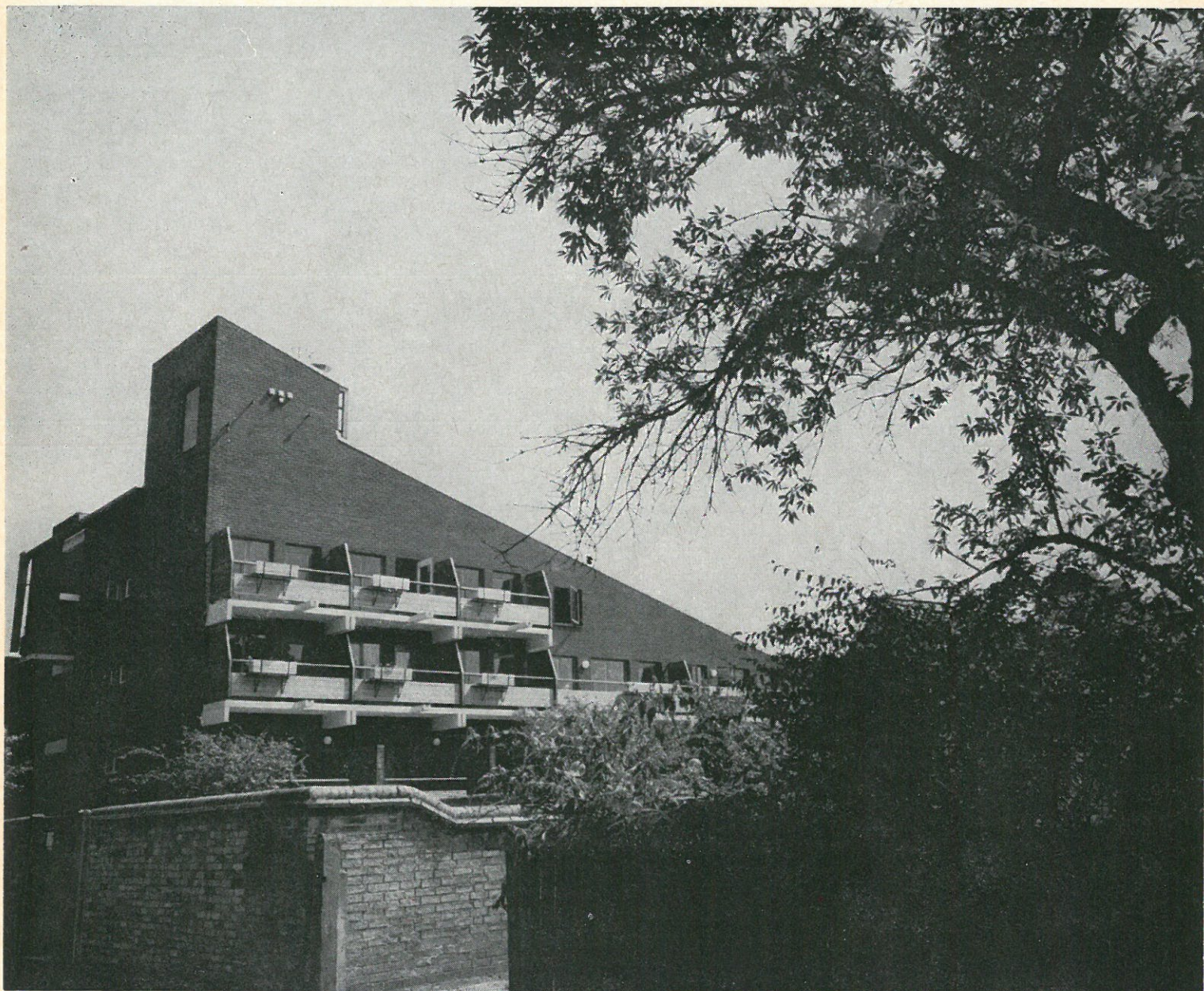
11 External court outside common room. Long roof slope has posed problems in glazing and curtaining, latter being hung from horizontal boxed tracks

