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In the matter of the Cambourne to Cambridge Transport and Works Act Order application made by Cambridgeshire County Council (and Greater Cambridgeshire Partnership)

Clare Hall, Cambridge

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

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August 2025

Objector Number (OBJ213)
Inquiry reference (TWA/24/APP/03)

Contents

1.0 **Introduction**
- 1.1 Appointment, Background and Experience
- 1.2 Specialist Expertise in the Conservation of Modern Architecture
- 1.3 Other Relevant Heritage Projects
- 1.4 Declaration

2.0 **Involvement with Clare Hall**
- 2.1 Appointment and Role

30 **Purpose of the Evidence**

4.0 **Context and Background**
- 4.1 Listed asset
- 4.2 Extent of evidence
- 4.3 Site description
- 4.4 Brief Summary of the Historical Development of Clare Hall

5.0 **Summary of Architectural Significance**
- 5.1 Introduction
- 5.2 Setting and context
- 5.3 Accommodation Typology
- 5.4 Site Arrangement and Social Organisation
- 5.5 Permeability
- 5.6 Connecting North–South Paved Routes
- 5.7 Elevational Design
- 5.8 Boundary threshold details along the South Boundary

6.0 **Description of the proposed C2C scheme where it passes the south boundary of Clare Hall**

7.0 **Assessment of Applicants Proposals**
- 7.1 Review of Applicant's Heritage Statement
- 7.2 Alterations to the listed building
- 7.3 Impact on the setting of Clare Hall
- 7.4 Impact on the use of Clare Hall

8.0 **Conclusion**

9.0 **Appendices**

- 9.1 Appendix 1 – Conservation Management Plan
- 9.2 Appendix 2 – Architectural Journal 1970 Clare Hall, Cambridge

1. Introduction

1.1. Appointment, Background and Experience

1.1.1. My name is Fiona Lamb. I am a registered architect and an accredited conservation architect. I hold an MA (Hons) and Diploma in Architecture from the University of Edinburgh, and I am a member of the Royal Institute of British Architects (RIBA) and the Architects Accredited in Building Conservation (AABC). I am also a member of Docomomo UK, Documenting and conserving the modern movement in the UK.

1.1.2. I am a Director at Avanti Architects Limited, a practice I joined in 1998 and where I have held a leadership role in conservation and heritage architecture since becoming an Associate in 2010, and Director in 2019. I am responsible for the strategic development and delivery of conservation work within the practice.

1.1.3. I have over 25 years of professional experience, focused on the conservation, repair, adaptation, and creative reuse of historic buildings, including those listed at Grades I, II* and II. I have developed expertise in the conservation of 20th-century architecture, working on a range of significant buildings from this period across the UK.

1.1.4. My approach is guided by the principles of architectural significance, heritage value, and design integrity, underpinned by practical experience in the preparation of Conservation Plans, Listed Building Management Guidelines, and supporting documentation for statutory consents.

1.1.5. I regularly work with Historic England, local planning authorities and statutory consultees, and I am familiar with the policy frameworks relevant to the historic environment, including the National Planning Policy Framework (NPPF), Historic England's Good Practice Advice Notes, and conservation guidance for listed buildings and World Heritage Sites.

1.1.6. I am a trustee of the Isokon Gallery Trust and have served as a visiting lecturer for 8 years on the MA Conservation of the Historic Environment Post Graduate course at Birmingham City University.

1.2. Specialist Expertise in the Conservation of Modern Architecture

1.2.1. A significant area of my expertise lies in the conservation and adaptive reuse of modern buildings, including those of national significance by leading 20th-century architects such as Wells Coates, Erno Goldfinger, Oliver Hill, Patrick Gwynne, and Chamberlin, Powell and Bon.

1.2.2. I was the conservation architect for the restoration of the Grade I listed Isokon Flats in Hampstead, designed by Wells Coates (1934). The project transformed a neglected building at risk into a celebrated exemplar of Modernist conservation. It received the RIBA Crown Estate Conservation Award and was widely recognised for its innovation and sensitivity. I also

led the design of a new permanent gallery within the listed apartment building, now open to the public which tells the story of this important modern building.

1.2.3. I led the conservation and upgrade of Haggerston School in Hackney (Grade II), the only school designed by Erno Goldfinger. The £16 million project involved extensive technical intervention to meet 21st-century educational needs, while preserving the key architectural features and material palette of this 1964 Brutalist building.

1.2.4. I co-authored Listed Building Management Guidelines for the Grade I and II* Leeds University's buildings (1963-75), Barbican Estate (1954-76) and Golden Lane (1961) Estate, designed by Chamberlin, Powell and Bon. These guidelines provide a framework for managing significant post-war buildings in active academic and residential use.

1.3. Other Relevant Heritage Projects

1.3.1. In addition to modernist conservation, I have led a range of other high-profile listed building projects, including:

- Natural History Museum, London (Grade I): £20M Phased façade repair and restoration of the Alfred Waterhouse designed Natural History Museum, South Kensington.
- Dover Castle, Kent (Grade I and Scheduled Ancient Monument): £5M Phased repair of northern defences, casemates and curtain walls at Dover Castle.
- Walmer Castle, Kent (Scheduled Ancient Monument) : Major roof renewals project of the historic roofs above the main castle at Walmer, Kent.

1.4. Declaration

1.4.1. I confirm that the evidence presented in this statement is true and given in accordance with the guidance of my professional institutions. My expertise in the conservation of modern and post-war architecture is well established through a portfolio of nationally significant projects. I am experienced in working across sectors, and in collaborating with planning authorities, statutory consultees and stakeholders to deliver high-quality heritage outcomes.

1.4.2. **Fiona H Lamb 11/02/2025**

2. Involvement with Clare Hall

2.1. Appointment and Role

2.1.1. I have been instructed to provide expert heritage advice on the impact of the proposed busway known as the 'Cambourne to Cambridge (C2C) Transport Works Order' on the Grade II* listed, Clare Hall, Cambridge.

2.1.2. Avanti Architects were commissioned in 2023 to prepare a Conservation Management Plan for Clare Hall, following the framework guidance provided by Historic England's Conservation Principles, Policies and Guidance, published on 23 April 2008. The primary aim of the Conservation Management Plan is to support the quality of decision-making within the confines of Clare Hall and on all external matters that impact on the Grade II* Listed Clare Hall buildings with the ultimate objective of creating a management regime for all aspects of Clare Hall that is clear and transparent in its purpose and sustainable in its application.

2.1.3. The objectives of the conservation plan are:

- to identify the cultural and historic significance of the site; and
- to set out policy and strategy for the management and conservation of the physical attributes of the site that contribute to that significance.

2.1.4. Avanti Architects are also currently retained to deliver a phased programme of works at Clare Hall which includes the refurbishment/upgrade of the external landscape surrounding the listed buildings, and fire related upgrade works to the building fabric and layout. These works are currently ongoing.

3. Purpose of the evidence

3.1. The purpose of the evidence is to highlight the heritage related issues that arise from the proposed C2C busway as it passes directly along the southern boundary of the Grade II* Listed Clare Hall.

4. Context and Background

4.1. Listed asset

4.1.1. There are approximately 370,000 listed buildings in the England, with approximately 5.8% listed at Grade II*. Clare Hall is Grade II* and is considered by Historic England to be particularly important with 'more than special interest'. The buildings that are included within the Historic England Grade II * list entry 1454213 include the original buildings designed by Ralph Erskine and completed in 1969 and the Michael Stoker Building also designed by Erskine, completed in 1987. Each of these Grade II* buildings are shaded blue in the site plan shown below (figure 01).

