

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (INQUIRY PROCEDURE) (ENGLAND) RULES 2000

**PROOF OF EVIDENCE OF
GAIL BROOM IHBC
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

HERITAGE

APPEAL BY CASSEL HOTELS (CAMBRIDGE)

LTD

FORMER HOTEL FELIX, WHITEHOUSE LANE, GIRTON

JANUARY 2023

PLANNING INSPECTORATE REFERENCE: APP/W0530/W/22/3307903

LPA REFERENCE: 21/00953/FUL

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1. Qualifications and Experience

- 1.1 I am a Principal Conservation Officer for the Greater Cambridge Shared Planning Service (a shared planning service for South Cambridgeshire District Council and Cambridge City Council formed in 2018). I hold a Bachelor of Science Degree in Psychology and a Post Graduate Diploma in Historic Building Conservation (RICS). I am a full member of the Institute of Historic Building Conservation (Membership No. 1862MEM).
- 1.2 I have nearly 20 years' experience as a Local Authority Conservation Officer. From 2005 until 2012 I was Conservation Officer at Ipswich Borough Council and was appointed Senior Conservation Officer from 2012 until 2016. In 2016 I was appointed Senior Conservation Officer at Cambridge City Council and then Principal Conservation Officer in 2019 after the planning service merged with South Cambridgeshire District Council.
- 1.3 I have extensive experience of heritage issues arising from development in both urban and rural contexts and have dealt with heritage assets of the highest significance including redevelopment of the kitchens at Corpus Christi College, a new music/rehearsal building at Trinity Hall, a major refurbishment of the Master's Lodge at Trinity College and a new Buttery and thermal improvement project at St John's College, all listed Grade I.
- 1.4 The evidence which I have prepared and provide in this proof of evidence is true and has been prepared and is given in accordance with the guidance of my professional institution (IHBC). I confirm that the opinions expressed are my true and professional opinions.

2. Appeal Scheme

- 2.1. The application, under planning reference 21/00953/FUL, which is now the subject of appeal, was for:

Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping, and other associated works.

3. Involvement and Scope of Evidence

3.1. My colleague (Jonathan Hurst, Principal Conservation Officer, IHBC) provided the initial consultation response on heritage matters in July 2021 (Appendix A). Following Mr. Hurst's retirement in October 2021, I became involved in responding to the application. I was asked by the case officer to review a response to the consultation comments from the applicant dated 9th July 2021. I reviewed the documents submitted as part of the application, including the Heritage Statement of February 2021, and the response to the comments, and concluded that the issues highlighted by my colleague had not been fully answered and that his assessment and conclusions were still valid. Both consultation responses are repeated in full in the Officer Report (para. 6.4). I have reviewed the documents submitted with the application and the appeal documents submitted for this Inquiry by the Appellant. My assessment specifically considers the heritage significance of the existing Victorian villa and the harm caused by its demolition. Whilst I give a view as to the heritage harm which would be caused by the proposal, the weighing of that harm in the planning balance is considered in the planning evidence submitted by Ms. Glover.

3.2. Of the three reasons for refusal set out in the LPA's Decision Notice, this proof will focus on Reason for Refusal 2 in relation to heritage matters:

In addition to harm caused by inappropriateness, the proposed development would result in the loss of a non-designated heritage asset to the detriment of the character and appearance of the area. In taking a balanced judgment, the loss of the non-designated heritage asset is considered to cause substantial harm as it would fail to sustain or enhance the significance of the asset and the overall benefits of the scheme are not considered to outweigh the harm identified. The proposal is therefore contrary to paragraph 203 of the National Planning Policy Framework 2021 and Policy NH/14 of the South Cambridgeshire Local Plan 2018.

3.3. In my view, the RFR properly refers to Policy NH/14 of the Local Plan and para. 203 of the NPPF. It also properly refers to the balanced judgment which needs to be taken under para. 203 NPPF when considering an application which directly affects a non-designated heritage asset. Whilst the RFR refers to 'substantial harm' I do not read that as suggesting that the test in para. 202 of the NPPF has been applied. In my view, the existing Victorian villa has a moderate level of heritage significance as a NDHA. The scale of harm would be a total loss of significance. In my judgment, the level of harm would be significant, which can be described as substantial.