fixed below ceiling

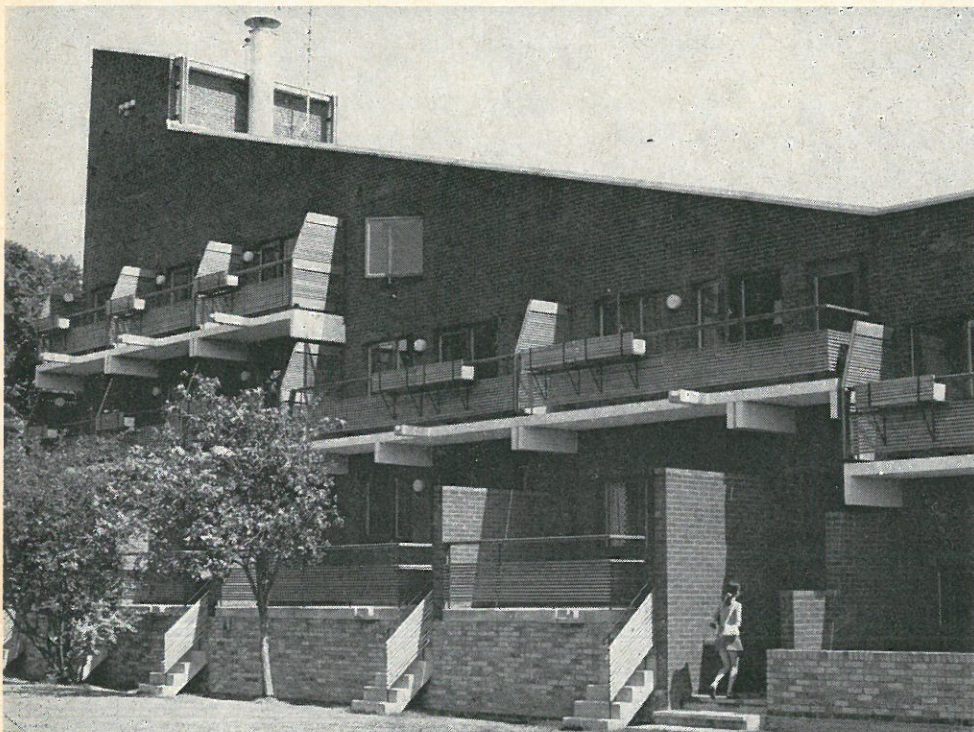
12 Administration block internal court has corridor on three sides, and water chutes from roof emptying into pool