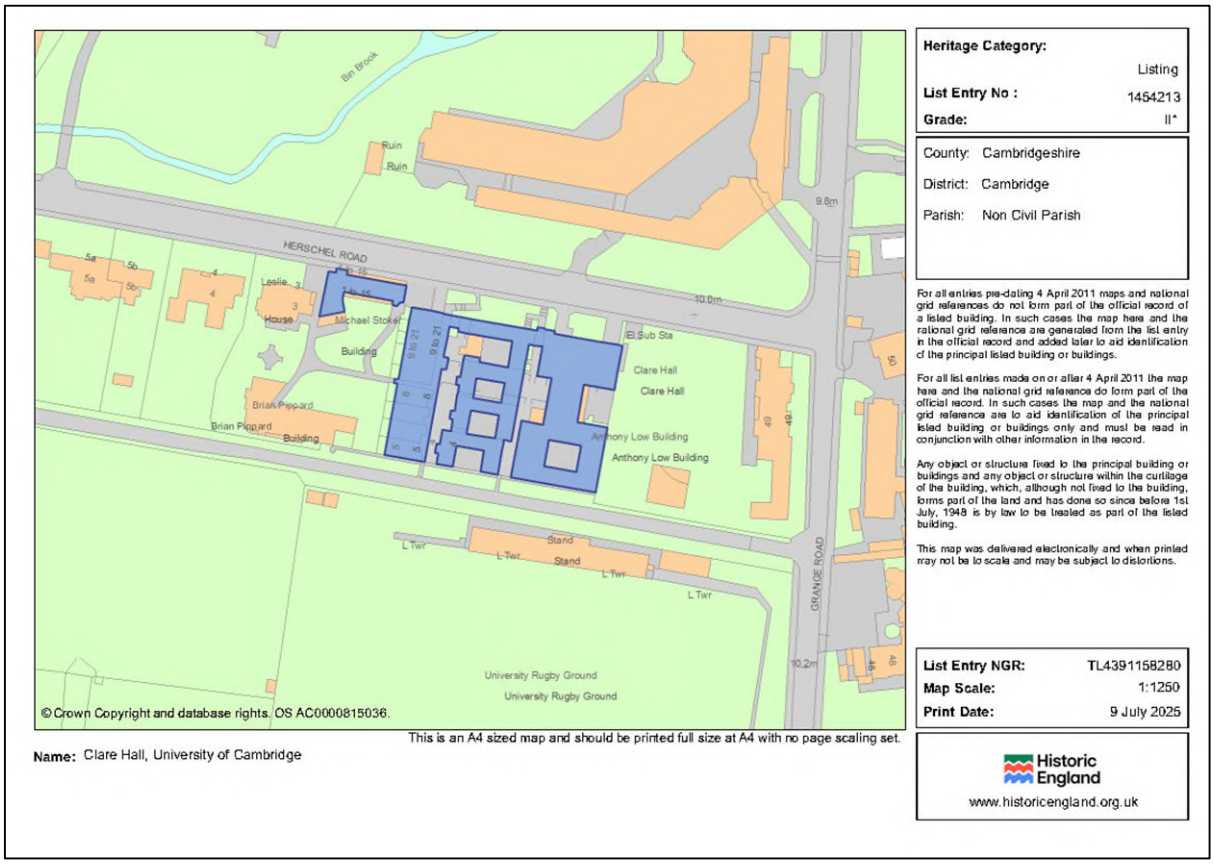

Figure 01 Site Plan extract HE Listing 1454213

4.2. Extent of evidence

4.2.1. My proof of evidence focuses on the original buildings designed by Ralph Erskine in 1969 due to their immediate proximity to the proposed C2C development.

4.3. Site Description

4.3.1. 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 and south, spanning from Herschel Road to the Rifle Range Road and the university rugby ground. To the east stands a study block, incorporating seminar rooms and administrative offices, and

connecting with the common room and dining room. Across Scholar's Walk lies the central block, comprising four 'court houses', each U-shaped to enclose its private courtyard. The courthouse at the north end, designated as the President's house, is the sole component rising to two storeys. Conversely, the west block situated across the Family Walk form 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-bedroom 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.

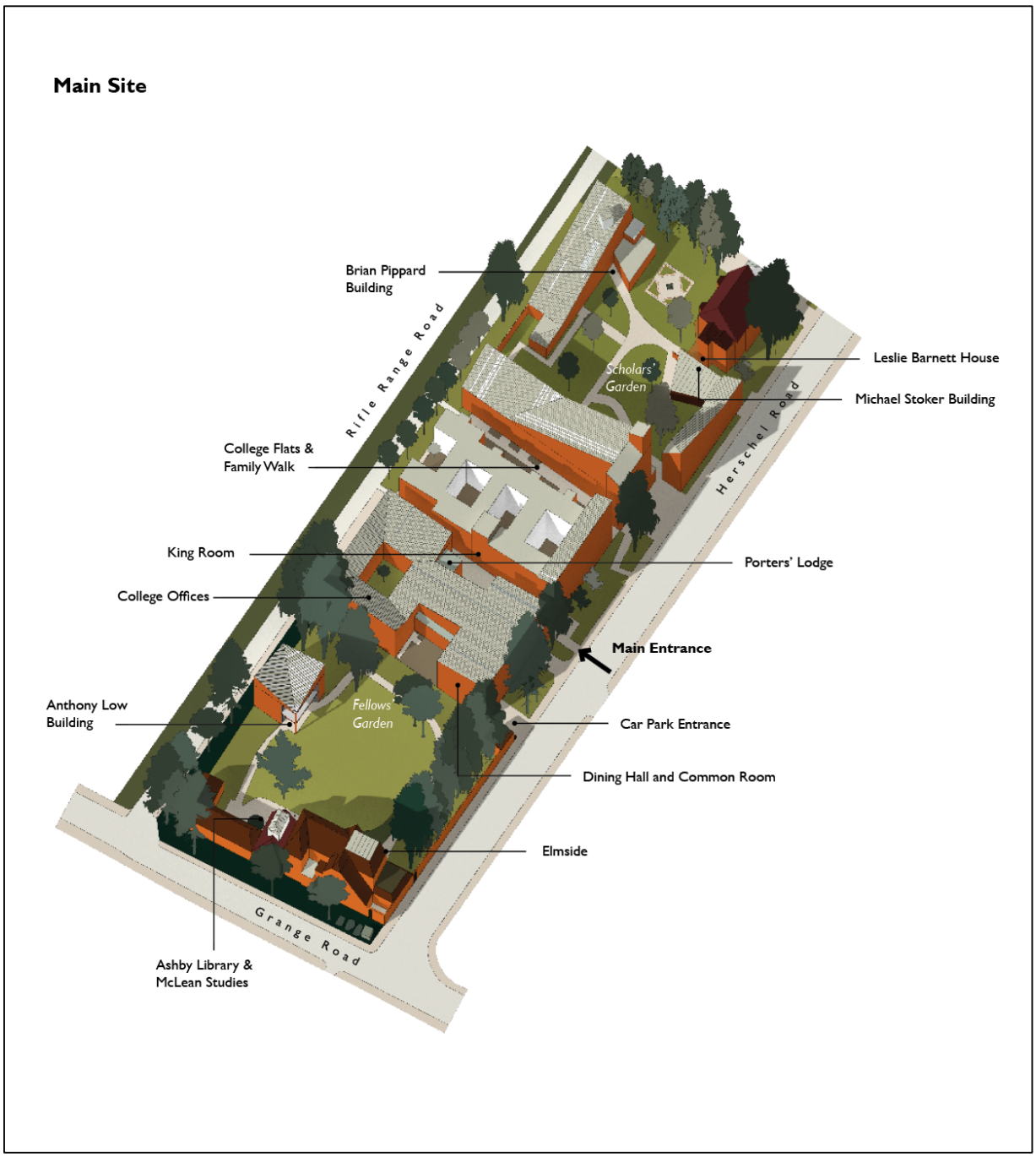

Figure 02 Site layout diagram- Main Site - Clare Hall

4.3.2. The Herschel Road frontage features an excavation to accommodate a garage for 35 cars. This also serves to elevate the ground floor level at this end, causing a gentle slope throughout the complex towards the south.

4.3.3. This deliberate slope brings south sunlight into the courtyards and allows rain to run-off the sweeping aluminium roofs, (see figure 03) either directly to playful rainwater spouts that discharge into open water channels or via a pond in the study-block courtyard.

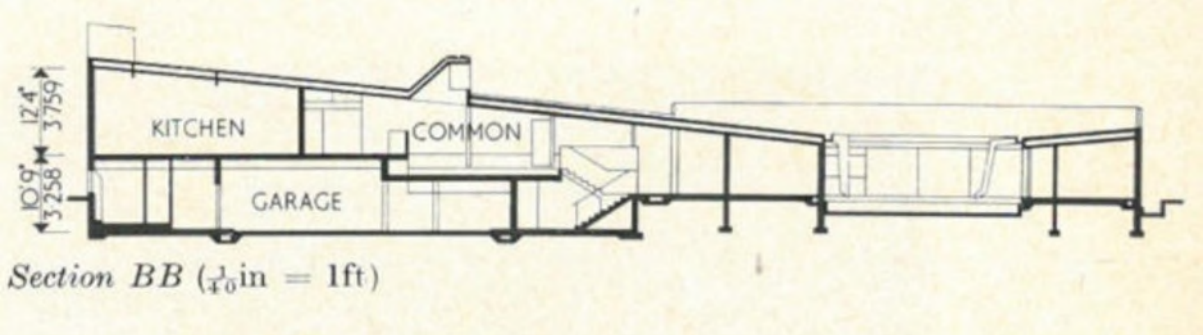

Figure 03 Original section showing sloping roof, and study courtyard

4.4. Brief Summary of the historical development of Clare Hall

4.4.1. Clare Hall was founded in 1966 as a post graduate college by Clare College, Cambridge, during a period of significant expansion in UK higher education. This post-war growth led to rising numbers of students and scholars, placing pressure on university resources and prompting the development of new facilities and colleges across Cambridge. Clare Hall was established in this context to provide a distinct environment for advanced research and international academic exchange, inspired by the Institute for Advanced Study at Princeton.