3.4. As part of my evidence, I have provided a set of photographs (Appendix B) to illustrate some key points in relation to the architectural significance of the asset. I have also included a set of maps to show the context the building occupies (Appendix C), the Buildings of Local Interest criteria adopted

by Cambridge City Council (Appendix D), the obituary of Charles Lestourgeon (Appendix E) and a Vanity Fair cartoon of Sir John Eldon Gorst MP (Appendix F).

4. Non-Designated Heritage Asset

- 4.1. The evidence I have prepared will show why the existing Victorian villa is considered by the LPA to be a Non-Designated Heritage Asset.
- 4.2. In 2008, Mr David Grech (IHBC), a former South Cambridgeshire District Council Conservation Officer, had noted that the building was of some local interest when making his comments on an application for extensions to the hotel (See Appendix K)
- 4.3. The categorisation of this Victorian villa as an NDHA was first undertaken by Mr. Hurst (IHBC) through the consultation response for this application. This approach is in line with Policy NH14 (2)(d) which was referred to in the consultation response. Under that part of the Policy NH/14, development proposals which sustain and enhance the significance of NDHAs, including those identified through the development process, will be supported.
- 4.4. There are no published criteria for designating buildings of local interest in South Cambridgeshire's Local Plan, and there is no resulting local list. However, that does not prevent an individual building being assessed as an NDHA in a given case, as here.
- 4.5. In forming the judgment that this building was an NDHA, I understand that the Conservation Officer assessed it against published criteria for designating Buildings of Local interest from the adjacent LPA Cambridge City Council which I have reproduced at Appendix D.
- 4.6. Those criteria are in turn based on the criteria outlined in Historic England Advice Note 7: Local Heritage Listing Identifying and Conserving Local Heritage (2nd Ed. Jan 2021, p.11). Whilst it is fair to say that the published criteria are strictly not applicable to heritage assets within the administrative boundary of South Cambridgeshire, the use of those criteria here is reasonable. The criteria are broadly similar to those in Historic England's Advice Note. Insofar as those criteria might be said to be locally specific to Cambridge City, the appeal site is adjacent to the city boundary, such that the application of those criteria here is not inappropriate. Finally, at an administrative level, since 2018 both Cambridge City Council and SCDC have been operating a shared planning service which involves the preparation of a joint Local Plan. To that extent, the appeal scheme falls within the remit of the Greater Shared Planning Service.

4.7. I recognise that a Certificate of Immunity has been issued for the building. However, the practical effect of that is that works to the building do not require listed building consent on the basis of Historic England's Advice Report that the building does not meet the criteria for listing as a designated heritage asset (12/10/20, App. 1 to Appellant's Heritage Statement). This does not render the building devoid of architectural or historical significance. A building may be assessed as a Non-Designated Heritage Asset (NDHA) during the consideration of a development proposal as stated in Historic England's Advice Note 7 (2nd Ed.) in paragraph 27 and reflected in Policy NH/14 of the Local Plan.

5. Structure of Evidence

5.1. The rest of my evidence is structured as follows:

- Section 6 identifies the relevant legislation, heritage policy and guidance in the context of which a decision on this appeal must be made.
- Section 7 assesses the significance of the Non-designated Heritage Asset
- Section 8 considers the impact of the proposed development on the significance of the Non-designated Heritage Asset against the test set out in paragraph 203 of the NPPF and South Cambridgeshire District Council Local Plan Policy NH/14: Heritage Assets.
- Section 9 provides my Conclusions

6. Relevant Legislation, Heritage Policy, and Guidance

6.1. Since the building in question is an NDHA, and not within a Conservation Area, the statutory duties under ss.66 and 72 of the Listed Buildings Act 1990 are not engaged. The policy framework is set out within Chapter 16 of the NPPF. The following paragraphs are relevant.