13 Bar is tucked into corner of common room. Corner windows look over scholars' walk

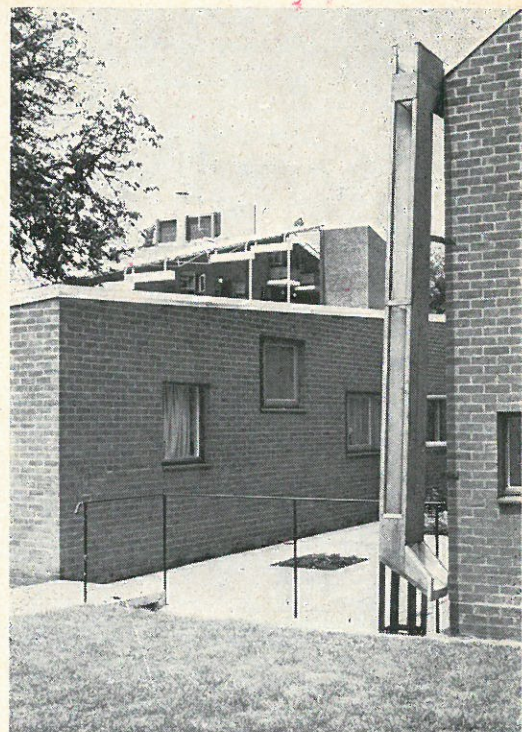




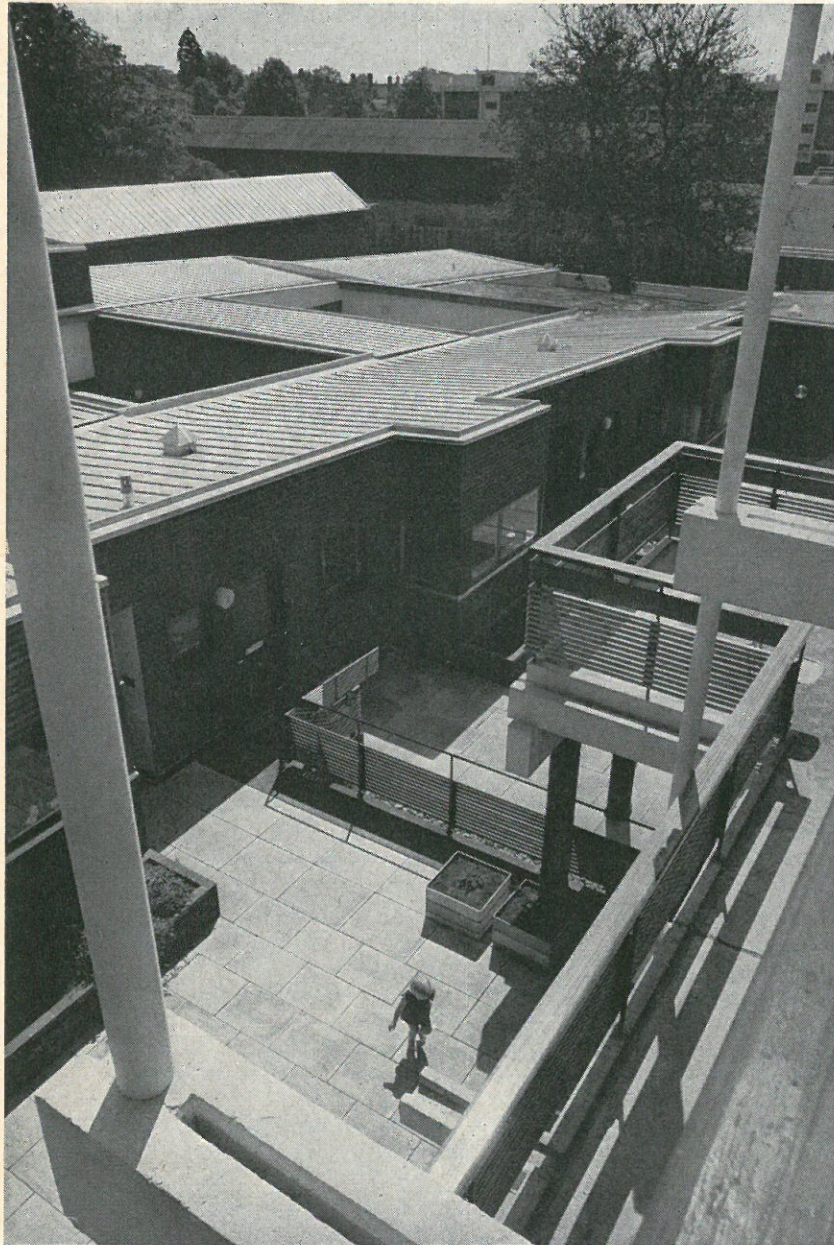
14



15



16



17

14 Highest point of the building seen from Herschel Road

15 Flats block from south-west. Lighter bricks at base enclosing small forecourts match the enclosing wall to this garden. But as they relate to new building, they would surely have been better in the red brick of the new work

16 Scholars' walk, at its south entrance, with flats block beyond

17 Roofs of courthouses and administration block seen from flats access gallery. Varied pitches and cross slopes have caused problems in detailing

18 Part of south elevation of court houses and flats blocks with water chutes and deep water channel

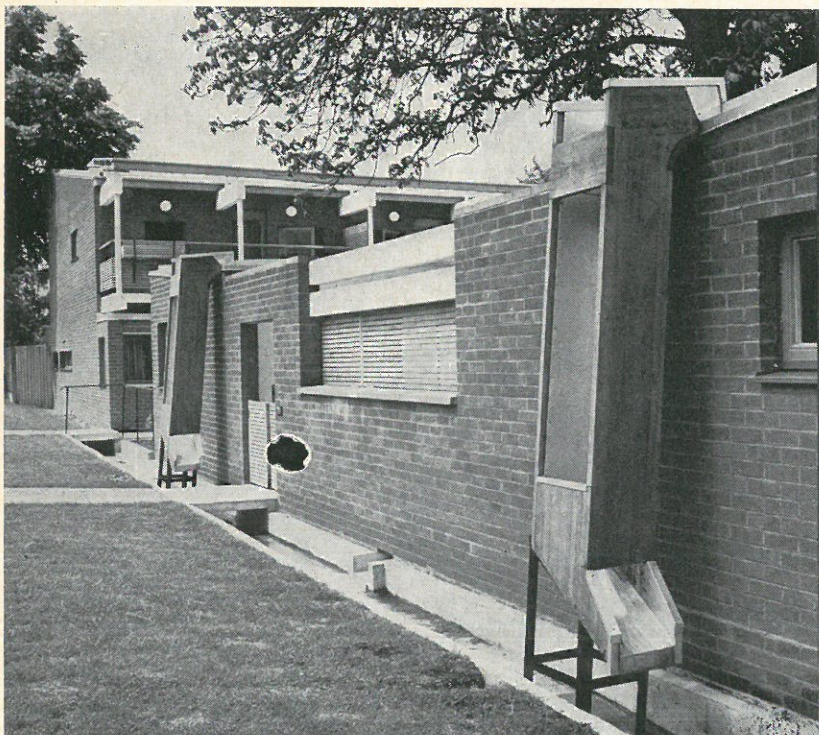
The kitchens and breakfast rooms of the court houses face those of the flat block opposite, across the family walk. This adds to the domestic and family atmosphere of this part of the scheme.