4.4.2. Designed by Ralph Erskine (1914-2005) for university academics, visiting scholars, and postgraduate students, Clare Hall was unique in integrating all members—regardless of seniority, gender, or family status—within a single community. The college's campus consists of three elongated blocks arranged to support privacy, connection, and family life, with informal communal areas, seminar rooms, and self-contained residences.

4.4.3. Architect Ralph Erskine was appointed in 1964 for his humanist, participatory approach, and modern architectural style. Unlike the prevalent brutalist expressions that dominated many other colleges in Cambridge, Erskine's design avoided monumentality and historical imitation. The architect's brief was agreed at a Clare College Governing Body 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'[1] - the latter a necessity as much as a choice. The college was described by Erskine to provide 'a place for living, for work, rest and recreation […] and be free from memories of Medieval and Renaissance monumentality or opulence'[2]

[1] Clare College Governing Body Meeting Minutes 1964 Held Clare Hall Archives
[2] Ralph Erskine Account in Architectural Design 1969

resulting in a welcoming, efficient, and economical space—reflecting a break from tradition and aligning with the founding fellows' vision of a more inclusive and forward-looking academic society.

5. Summary of Architectural Significance and Key Relevant Significant Features of the Original Design

5.1. Introduction

5.1.1. A full and detailed assessment of the heritage significance of Clare Hall is provided in the Appendix 1 _Conservation Management Plan. This document follows advice provided in the Historic England: Conservation Principles, Policies and Guidance, published 23 April 2008.

5.1.2. Figure 04 below shows the ground floor plan and indicates levels of heritage significance as outlined in the Conservation Management Plan. (See Appendix 1) The grading ranks elements by the degree to which they contribute to the site's heritage significance, moving from strong positive (Very High/High) to strongly negative (Detrimental). Assessment is guided by Historic England's four heritage values:

- Evidential value – how an element preserves evidence about the past.
- Historical value – how it illustrates or is associated with past people, events, or patterns.
- Aesthetic value – its sensory or design qualities.
- Communal value – its meaning and importance to a community.

5.1.3. Very high/high and medium grades are given to features that combine multiple heritage values and strongly define the site's character and appearance. Low grades indicate more limited contributions in one or more values. Neutral grades reflect no heritage value, and detrimental grades highlight features that undermine one or more values, diminishing the site's overall significance.

Figure 04 Extract from Avanti Architects_ Conservation Management Plan : Ground Floor Plan of relative levels of heritage significance.

5.1.4. The south elevation facing Rifle Range Road, the meeting room, study courtyard and access points to Family and Scholars' Walk are assigned with very high/high significance and the offices/study rooms, courtyard house interiors and maisonette interiors are all assigned with medium significance.

5.1.5. 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 a highly permeable, inclusive, innovative academic community.

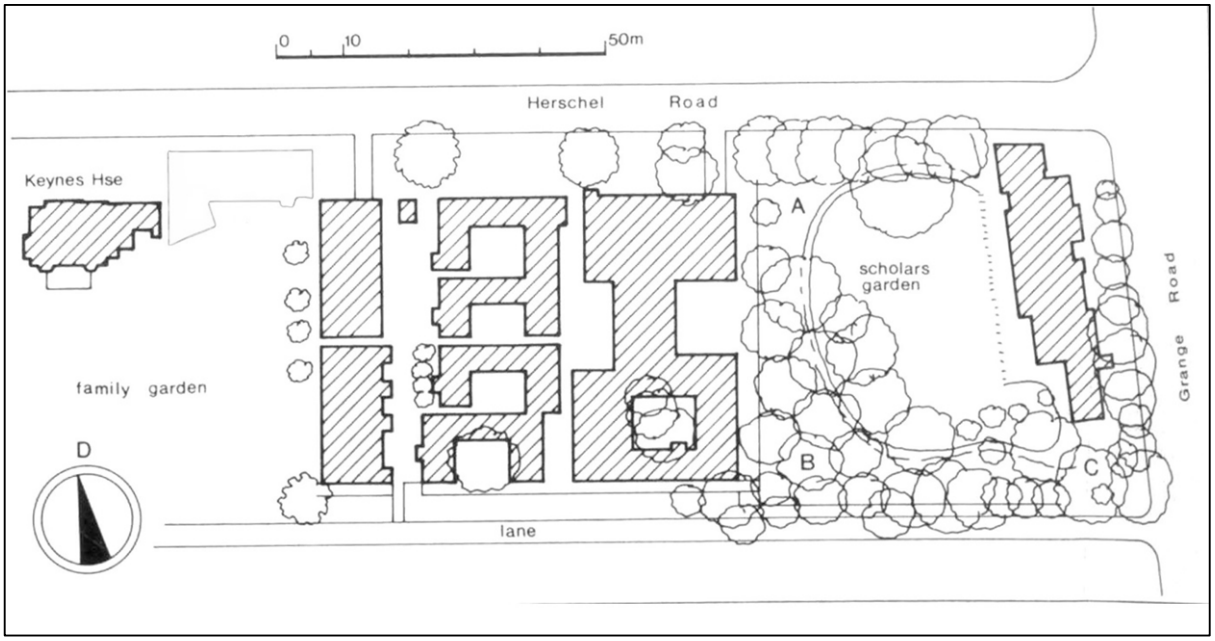

Figure 05 Original Ralph Erskine Site Plan of Clare Hall 1969

5.2. Setting and context

5.2.1. Clare Hall is nestled within the leafy, tree-lined residential streets of West Cambridge, southwest of the University Library and adjacent to the Rugby Ground. The building's north-facing entrance elevation is set back from Herschel Road, aligning with neighbouring historic properties. Landscaped setbacks on both the north and south elevations create a soft, green atmosphere that enhances the main entrance and southern boundary. The raised entrance, which accommodates the garage, adds height to the building, helping it relate to the scale of nearby properties. The complex gradually cascades southward, stepping down from the dominant façade along Herschel Road towards the quieter, rural landscape of Rifle Range Road. This sectional strategy creates a dynamic 'concentrated village'[3] appearance from the south, offering expansive views over the adjacent rugby ground while maintaining privacy and controlling views in and out of the complex. The experience of movement through the space, with shifting perspectives, is central to Erskine's design approach.

[3] The Architectural Journal 19 August 1970

Figure 06 View from Rugby stand looking north Figure 07 View of entrance from Herschel Road

5.2.2. The view of Clare Hall from the south is expansive, (figure 06) as the entire designed complex can be read and understood from many different vantage points. The different sections of the different buildings stepping down towards the south, were carefully curated by Erskine to be viewed in this way. The stepped sloping section (figures 03 and 09) of the whole complex is also a very deliberate and important move by Erskine to provide views out and daylight into rooms, inner courtyards and the external spaces. The long views in and out of Clare Hall towards the open ends of both walks (figure 09) is also a highly significant designed response to the original brief from the college, that Clare Hall should be open, accessible and free from gates. Pedestrian movement through Clare Hall along these north-south pedestrian walks is fundamental to the compositional arrangement of the accommodation blocks.

Figure 08 View from upper level of west block Figure 09 View from Family walk looking south

5.3. Accommodation typology

5.3.1. Unlike traditional undergraduate colleges in Cambridge, Clare Hall is designed specifically for postgraduate students and their families, offering a variety of dwellings, including spacious family courtyard houses, maisonettes, and smaller self-contained apartments. These

residences are strategically arranged around a network of outdoor spaces, including private courtyards and the public-facing Family Walk and Scholars' Walk. These outdoor areas are integral to fostering a sense of community, encouraging interaction among residents while providing spaces for privacy.

Figure 10 Photograph taken at the 1966 Inauguration of Clare Hall.