6.2. Paragraph 189 of the NPPF states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

6.3. Paragraph 195 of the NPPF states that 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.

- 6.4. Paragraph 197 of the NPPF states that in determining applications, LPAs should take account of (amongst other things) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 6.5. Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.6. National Planning Policy Guidance states describes non-designated heritage assets as follows:

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

(Paragraph: 039 Reference ID: 18a-039-20190723).

- 6.7. As referred to above, Policy NH/14(2)(d) of the South Cambridgeshire Local Plan (2018) states that development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly (as relevant):

(d) Non-designated heritage assets including those identified in conservation area appraisals through the development process and through further supplementary planning documents.

7. Assessment of Significance of the Non-designated heritage asset.

- 7.1. The Close, now known as the Hotel Felix was, constructed in 1852 and is an attractive suburban villa typical of those built for the professional classes of flourishing cities in the mid-19th century. The most notable feature of the former house is its bowed façade, terrace, and steps to the garden. (Historic England Advice Report, 12/10/2020, p.2).

- 7.2. A certificate of immunity was issued by Historic England. The discussion section of the Advice Report concluded that (p.2):

In comparison with listed suburban houses from this period, Hotel Felix is not associated with a known architect, has been vastly extended and altered and does not retain a high proportion of its original internal features. Although an attractive building, it does not possess special architectural or historic interest and does not meet the strict criteria for listing in a national context.

- 7.3. As explained above, the Conservation Officer who was consulted on the application assessed the Victorian villa against the Cambridge City criteria for Buildings of Local Interest (Appendix G: Cambridge Local Plan 2018) which are based on the criteria outlined in Historic England Advice Note 7: Local Heritage Listing Identifying and Conserving Local Heritage (p.11).
- 7.4. The Conservation Officer identified the building as having a modest level of design and presence, being a fairly typical Victorian suburban villa. The Conservation Officer did not at the time set out in detail why the building was considered to meet the criteria for local listing. The following sections reflects my assessment of how the criteria are met.

8. Architectural Quality

- 8.1. The architectural quality of the building is evident especially to the rear or garden elevation facing Huntingdon Road. Good quality local gault brick has been used with stone quoins and decorative detailing to the chimneys. The architectural composition to the rear includes a distinctive central Dutch gable with a large finial and the two storey large semi-circular bay with the original arched paired sash windows and pierced brickwork parapet. (Appendix B, Figure 1)
- 8.2. The building merits an entry in Pevsner's Buildings of England (a series of architectural guides written originally by renowned art historian Nikolaus Pevsner, to provide both specialists and general readers detailed coverage of an area, town by town, of the most notable buildings and notes on lesser known and vernacular buildings). Since Pevsner's death in 1984 the series has continued under different authors.
- 8.3. The entry is as follows: "After the National Institute of Agricultural Botany, down a lane just outside the city boundary, a stark Jacobean-gabled villa of 1852, expanded as the Hotel Felix with forecourt wings by CMC architects, 2002." The Buildings of England – Cambridgeshire – Simon Bradley and Nikolaus Pevsner. Yale University Press 2014 p.344. (Appendix G)

- 8.4. I note that one of the authors of the most recent edition of the Cambridgeshire volume of Pevsner's Buildings, Dr Simon Bradley, commented on the current application, highlighting that the:

Victorian part of the Hotel Felix is a distinctive, appealing and locally historic building which I was pleased to include in the revised Pevsner Architectural Guides volume for Cambridgeshire (2014).
(Appendix H)