The structure

Erskine has welded together his raised enclosures with a simple traditional structure of red brick, aluminium roof and timber windows. But he often does something surprising with his roofs and here is no exception. In relation to the artificial ground level, he has made the buildings high along Herschel Road and swept the roofs down gently, with changes of pitch and direction, to the southern boundary. Where the roof is at its highest point **14** over the water tanks at the north-west corner of the flats block, the brick walls drop sheer to the main ground level providing a surprising contrast in height with the single storey buildings along the southern boundary.

To get the water off his roofs **17**, Erskine has had fun and games with collecting large areas of roof water and directing it down valleys to chutes **16**, **18** constructed of laminated wood with aluminium linings, to discharge into wide channels in the paving, or into pools in the courtyards. The channels in the paving are similar to those along King's Parade in the town, which are quite a challenge to the casual car parker. Here they are a tricky proposition for a pedestrian unfamiliar with the terrain. It is, however, refreshing and original to deal with the rainwater in this way, rather than the usual discreet smuggling away of it. In Sweden, Erskine has dealt with snow in a similar way, celebrating it rather than putting up with it. At Clare Hall, however, these chutes are seldom seen to gush; a cloudburst would be worth witnessing there.

Over the access galleries to the flats there is a large corrugated glass fibre canopy **22** running down with the roof line. The canopy itself is an attractive and pleasant idea but its supporting structure has an ambiguity which does not appear intentional, and is disconcerting. Concrete beams project to carry the galleries but steel tubes run up from the beam ends and look as if they are in tension supporting the galleries from the top. But at the bottom, the substantial beams of the lowest gallery appear to be supported off two slender 9in square brick columns which look inadequate and leave one uncomfortable as to which element is doing what 'work'.



18

The details

In detailing, the building bears Erskine's stamp of a sort of 1940's Swedish delicacy and adds a nostalgic touch to the general environment. Handrails end in knobs, balustrades are formed with narrow pine slats with a natural seal finish. One fears for them after a few years of fenland weather. There are flower boxes, again formed with slats.

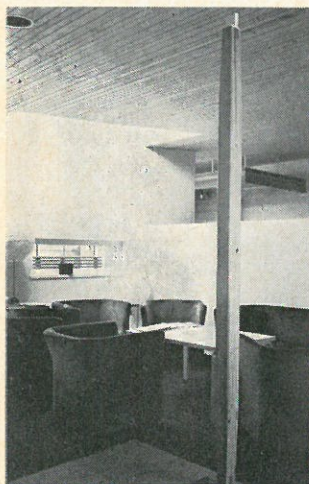
Windows are timber and often have narrow wood louvred vents associated with them; timber is painted strong colours, mostly red. The common room door is bright yellow. The door sets are a Swedish design obtainable here, but all the light fittings are of UK origin, as are the kitchen units. The furniture in the common room is Scandinavian.

19 Roof to common room is supported on laminated pine post

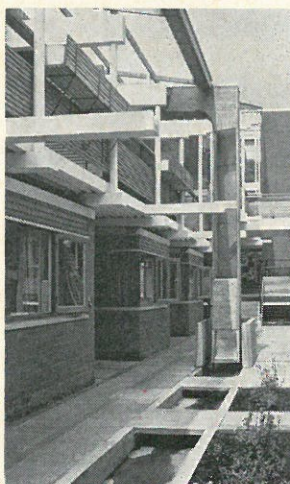
20 Family walk showing water chute from flat block roof discharging into channel down centre of space.