5.4. Site arrangement and Social Organisation

5.4.1. To realise Clare Hall's vision of a fully integrated academic community, Erskine configured the site around two principal pedestrian routes: the 'Family Walk', (figure 11) lined with residential dwellings, and the 'Scholars' Walk', (figure 12) which accommodates study spaces, the common room, dining room and bar. These parallel paths support a social structure that balances privacy with opportunities for interaction, reflecting Erskine's belief that "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."[4] A crosswalk intersects these main axes, fitted with gates to offer varying degrees of connection between domestic life and academic work. At each end of the site, a dedicated Family Garden and Scholars' Garden provide spaces for retreat and informal gathering.

[4] Architectural Journal 19 August 1970

Figure 11 View of Family Walk

Figure 12 View of Scholars' Walk

5.4.2. Erskine's site strategy also responded intelligently to the physical context. He positioned the accommodation above an underground car park, creating an artificial topography that steps gradually from Herschel Road toward the quiet, traffic-free Rifle Range Track to the south. This sectional strategy not only enhances daylight access to interior spaces and courtyards but also opens expansive views over the adjacent landscape to the south. The resulting roofscape becomes a visible 'fifth elevation' (figure 13 and 14) when viewed from inside the complex and from the South.

Figure 13 View looking south across roof tops

Figure 14 View from Rugby ground towards Clare Hall

5.4.3. Key spaces—including the main meeting room, six study rooms, and bedrooms—were **deliberately** placed by Erskine along the southern boundary to benefit from the tranquil outlook onto Rifle Range Road, ideal for rest and concentrated study.

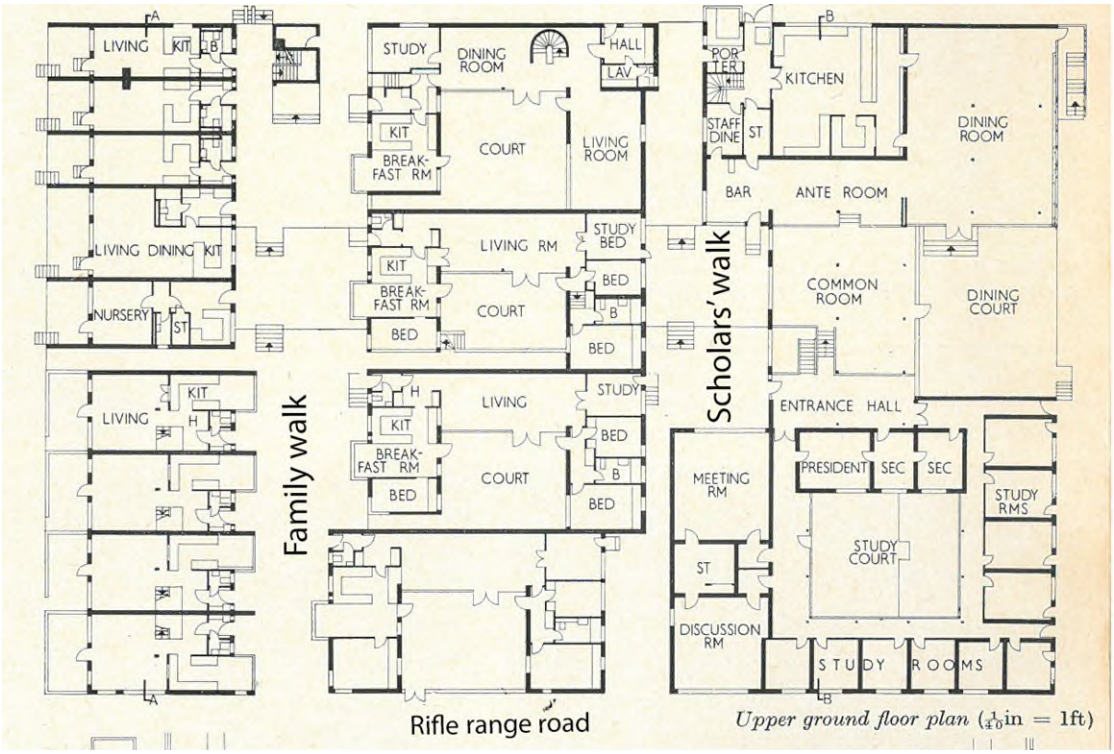

Figure 15 Original ground floor plan as published in Architectural Journal 1970

5.4.4. The main discussion room and 6 study rooms face directly onto Rifle Range Road. (See figure 15 above) This group of rooms are described in detail in Erskine's own account published in the AJ 1970. '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.'[5] Figure 15 below shows the relationship of the meeting room table and the horizontal window overlooking Rifle Range Road. Erskine positioned the height of the window cill deliberately low so that you can see out while seated at the conference table.

Figure 16 Views of meeting room looking towards the horizonal window overlooking Rifle Range Road

[5] Architectural Journal 19 August 1970

5.4.5. The study rooms are currently being used as administrative offices. Avanti Architects are currently engaged by Clare Hall to carry out works to refurbish these rooms and study courtyard to return them to academic use.

5.5. Permeability

5.5.1. In contrast to the enclosed, locked nature of traditional Cambridge undergraduate colleges, Clare Hall is designed to be permeable from both the north and south ends. Over the past 12 months, Clare Hall has been removing all the non-original gates in order to reinstate the original open arrangement of the southern site boundary. Both the family walk and the scholars' walk are now open at both ends, (see figure 18) connecting pedestrian movement directly between Herschel Road and Rifle Range Road. This re-instated original open layout supports Clare Hall's commitment to accessibility and reflects its inclusive, barrier-free college ethos.(figure 18)

Figure 17 View from Rifle Range Road towards Family Walk Figure 18 View towards Scholars' Walk

5.6. Connecting north-south paved pedestrian routes.

5.6.1. The southern ends of the Family and Scholars' Walks, along with the exit from the southern Courtyard House, extend over small bridges crossing the external water moat/channel that runs along the site boundary. These three paths were designed and constructed as part of the Clare Hall development and connect with Rifle Range Road. Erskine's attention to detail in designing these paths and thresholds reinforces the permeability of the site. Clare Hall residents and visitors frequently use these access point to reach Rifle Range Road, Grange Road to the east, and Bin Brook and the meadow to the west.

Figure 19 Original photos taken in 1970 of connecting paths, channel, rainwater chutes and bridges

5.6.2. The section of land that lies between the southern site building line and Rifle Range Road is currently registered as being owned by Jesus College. Clare Hall is currently negotiating with Jesus College to transfer the registered ownership of this land to Clare Hall.

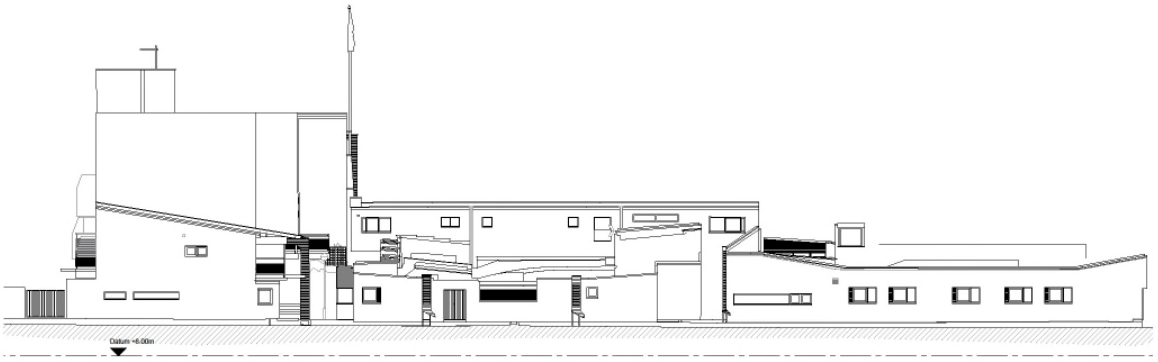

Figure 20 South elevation showing location of windows looking over Rifle Range Road.

5.7. Elevational design

5.7.1. Both north and south elevations are designed by Erskine as a long-connected canvas with the placement of windows and openings optimising the building's internal conditions, ensuring ample daylight, ventilation and privacy whilst also being playful and unrestricted in placement. The southern elevation (figure 20) is deliberately scaled down to harmonize with the rural context of Rifle Range Road. The study rooms and main meeting room located directly on the southern boundary all exploit the views out across Rifle Range Road. The private courtyard garden of the most southerly courtyard house also opens directly out towards Rifle Range Road (figure 25). First floor balconies from the maisonettes within west block of Clare Hall enjoy far reaching views looking west along Rifle Range Road and beyond. (see figure 22) All south facing windows along Rifle Range Road have clear glass except a first floor bathroom window which is obscured to provide privacy. The windows have reflective film on the outer face to provide a degree of privacy to the occupants of these rooms.