- 8.5. The front elevation facing away from Huntingdon Road was altered in 2002 leading to the loss of the original asymmetrical design, however the addition to the front has been well executed in a good quality brick with matching detailing, and these changes do not detract from the overall presence of the front façade or details such as the central Dutch Gable, lead canopied entrance and arched timber sash windows.
- 8.6. The Appellant's Heritage Statement on page 25, figure 14 notes that the later wings obscure the lower levels of the house resulting in a confused hierarchy to the building. However, the main entrance to the hotel was moved to the eastern modern wing with the result that the building was approached from the side. This was an operational decision of the hotel and does not remove the legibility of the main house when viewed from the northern courtyard. Here the original entrance to the house remains with the front door under its decorative lead canopy. This original entrance could be reused in an appropriate scheme.
- 8.7. I acknowledge that the modern additions extend to the front of the house and detract somewhat from the original design intent. The Appellant notes on page 24 figure 14 that the wings closest to the house have a simple appearance with elements almost appearing as if they are the back of house. I agree that the wings are very simple in design, but at single storey they give the main house an appropriate prominence. Any perception that they are part of the main house is removed when viewing the house from the northern courtyard.
- 8.8. Internally the building has undergone extensive alteration, many original features have been lost and those that remain were not enough to meet the strict statutory designation criteria. Some details do remain, however, especially on the ground floor, including cornices, window and door architraves, and skirting boards, as referenced in the Historic England Advice Report (p.2). A non-designated heritage asset has no statutory protection to prevent these internal alterations. However, whether the interior is in-tact or not does not diminish the asset's external architectural appearance, quality, aesthetic appeal, and historical associations.
- 8.9. The Victorian Society in their comments on the application note the changes made to the building but highlight that:

However, these changes have not been so unsympathetic as to destroy the significance of the remaining building. The core of the building, and its attractive facades, particularly the bowed south façade have been retained and continue to contribute to its architectural appeal. There is a clear opportunity to here to highlight this remaining architectural attractiveness by removing later additions and allowing the original elements to be appreciated in full. (Appendix I)

8.10. The Ancient Monuments Society also objected to the demolition of the house stating:

... the house has considerable presence, architectural and historical merit and makes a positive contribution to the local area.....the south façade with its bow window and Dutch gable, is a particularly fine arrangement. (Appendix J)

9. Architectural Style

9.1. For a building to meet the criteria for architectural style it does not have to be a rare example, but can be a high quality typical surviving example of a building type. In any event, whilst the large Victorian villa is not a rare building type in Cambridge, it is not common in the Girton area. This villa is built of gault brick which is a typical building material in Cambridge and the surrounding area. In my view, the building form and detailing is of high quality, in particular its garden façade, and it serves to highlight the architectural preferences of the professional man who had the house built.

9.2. The villa is unusual in that it still sits within the open land that once formed part of its garden. Subsequent development has been built around it, but its original plot form is still legible in map regression. (See Appendix C). Villas set back from the road with open land around them are unusual in Cambridge and on its fringes, where villas usually front the road with large gardens to the rear. This adds to the local distinctiveness of the building and the site.

10. Historic Interest

10.1. As identified in the Appellant's Heritage Statement, the house was built for Charles Lestourgeon, a Fellow of St John's College, Cambridge, and surgeon at Addenbrookes Hospital from 1842-1879. A keen botanist and silviculturist, he commissioned a glasshouse along the south-east side of the house which was removed around 1970 when the County Council took over the building. Lestourgeon laid out the garden and planted the Wellington Gigantea which still stands today.

- 10.2. Lestourgeon was the son of a Cambridge surgeon and having himself been appointed as surgeon to Addenbrookes in 1842 he held that post for 37 years. He acted as Examiner in Surgery and as a member of the Board of Medical Studies. He was also a Justice of the Peace for the Borough. Lestourgeon lived in The Close with his family until his death in 1891 (See Appendix E).
- 10.3. The house was later occupied by lawyer and politician Sir John Eldon Gorst and his family. Gorst was elected MP for Cambridge in 1865. In 1885 he was made Solicitor General for England and Wales, (1885-1886) and knighted. In 1892 he was elected as member for Cambridge University and in 1895 he became Vice-President for the Committee of Education (1895-1902).
- 10.4. After many decades as a residential dwelling the house was sold to the County Council as a County Centre from the 1960s/70s until 2001. The County Centre is still remembered by the local community who worked or took courses there. In 2002 the building became a hotel which was, until the pandemic, well used by local residents for events such as wedding receptions or as an attractive venue for a coffee.
- 10.5. The Historic Interest criterion in HE's Historic Advice Note 7 states that:
- A significant historical association of local or national note including links to important local figures, may enhance the significance of a heritage asset. ... Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing as noted in the PPG: 'Heritage assets can also provide meaning for communities derived from their collective experience of a place ...'*
- 10.6. It therefore relates to places perceived as a source of local identity... social interaction ... contributing to the 'collective memory' of a place.
- 10.7. The house is associated with two notable past figures both of local and national interest. As a County Centre and later as a hotel it has been part of the communal value and memory of the area and its residents, and therefore meets the historic interest criterion.