Access gallery water is discharged from projected chutes to drop into channel

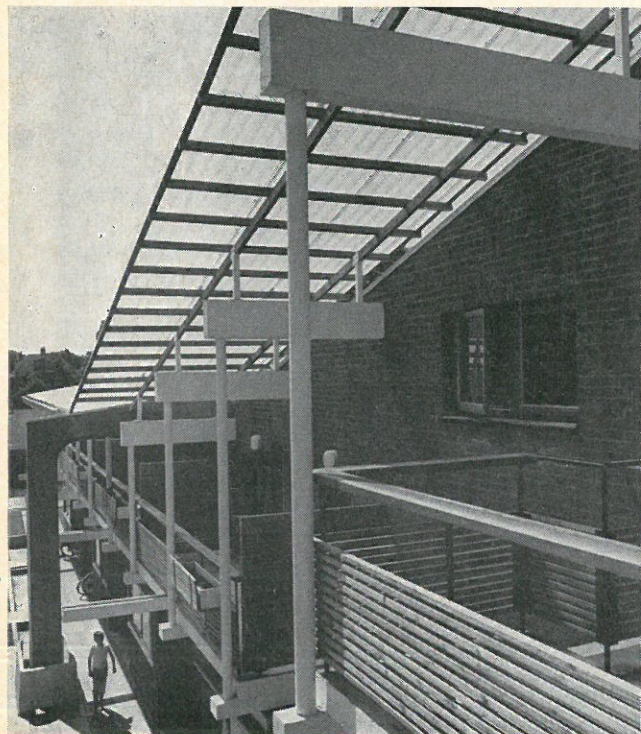
21 Looking down family walk showing indefinite structure to access gallery and translucent glass fibre roof



19



20



21

SUMMARY

Ground floor area: 19 222 sq ft (1784 m²).

Total floor area: 42 430 sq ft (3942 m²)

Type of contract: Stage 1—fixed price.

Stage 2—fluctuating labour only.

Work began: October 1966.

Work finished: September 1969.

Tender price of foundation, superstructure, installation and finishes including drainage to collecting manhole: £269 895.

Tender price of external works and ancillary buildings including drainage beyond collecting manhole: £15 355.

Total: £285 250.

COST ANALYSIS

Based on tender	Cost per sq ft s d	Cost per m ² £	Per cent of total
Preliminaries and insurances	11 8	6.28	9.17

9.5 per cent of remainder of contract.

Contingencies	4 10½	2.61	3.82
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3.74 per cent of remainder of contract.

Work below lowest floor finish	9 3½	5.01	7.32
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Concrete floor slabs reinforced with mesh.

Reinforced concrete columns, beams etc to basement car park

STRUCTURAL ELEMENTS

Frame	4 0½	2.16	3.16
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In situ reinforced concrete column and beams.

Upper floors	5 9	3.10	4.52
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In situ reinforced concrete of various thicknesses including floor over basement.

6in reinforced concrete: 2389 sq yd,

73s 10d per sq yd (£4.41/m²).

8in reinforced concrete: 689 sq yd,

75s 9d per sq yd (£4.53/m²).

Corrugated steel permanent formwork to access decks and balconies.

Roof	9 7	5.16	7.53
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Aluminium covered 1in softwood

boarding on 2in × 2in softwood battens

on impregnated softwood rafters at 18in

centres with 2in insulating quilt and

plastic vapour barrier, aluminium lined

laminated timber rainwater chutes:

2650 sq yd, 147s 10d per sq yd (£8.84/m²).

Corrugated plastic sheeting over access

decks: 165 sq yd, 90s per sq

yd (£5.38/m²).

Rooflights	0 0½	0.01	0.02
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Glass fibre on wood upstands: 17 sq yd,

235s 4d per sq yd (£14.03/m²).

Staircases	2 1	1.12	1.64
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Reinforced concrete with granolithic

finish and steel and laminated timber

balustrades and handrails.

Eighteen straight flight staircases, total rise

varying from 2ft to 26ft 3in, width

overall tread varying from 2ft to

4ft 8½in.

Spiral staircase, re walls, pc treads.

Aluminium loft ladder

	s	d	£	%
Gas services	2	1	0.10	0.15
To boiler room and main kitchen only. Total no of outlets: 7 excluding boilers. Builder's work: 1/4 d.				
Electrical services	6	2	3.33	4.86
Complete flush installation, except boiler house and car park, wired in pvc cable in conduit. Auxiliary services include fire alarm installation, GPO conduits and radio and tv aerial system. Total no of lighting outlets: 600. Total no of power outlets: 476. Total electrical load: 250 kW.				
Special services	3	7	1.94	2.83
Sprinkler system in basement car park. One goods lift serving ground and upper ground floors, capacity 10 cwt. Builder's work: 2d.				
Drainage	3	8	1.97	2.88
Cast iron soil drain pipes and fittings to BS 437 of spigot and socket type coated inside and out, jointed with approved caulking compound.				
Total of services:	36	3	19.53	28.53
Total per sq ft of floor area:				
£269 895 (net cost excluding external works)				
	127	2	68.46	100.00
42 430 sq ft (measured inside external walls)				
External works	7	2	3.88	
Precast concrete pavings to courtyards and walks, in varying sizes, some with exposed aggregate finish. Small areas of granite setts. Reinforced concrete bridges, steps and thresholds. Asphalt water-proofing over basement. Garden walls in facing bricks. 400s per thousand.				