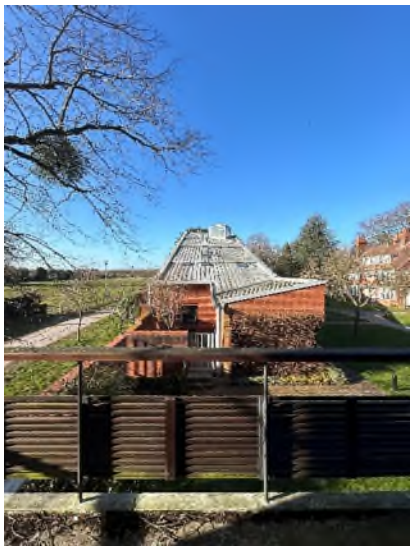
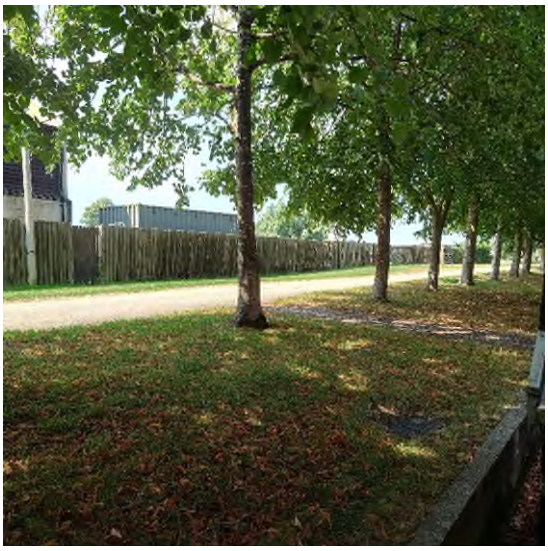

Figure 21 Looking southwest from first floor balcony Figure 22 View out from study room

5.8. Boundary threshold details along the South boundary

5.8.1. The complex features expressive and playful waterspouts, projecting spouts, and open water canals which are all key design elements.(figure 23, 24 and 25) A linear moat-canal detail runs along the southern boundary, collecting rainwater from the roofs and which creates a deliberate stand-off detail on the boundary edge. Three pedestrian bridges span this channel at the openings between buildings located at the end of the Family and Scholars' Walk and to provide direct access from the southerly courtyard garden.

Figure 23, 24 and 25 Waterspouts and water channel along South boundary.

5.8.2. Like the landscaped setback arrangement and relationship with Herschel Road to the North, the grassed and tree lined landscaped strip (figure 24) between the face of the south facing buildings and Rifle Range Road is deliberately designed by Erskine to provide a soft green landscape edge to Clare Hall. This set back also provides a degree of privacy by providing a landscaped buffer between the buildings and Rifle Range Road.

Figure 26 Original photo from 1970 showing entrance to Family Walk from Rifle Range Road and the grassed zone, rwp chutes, channel, paths between Clare Hall and Rifle Range Road and gate and opening from southern courtyard house.

Figure 27 View of southern boundary of Clare Hall, Figure 28 View of landscaped set back between Rifle Range Road and Clare Hall

6. Description of the proposed C2C scheme where it passes the south boundary of Clare Hall

6.1.1. Figure 29 shows an extract of the proposed site layout (CD1-16.04 Sheet 17 or 17) drawing provided by the applicant which plots the red line site boundary of the Cambridge to Cambourne (C2C) proposed busway stepping in towards and running along the southern edge of Clare Hall with the red line extending across Rifle Range Road from the face of the main external southern walls of Clare Hall buildings to the fence enclosing the rugby pitch.

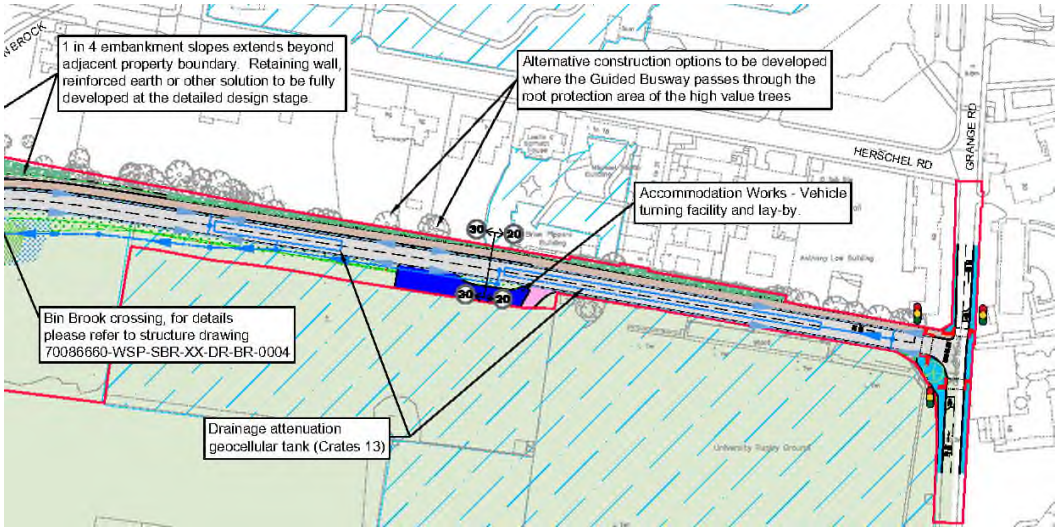

Figure 29 Extract of applicant's drawings (CD1-16.04 Sheet 17 or 17) showing the section of land between the rear wall of Clare Hall and Rifle Range Road inside the red line boundary

6.1.2. The section detail drawing (CD1-166.05 Sheet 5 of 5) (figure 30 below) submitted by the applicant **<u>does not show the correct</u>** relationship between the listed buildings of Clare Hall and the red line boundary as shown. The southern elevations of the Clare Hall buildings sit directly on this red line and not as shown below.

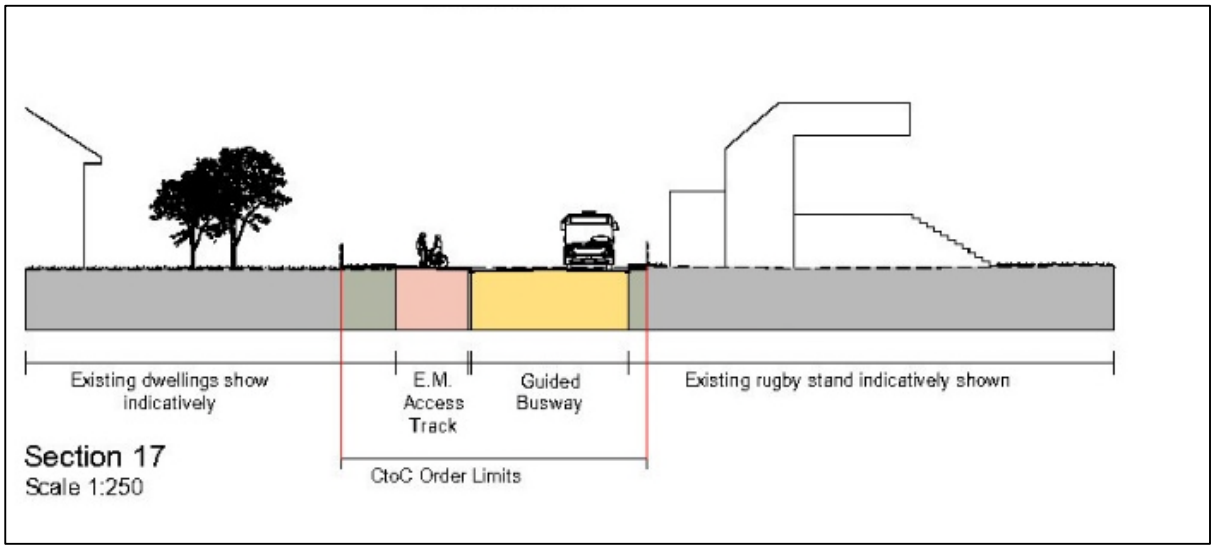

Figure 30 Extract of applicant's drawing (CD1-166.05 Sheet 5 of 5) showing an incorrect sectional relationship of the Clare Hall building with the red line boundary.