11. Level of Significance

- 11.1. Mr Hurst considered the building to have a certain modest level of design and presence. Following my further assessment of the building as outlined above, I conclude that the building has a medium/moderate level of significance in both its design and historical association.

- 11.2. The Appellant's Heritage Statement states that a structural inspection of the building was undertaken in September 2019. This inspection notes that the main house has been affected by cracking and distortion indicative of foundation movement. It is said that this movement suggests subsidence of the southern corner of the building with a division along the length of the main stairwell.
- 11.3. It was also noted that there was some cracking and water ingress, and the main stair was being supported by temporary props. It is said that the staircase has undergone remedial works to stabilise it although the water ingress problems have not been addressed.
- 11.4. The 2019 structural report has not been included in the application documents. Although I am not a structural engineer, I cannot see any place in the Existing Building Analysis of the building (Section 2.5 of the Design and Access Statement (p.11)) where insurmountable structural issues are put forward as a reason to demolish. There is no evidence that the structural problems are beyond repair. Further water ingress could ordinarily be resolved by simple building maintenance.

12. Conclusion

- 12.1. Paragraph 203 of the NPPF looks at the effect of an application on the significance of a non-designated heritage asset and in the weighing up of that effect a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 12.2. As evidenced above, the original Hotel Felix building has the relevant heritage significance to be considered a non-designated heritage asset. It meets three of the relevant criteria (Architectural quality, Architectural style and Historic interest) and in my view has a medium/moderate heritage significance.
- 12.3. In my judgment, given that the proposal will result in the total loss of a building which is a NDHA of moderate significance, the heritage harm here would be significant. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance (para. 189, NPPF). Some weight should be given to the asset's conservation in my view, and the desirability of sustaining and enhancing the significance of this asset and putting it to a viable use consistent with its conservation should be taken into account (para. 197, NPPF).
- 12.4. As referred to above, section 2(d) of Policy NH/14 of the South Cambridgeshire Local Plan (2018) states that development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in

accordance with the National Planning Policy Framework, particularly: (d) Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents.

- 12.5. The total demolition of the building will fail to sustain and enhance the significance of the building or put it to a viable use consistent with its conservation and will not meet this policy objective. Five concept designs, which utilised part or all of the existing building, were put forward at the application stage within the Design and Access Statement. (Page 12, Section 2.6). These concept designs were discounted as being unviable and impracticable, but do not appear to have been fully analysed.
- 12.6. The application did briefly consider façade retention (Page 13 Section 2.7 Design and Access Statement). This option was discounted as being “imprudent and infeasible” and cited structural issues but did not include any structural report or further detailed analysis.
- 12.7. Considering the objective of Policy NH/14, that proposals sustain and enhance significance of heritage assets including non-designated assets appropriate to their significance, in my view a full and comprehensive analysis of how the house could be retained as part of any proposed scheme would be a reasonable approach to meeting this policy objective.

Appendix A – Consultation Response Form



GREATER CAMBRIDGE
SHARED PLANNING BNE Conservation Team

Reference Number:	21/00953/FUL
Proposal:	Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated works.
Site Address:	Former 'Hotel Felix', Whitehouse Lane, CB3 0LX.
Conservation Officer:	J.Hurst
Case Planning Officer:	Mary Collins
Date:	2 July 2021

Comments:

See also comments on 20/51137/PREAPP of 30 July 2020.

Existing

The 'significance assessment' submitted contains a history of the site and building and gives an estimate of how & when the building changed over time, leading to its current incarnation as an hotel.