COST COMMENT

Clare College was able to finance the Hall from private means. Cost targets were therefore set by the college and not by the University Grants Committee.

In order to achieve target dates, the contract was let by stages. Tender enquiries were sent out to a selected list of contractors in or around Cambridge. The invitation included firm bills of quantities for stage 1—basement car park and drainage. Also included were schedules of rates for stage 2—the remainder of the contract. Tenders were evaluated on the offers for stage 1 and rates for stage 2 using the detailed estimate as a cost vehicle. A contract price for stage 2 was subsequently negotiated. This tendering procedure highlights the background from which the analysis stems and gives a word of warning against using the costs out of context. For example, the cost analysis includes stage 1 on a firm price basis and stage 2 on labour-only fluctuations. The tender rates for stage 2 were inclusive of preliminaries and an arbitrary apportionment has been made to the relevant elemental cost.

Clare Hall is a one-off project, a factor which must be remembered in considering the detailed costs in this analysis. The scheme includes basement car parking, complete with sprinkler system, common and dining rooms, seminar rooms and studies and twenty dwellings of six different types. The predominant function in terms of area is one of living accommodation, and as such costs appear expensive compared with other housing units. But

external restraints such as the cramped site, which led to the design solution of a basement car park, and the lack of repetitive units, raised costs well above the level the architect had hoped to achieve.

In certain instances the area provided looks generous, and one cannot but raise an eyebrow at the provision of a personal, direct access from the president's flat to the basement garage.

The chosen materials are fairly basic bearing in mind the building's environment. There are some expensive items, eg purpose made softwood windows at a unit cost per sq ft of 41s 1d, and galvanised windows at a unit cost per sq ft of 184s 1d, but these are only used in relatively small areas—windows are used in the approximate ratio of 1:5 with solid walling.

Note that the 'upper floor' element, and to a lesser extent the 'roof' element, are over-emphasised in terms of cost per sq ft floor area, by the inclusion of the cost of a considerable area of access decks and balconies. A high standard of comfort conditions appear to be expressed in the cost of the service elements, but their design was no doubt considered in the context of postgraduate students from overseas, particularly from the US.

There are several nice but expensive touches, eg re-entrants in the perimeter, contrived split levels, distinctive roof detailing and rain water disposal and so on, all of which have had an adverse cost effect, inevitable if a building is to have more than a mediocre box-like appearance.

A building period of three years seems excessive even on this rather cramped site and using traditional trades and materials. It may be that the figures in this cost analysis (which is based on tender) do not take account of such a lengthy contract.

CONTRACTORS

Main contractor: F. B. Thackray & Co Ltd. *Subcontractors and suppliers:* Facing bricks: Pratt (Watford) Ltd. Wall and floor tiles: Langley London Ltd. Paint: Lewis Berger (Great Britain) Ltd. Sanitary fittings: Stitsons Sanitary Fittings Ltd. Light fittings: Rotaflex (Great Britain) Ltd, Merchant Adventurers Ltd, British Lighting Industries Ltd. Aluminium roof covering: Verity & Gardiner Ltd. Rainwater shutters and laminated timber columns and beams: William Brown & Co (Ipswich) Ltd. Hardwood strip, block and mosaic flooring: Hollis Floors Ltd. Flush doors and frames: Sweddoors Ltd. Kitchen fittings: Multiflex (IMC) Ltd. Stainless steel sinks: GEC Anderson Ltd. Cooker hoods: GEC (Domestic Equipment) Ltd. Bedroom cupboards: Sweddoors Ltd. Main kitchen equipment: Stotts of Oldham. Ironmongery: G. & S. Allgood (Anglia) Ltd. Curtain tracks: Silent Gliss Ltd. Curtains: Russel Furnishing Ltd. Metal windows: Crittall-Hope Ltd. Rooflights: Robin Plastics Ltd. Fire doors: Morris, Singer & Haskins Ltd. Balustrades, handrails, bag shelves, smoke shutters: Gardiner Architectural Metalwork. Sanitary plumbing installation: F. B. Thackray & Co Ltd. Mechanical installation: The Norris Warming Co Ltd. Sprinkler installation: Matthew Hall & Co Ltd. Electrical installation: Eastern Electrical Co Ltd. Lift: Hammond & Champness. Pvc sheet flooring: Neofloors Ltd. Tree surgery: East Anglian & Metropolitan Tree Surgery Co Ltd. Carpets and rugs: Peak's Furnishers Ltd. Precast concrete floor beams: Hydraulic Precasts.