6.1.3. The C2C order limits, as shown in the section and plan above (Figure 29 and 30), indicates an Emergency Maintenance (E.M.) access track running parallel to Clare Hall, positioned between the busway and the buildings. The drawing extract (Figure 29) also indicates that the existing trees are to be removed, and the original water channel, rainwater spouts, and the three pathways and bridges, **will be** directly impacted by the works as the red line boundary of the C2C order limits includes these original features.

6.1.4. The same applicant's drawing (figure 29) also indicates new hedgerows between Clare Hall and the emergency and maintenance access track.

6.1.5. In response to the flaws in the section described above, the applicant has recently submitted a new **Illustrative** section. The illustrative drawing (see figure 31) below received from WSP on 16/07/2025, is intended to show the correct site boundary condition but is illustrative only and cannot therefore be relied upon or scaled. Without dimensions on this revised drawing (figure 30) it is difficult to assess the impact the proposed emergency and maintenance access track works will have on the existing original paths, bridges and water features.

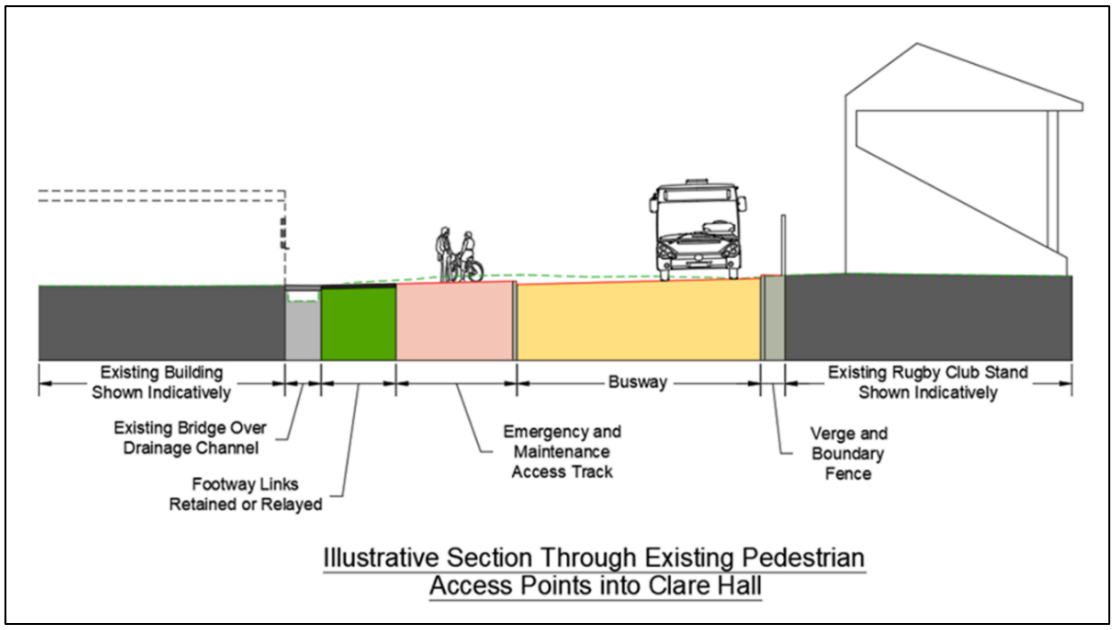

Figure 31 Extract of applicant's revised drawings showing the relationship of the Clare Hall buildings to the C2C scheme.

6.1.6. A further revised sketch sectional drawing received from the WSP on 16th July 2025 (see figure 32) below proposes short term screening directly outside the south windows of Clare Hall, Family and Scholars' Walk entrance openings and proposes a medium to long-term planted strip incorporating a semi-matured tree planted 700mm away from the busway. Any new trees alongside this maintenance track would need to take account of future access needs into Clare Hall.

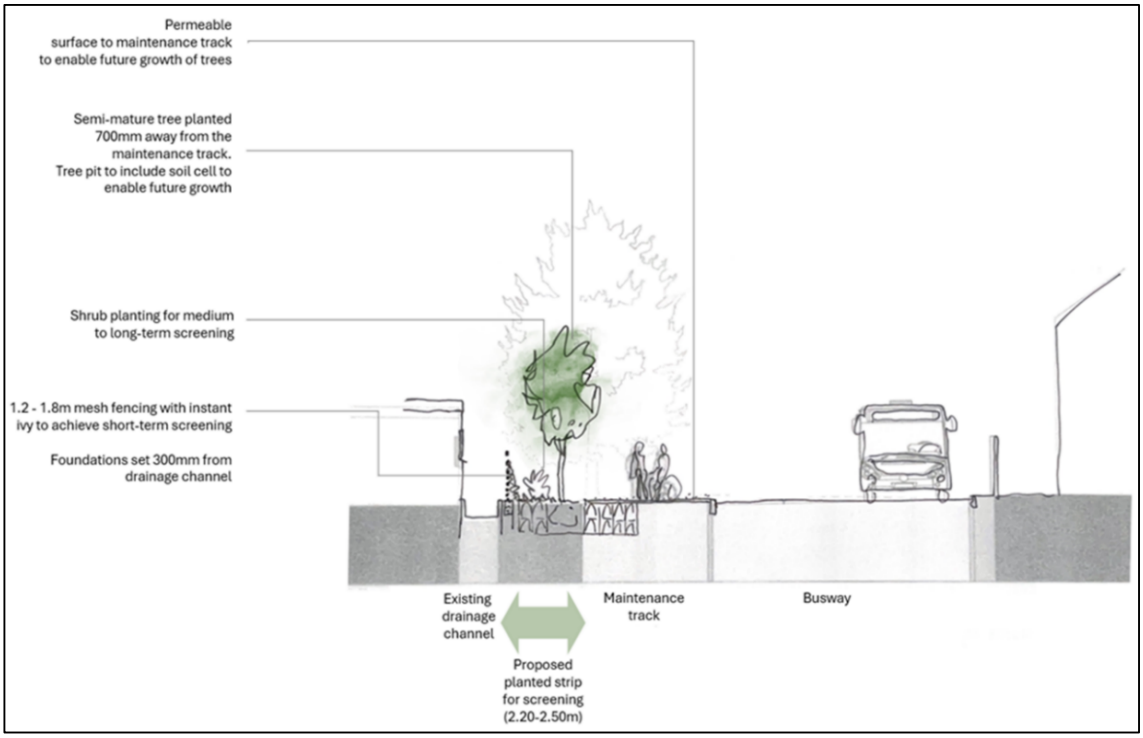

Figure 32 Revised sketch received from WSP applicant's consultant engineer

6.1.7. The drawing below (figure 33) prepared by Avanti Architects on behalf of Clare Hall, illustrates the existing site condition drawn from an accurate dimensional site survey recently commissioned by Clare Hall. The overall width of the land between the southern face of the Clare Hall buildings and Rifle Range Road is 5.2m. This includes the width of the drainage channel and the grassed landscaped edge. Based on the revised information (Figure 32) provided by the applicant, the full extent of the C2C busway would appear to require the grassed landscape strip to be reduced in width by 1.7m to accommodate the busway and maintenance track. Therefore, the landscaped edge would reduce from 5.2m wide to 3.5m and require each of 3 no. existing paths to be reduced in length by a 1/3 rd of their current length. (Refer Figures 33 and 34)

Figure 33 Existing section through Clare Hall and Rifle Range Road and Rugby Stand

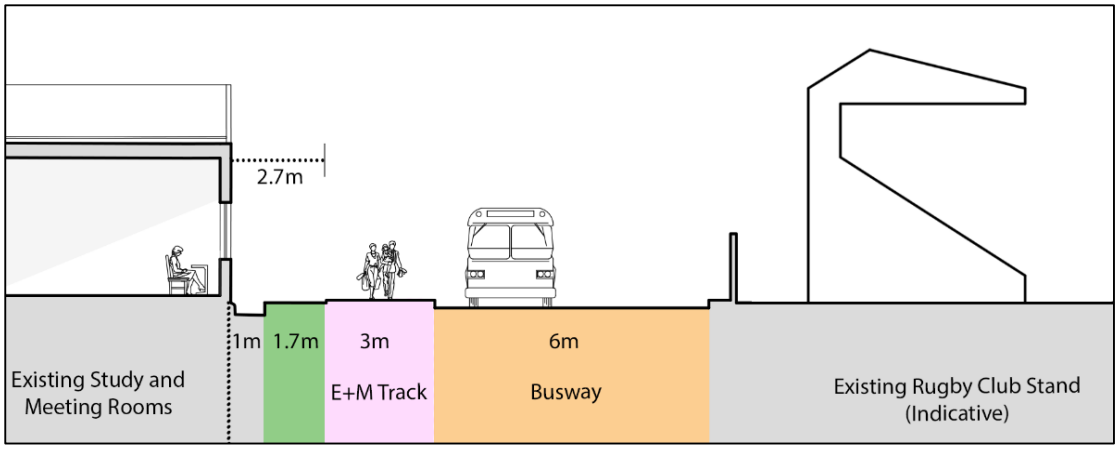

Figure 34 Section showing relationship of study/meeting room with the proposed new C2C busway