The building is not an LB [and has immunity from Listing; see certificate from Historic England submitted] and does not lie within a CA [SCDC does not have BLIs] but does have a certain modest level of design and presence but has had a catalogue of change and alteration over the years. A very extensive range of indifferent extensions to form the hotel were built in the C21. As a fairly typical Victorian suburban villa it should be

categorised as a non-designated heritage asset (NDHA) with its setting compromised by modern works.

It is for the LPA to determine whether a building is an NDHA and this can be during the consideration of a development proposal as stated in Historic England's Advice Note 7 (second edition) in paragraph 27. The significance of the building can be assessed against the published criteria for designating BLIs from the adjacent LPA, Cambridge City Council [and, hence, relevant as part of Greater Cambridge Shared Planning (GCSP)]. This indicates that some of the criteria are met [for example, quality design, use of materials and aesthetic appeal] and is a typical example of a villa of the well-to-do professionals building houses in this period. It also has some historic interest in that it had locally notable owners/occupants and was in institutional use by the County Council for some time and will be remembered by users. This modest significance indicates that it can be categorised as an NDHA.

The location of the historic part of the building lies in an important 'green finger' [the so-called Girton Gap] that clearly separates the edge of the city from the suburban part of Girton and, by historic chance, visually blocks that gap. In townscape terms, maintaining this gap is important and in terms of the evolution of both settlements it should be important that they are not seen as merging or the one subsuming the other.

Proposed

Demolition – The agents have noted that there were structural reports undertaken in the past but the comments suggest that the problems were not beyond repair. They also suggest that there were problems associated with damp and lack of compliance with the DDA. None of these sound to be insuperable or impossible to remedy.

Current thinking is that the most sustainable building is an existing building and there needs to be a judgment as to whether the NDHA could be repaired, retained and converted to a new use or, with selective demolition of insignificant elements, it could be repaired, retained and extended to better fulfil the needs of its new use. The submission describes various 'concept designs' looking at retaining the 'existing building' and converting it to the proposed use; four of the concepts involve retaining the modern extensions and one demolishing the modern extensions and retaining and extending the NDHA. The four versions have no real conservation merit in that the historic element would not be given an improved setting. The fifth version has conservation merit as an idea and it should be possible to produce a design that provided the accommodation required as well as improving the setting of the historic element. The rejection of this concept as worthy of taking forward seems to be based entirely on perceived problems with levels. It is not shown why this appears to be such a problem and it seems improbable that this is an insurmountable design difficulty.

New build – The design submitted is for a 'hollow square' plan form consisting of four substantial blocks of brick construction with pitched, hipped, slated roofs with flat areas with

glazed link blocks. Some blocks are of two storeys and some of two-and-a-half storeys. It is a 'historicist' design with some glazed link blocks that are intended to break up the visual bulk of the scheme. Whilst repetitiveness can work well in some neo-classical designs [the terraces of Edinburgh or Bath, for example] these are usually in an urban setting whereas here that repetitiveness would be seen in an edge of suburban setting. Without any photomontages or CGIs to show a three-dimensional, more realistic view, an impression of rather barrack-like blocks is given. Whilst there is no objection to this architectural approach, it does feel – given the size of the proposal – like it could do with more vivacity.

Site layout – If the demolition of the existing is accepted, then there seems to be no valid reason for putting the replacement building right in the middle of the site. This site forms part of an important 'green finger' separating Girton from the city and it is by historic chance that the existing building now rather links the two and dilutes that separation.

As the city expands onto the NIAB site, Whitehouse Lane tends to have become the delineator with the fringe of city suburbs to the South and the C20 suburban expansion of Girton to the North. If the historic building is to go, then it seems preferable that any new development is firmly located in one part of the site or the other, not 'floating' in between and diluting the effect of the 'green separation'. There appears to be no architectural or practical reason why the care home block should not be – for example – pushed well towards the back of the site and be seen as clearly part of Girton and its built fabric. Or the block could be pushed forwards towards Whitehouse Lane so that it fronted the lane more formally and be seen as part of the Northern edge of the city. Thus the 'green finger' [the gardens of the overall complex] would be re-established more clearly and that sense of separation would be stronger.