Working detail 358

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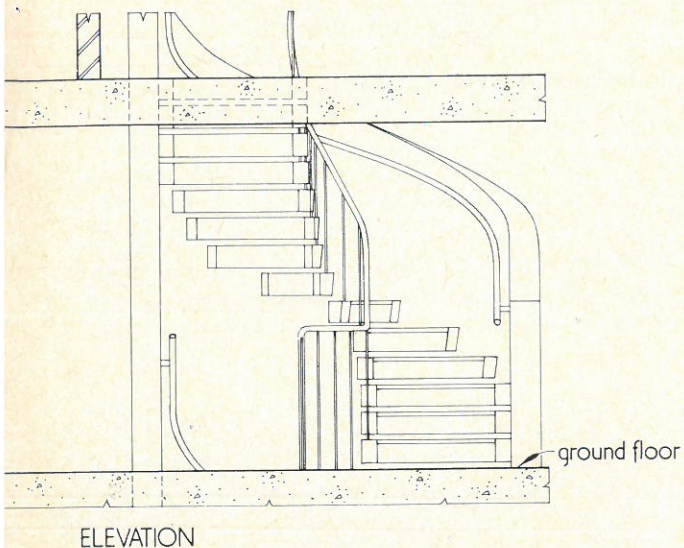
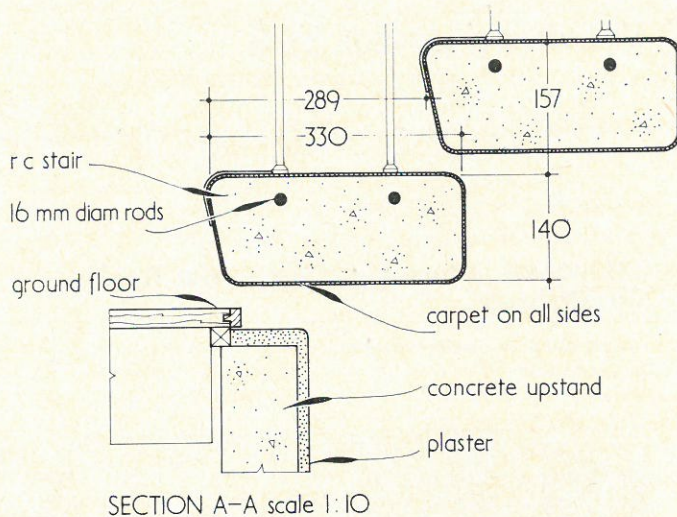
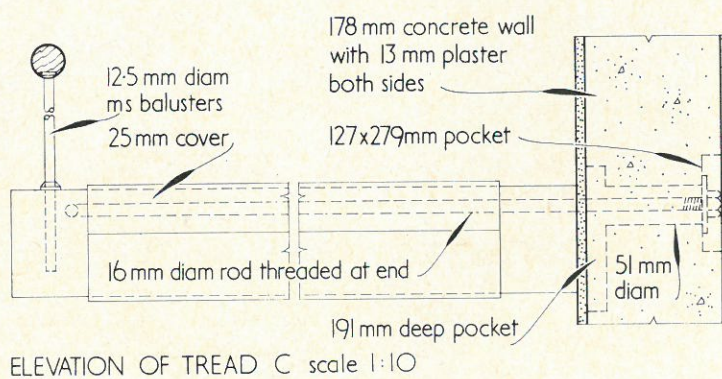
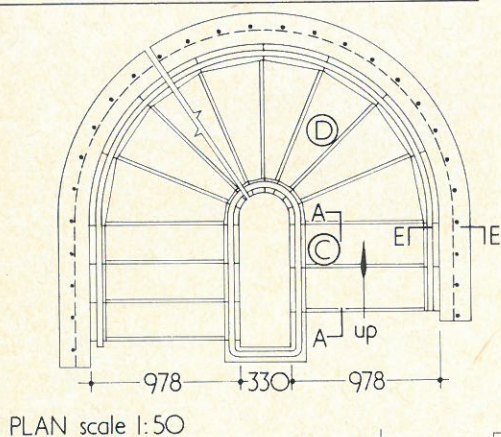
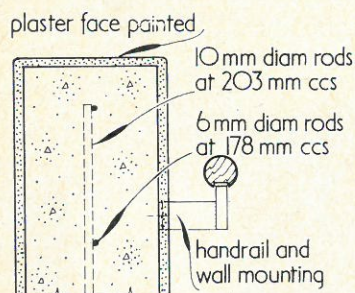
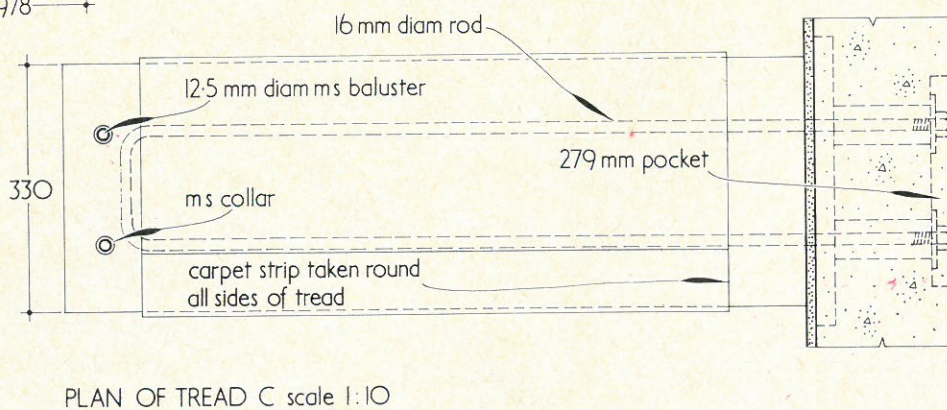
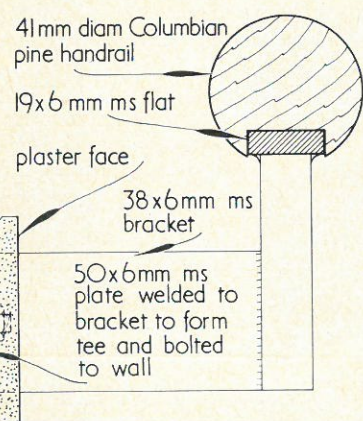
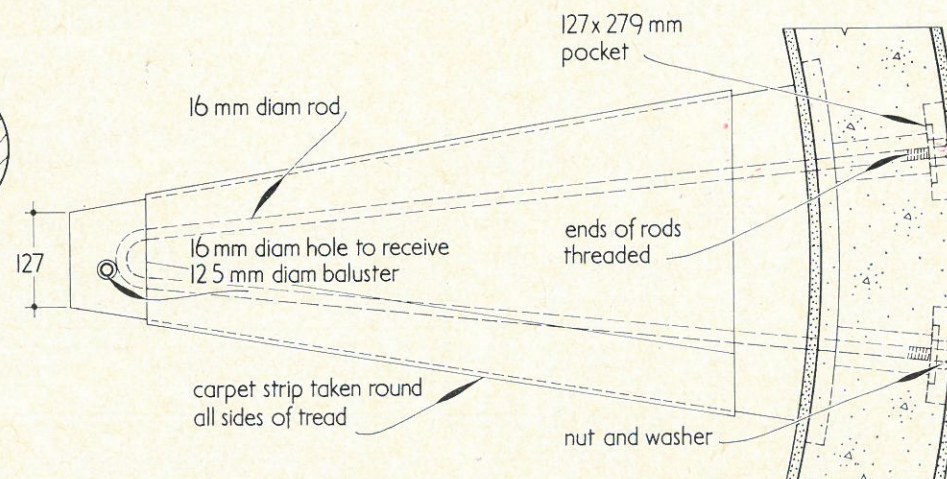
Stairs, spiral: precast concrete

Staircase: Clare Hall, Herschel Road, Cambridge

Ralph Erskine, architect (in association with Twist and Whitley).

A cantilevered rc staircase which is both economic and elegant. Concrete walls and steps, and ms balusters are painted white. Handrail is in columbian pine.





note: metric equivalents of imperial dimensions are given to the nearest 0.5 mm