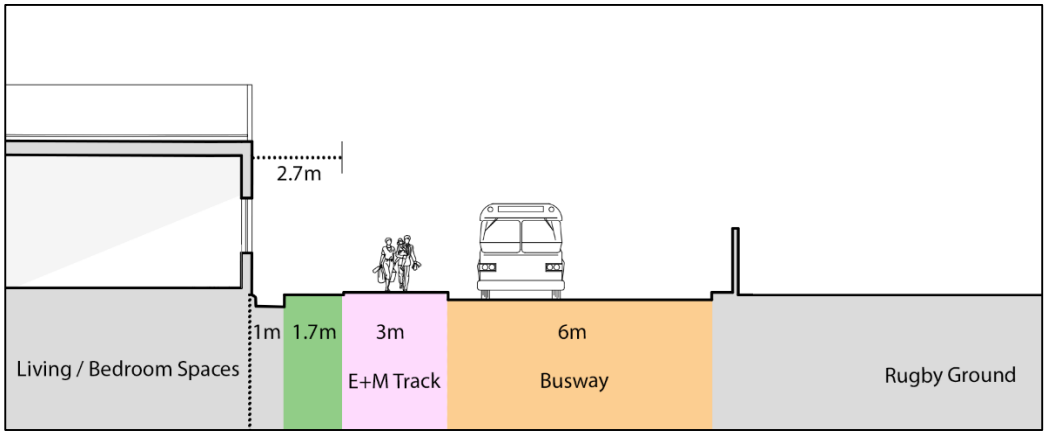

Figure 35 Section showing relationship of maisonette with the proposed new C2C busway

6.1.8. The heritage statement correctly describes Clare Hall as an asset of very high significance and states that its **setting** "makes a high contribution to significance."[6]

6.1.9. The applicant's impact assessment identifies the important positive views which look south-west from Rifle Range Road, and states that these will be unaffected by the C2C route. The assessment acknowledges there would be noise impacts caused by the bus traffic and this would have a "minor impact upon the assets located immediately adjacent ….such as Clare Hall"[7]

6.1.10. Chapter 7 Table TR7-1-7-1 of the CD1-11.07.2 Appendix Technical Report 7 Heritage Statement (CD1-11.07.2 page 30) states that the significance of Clare Hall as a heritage asset is "very high"[8] and the impact of the C2C scheme to the above ground heritage assets would be "less than substantial harm."[9]

6.1.11. The impact assessment incorrectly states that the windows to the south elevation of the Clare Hall are small and frosted/obscured and offer limited views south towards the scheme. The report also describes a boundary fence that contains security railings and industrial points of access which also offer limited views. The C2C Environmental Statement (Addendum 2 and Clarifications) received on 22/07/2025, now acknowledges that all the south facing windows are clear except one first floor bathroom window. Note as previously stated the boundary gates to both the Family and Scholars' Walk have since been removed by Clare Hall as part of a programme of conservation works being carried out by Clare Hall. The removal of these gates by Clare Hall in May 2025(needs checking) re-instates the original open boundary condition.

6.1.12. The report states that Clare Hall would not be physically impacted by the works, and it states that the C2C scheme will cause harm. The level of harm is assessed by the applicant to be minor. The justification for this assessment is stated to be that the asset's primary frontage

[6] Cambourne to Cambridge Scheme Technical Report 7, Appendix TR7.1: Heritage Statement page 24
[7] Cambourne to Cambridge Scheme Technical Report 7, Appendix TR7.1: Heritage Statement page 24
[8] Cambourne to Cambridge Scheme Technical Report 7, Appendix TR7.1: Heritage Statement page 30
[9] Cambourne to Cambridge Scheme Technical Report 7, Appendix TR7.1: Heritage Statement paragraph 6.2.9 page 25

faces to Herschel Road. “where it maintains visual prominence with the conservation area.” The impact assessment conclude that the C2C scheme would result in less than substantial harm[10]

7. Assessment of the Applicant’s Proposals

7.1. Review of the Applicant's Heritage Statement

7.1.1. Paragraph 207 of the National Planning Policy Framework 2023 requires applicants to describe the significance of the heritage asset and setting. The applicant has stated in C2C Environmental Statement (Addendum 2 and Clarifications) that the significance of Clare Hall has been described to a level that is proportionate to its importance.

7.1.2. There is very little detailed description of the significance and limited detailed justification provided for the applicant’s impact assessment including details of the information used in the assessment of harm.

7.1.3. This is evidenced by the fact that the applicant’s original appointed heritage advisor did not visit inside Clare Hall. At no point during the development of the proposed C2C scheme did the applicant seek access to Clare Hall. It is understood from the recent site visit on 10 July 2025 that a new heritage advisor is now involved with the scheme, as the previous advisor left WSP. Without the earlier site visit, it would have been difficult to undertake a thorough and accurate assessment of the site’s heritage significance and assess what was proportionate. In particular, understanding the relationship between the listed buildings and their surrounding context and those who use it for its intended purpose — including the north–south routes (Family Walk and Scholars’ Walk) — requires direct engagement with the site to fully appreciate the spatial, functional, and visual interrelationships between the listed buildings and their immediate context and setting. Therefore, a more detailed assessment of the Grade II* building should have been carried out to accurately understand both its significance and to determine the impact and degree of harm to the asset.

7.1.4. The C2C Environmental Statement (Addendum 2 and Clarifications) corrects the applicant’s statement that the glazing to the south-facing windows of Clare Hall is clear and not obscured. The need for this correction further highlights the lack of detailed and accurate engagement with the listed asset, as these important inaccuracies affect the proper assessment of its significance and setting.

7.1.5. Without gaining access inside Clare Hall, it would have also been impossible to assess the impact of the C2C scheme on the views out from the external spaces including the family and scholars’ walk and internal study rooms, meeting room and residential accommodation sited along the southern boundary.

7.1.6. The heritage statement fails to demonstrate a detailed understanding of the contribution of the wider setting to the heritage significance of the original buildings. This is evidenced by the lack of recognition of how Erskine intentionally set the buildings back from both the

[10] Cambourne to Cambridge Scheme Technical Report 7, Appendix TR7.1: Heritage Statement page 26

northern and southern site boundaries to create a green, landscaped edge, and how Erskine carefully designed the approach to each threshold. For example, the southern pedestrian routes are articulated by bridges crossing a water channel, emphasising the transitional experience of moving into and out of the college. These features form part of the deliberate spatial and experiential composition of the site, integral to its architectural significance. There is no reference made to these features within the heritage statement, despite the physical relationship between them and the proposed works.

7.2. Alterations to features of the listed building

7.2.1. The Historic England Site Plan (Refer to Figure 01) indicates only the buildings on the site that are listed Grade II* and does not provide detail on the extent of external landscape that is covered by the statutory listing. Although curtilage protections under Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 only automatically apply to pre-1948 structures, paths or other features associated with a listed building can still be materially linked through setting, functional association, or visual connection. This is supported by the Historic England Advice Note 10:Listed Buildings and Curtilage.

7.2.2. The rainwater spouts, moat/channel and 3 paths connecting Clare Hall to Rifle Range Road that sit inside the red line of the C2C order limits are part of the original Erskine designed and constructed scheme (refer to figure 25) and should be considered as part of the listing. Therefore, any alteration to these features would impact on the functional character and appearance of Clare Hall and would require listed building consent from the Local Planning Authority. Due to the Grade II* listed status of Clare Hall, any application for listed building consent would require the Local Planning Authority to consult with Historic England in determining the application.

7.3. Impact on the setting of Clare Hall

7.3.1. The landscaped strip and existing trees along the southern edge — which currently provide a green buffer and enhance the setting of the buildings — would be significantly compromised by the C2C scheme. This original green edge plays a vital role in softening the transition between the built form and its wider context, and its reduction in width or loss would erode the designed relationship between the buildings and their setting. The cumulative impact of the proposed changes would diminish the character, experience, and legibility of the listed buildings.

7.3.2. The revised sketched illustrative section (figure 31) provided by the applicant's engineers, WSP proposes planting and screening along the southern elevation of the listed buildings, directly in front of windows serving study rooms, and the main meeting room within Clare Hall. While it is assumed that this is intended to mitigate the adverse visual and acoustic impact of the adjacent busway, this intervention would have a detrimental effect on the interior quality and use of these spaces. The introduction of screen planting so close to the building would significantly reduce natural daylight levels, affecting the usability and comfort of rooms specifically designed for academic use. Furthermore, the screening would obstruct outward views. This erosion of visual permeability would diminish the experiential and

architectural value of the listed buildings, undermining their intended designed relationship with the surrounding landscape.

7.3.3. In response to the applicant's argument in the C2C Environmental Statement (Addendum 2 and Clarifications) that the paths are merely surface treatments and not classified as 'structures' or 'objects,' it is important to clarify that these pathways were important parts of Ralph Erskine's original 1969 design for Clare Hall. They were constructed simultaneously with the listed buildings and serve as a direct continuation of the Family and Scholars' Walks, which are integral to the overall layout and function of the college. The applicant's argument that the paths are not part of the listed asset due to their separation by the bridges and water channel/moat misinterprets the design intent. The water channel and bridges are deliberate architectural features—threshold devices that articulate transition and permeability, both of which are central themes in Erskine's work. Rather than dividing the space, these features reinforce the visual and experiential connection between the buildings and the landscape beyond.

7.3.4. The paths are constructed using similar materials that reflect the paving within Clare Hall, further reinforcing the design coherence and continuity of the site. While the paths can be described as surface treatments, they are essential to the spatial and functional relationships within the site, facilitating movement between buildings and contributing to the overall experience of Clare Hall. The paths are integrated into the architectural and historical significance of the college and form an essential component of its setting.

7.3.5. According to Historic England's Good Practice Advice in Planning Note 3:The Setting of Heritage Assets (Second Edition)**,** curtilage elements such as these pathways, rwp chutes, channels and landscape edge, which were designed and constructed with Clare Hall, should be assessed for their contribution to the asset's significance. As such, any alterations to these pathways would require Listed Building Consent, as they are integral to the overall significance and character of Clare Hall. In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990**,** local planning authorities must give special regard to the preservation of the listed building and **its setting**. Furthermore, under Paragraph 189 of the National Planning Policy Framework (2023)**,** the contribution of the setting to the significance of a heritage asset must be fully understood and taken into account. Historic England's Good Practice Advice Note 3 further underscores that features within the setting of a listed building—such as paths and thresholds—that contribute to its function, layout, and character, form part of its protected setting.

7.4. Impact on the use of Clare Hall

7.4.1. The accommodation within the listed Clare Hall affected by the C2C scheme includes study rooms, the study courtyard, the main meeting room, a courtyard house and the residential maisonettes to the south plus the external Scholar's and Family Gardens.

7.4.2. The study rooms and the meeting room which sit directly on the proposed red line C2C boundary (see figure 36) with windows looking out over Rifle Range Road, depend on a quiet environment, daylight and a visual connection to the surrounding landscape —a key aspect of the site's architectural concept and historic character of the site.

7.4.3. The proposed busway would introduce noise, movement, and visual intrusion directly adjacent to these spaces, undermining their quiet, contemplative function and therefore seriously compromise their use for academic purposes.

7.4.4. The busway will also have a significant impact on the courtyard house and the maisonettes to the south resulting from overlooking and noise from the passing buses. (see figure 36)

7.4.5. The C2C Environmental Statement (Addendum 2 and Clarifications) incorrectly states that the windows along the south elevation are small and do not provide any significant views out. These windows are not small, simply proportionate to the size of the rooms they serve. They also currently benefit from views out through the tree and grass lined landscaped edge to Rifle Range Road and also benefit from south light.

7.4.6. Any proposed planting/hedgerow would seriously reduce daylight within these rooms and block views out.

7.4.7. The close proximity of the proposed busway would also result in a significant loss of privacy and amenity for the affected rooms. These spaces currently enjoy a quiet and secluded outlook over the Rifle Range Road and the rugby field. Introducing a frequent bus route immediately adjacent to them would subject these spaces to regular visual intrusion. Although the ground floor windows have reflected film applied, the proximity of the bus to these rooms will result in a perceived intrusion on the users of these rooms. Previously private and inward-facing academic and residential spaces would be exposed to passing traffic, disrupting their intended function as quiet environments for study.

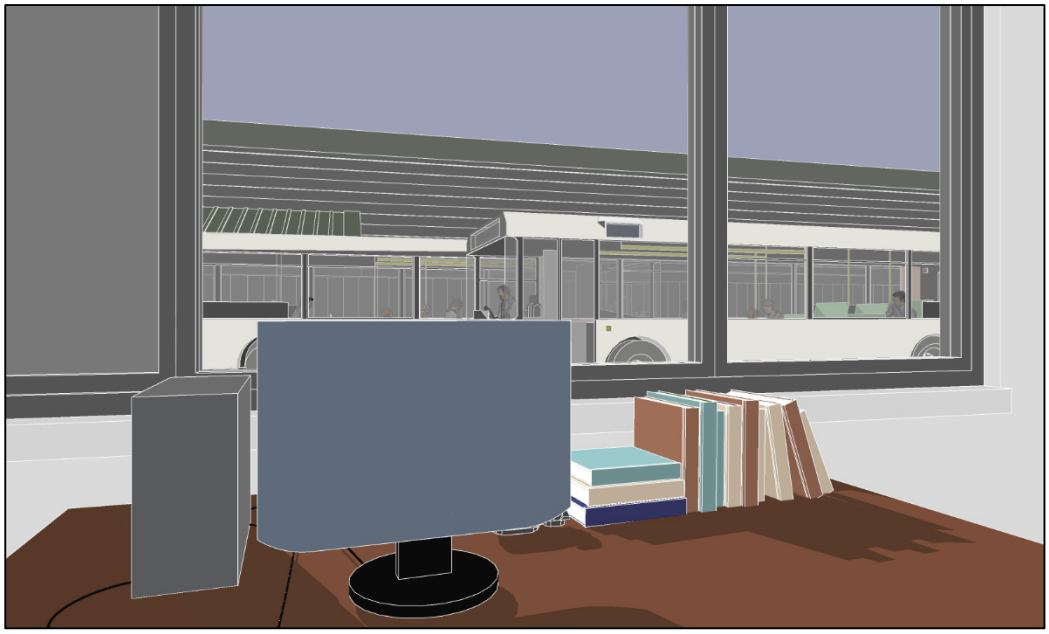

Figure 36 View of the passing bus from the study rooms prepared by Avanti Architects on behalf of Clare Hall from the information provided by the applicant.

Figure 37 View of the passing bus from the living space within the southern maisonette prepared by Avanti Architects on behalf of Clare Hall from the information provided by the applicant.

7.4.8. The busway would also create a sense of overlooking and intermittent noise disturbance that undermines the use of the external amenity spaces within Clare Hall that include the Family garden (figure 38), Scholars' garden, study courtyard, and the courtyard house garden.

Figure 38 View from the Family Garden towards the south maisonette and south boundary wall

8. Conclusion

8.1. Based on the evidence presented, it is my professional opinion that the proposed Cambourne to Cambridge (C2C) busway, as it passes along the southern boundary of Clare Hall, will cause harm to the heritage significance of this Grade II* listed asset. Clare Hall's architectural and historic value derives not only from its built form but also from its designed setting, permeability, and the deliberate relationship between buildings, landscape, and surrounding context, as conceived by Ralph Erskine in 1969.

8.2. The proposed scheme would:

8.2.1. Remove or compromise original features integral to the site's composition, including the landscaped green edge, water channel, pedestrian bridges, and threshold paths.

8.2.2. Erode the spatial and experiential qualities central to the architectural intent, including visual permeability, daylight access, and the open, inclusive character of the southern boundary.

8.2.3. Introduce significant noise, movement, and visual intrusion into spaces designed for quiet academic use, adversely affecting both the function and amenity of study rooms, meeting rooms, residences, and associated gardens.

8.2.4. Reduce privacy for residents and scholars and diminish the quiet outlook which is fundamental to the use and enjoyment of these spaces.

8.2.5. The applicant's heritage assessment contains factual inaccuracies, lacks sufficient site-specific analysis, and fails to give proper weight to the contribution of the southern setting to the building's overall significance. In my view, the level of harm arising from the C2C proposals is materially greater than "minor" and should be recognised as less than substantial harm at the higher end of that spectrum, as defined by the National Planning Policy Framework (2023).