The proposals will not comply with Local Plan policy NH/14. This is because the scheme fails sustain and enhance the significance of the NDHA, including its setting, appropriately to its significance. NH/14, Section 2, part d.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 197 would apply. This is because the scheme would cause substantial harm in the case of complete demolition and loss of the NDHA.

Conditions:

Should this gain consent, then the usual Conditions relating to external materials and detailing would be necessary in order to get a decent building.

Appendix B - Site photographs



Figure 1 – Hotel Felix Garden elevation showing high quality brickwork and detailing.



Figure 2 - Hotel Felix front elevation showing well executed extension and original entrance.



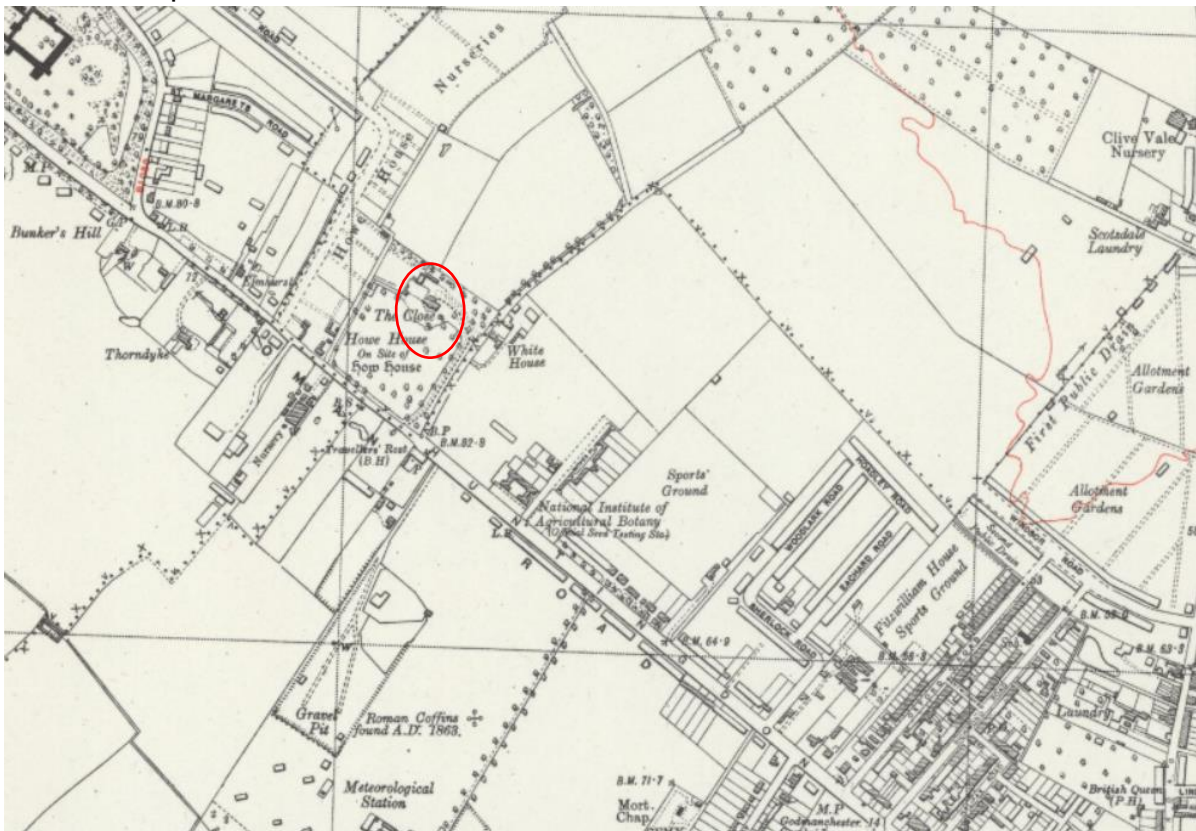
Figure 3 – Hotel Felix side elevation showing decorative chimneys and gable copings

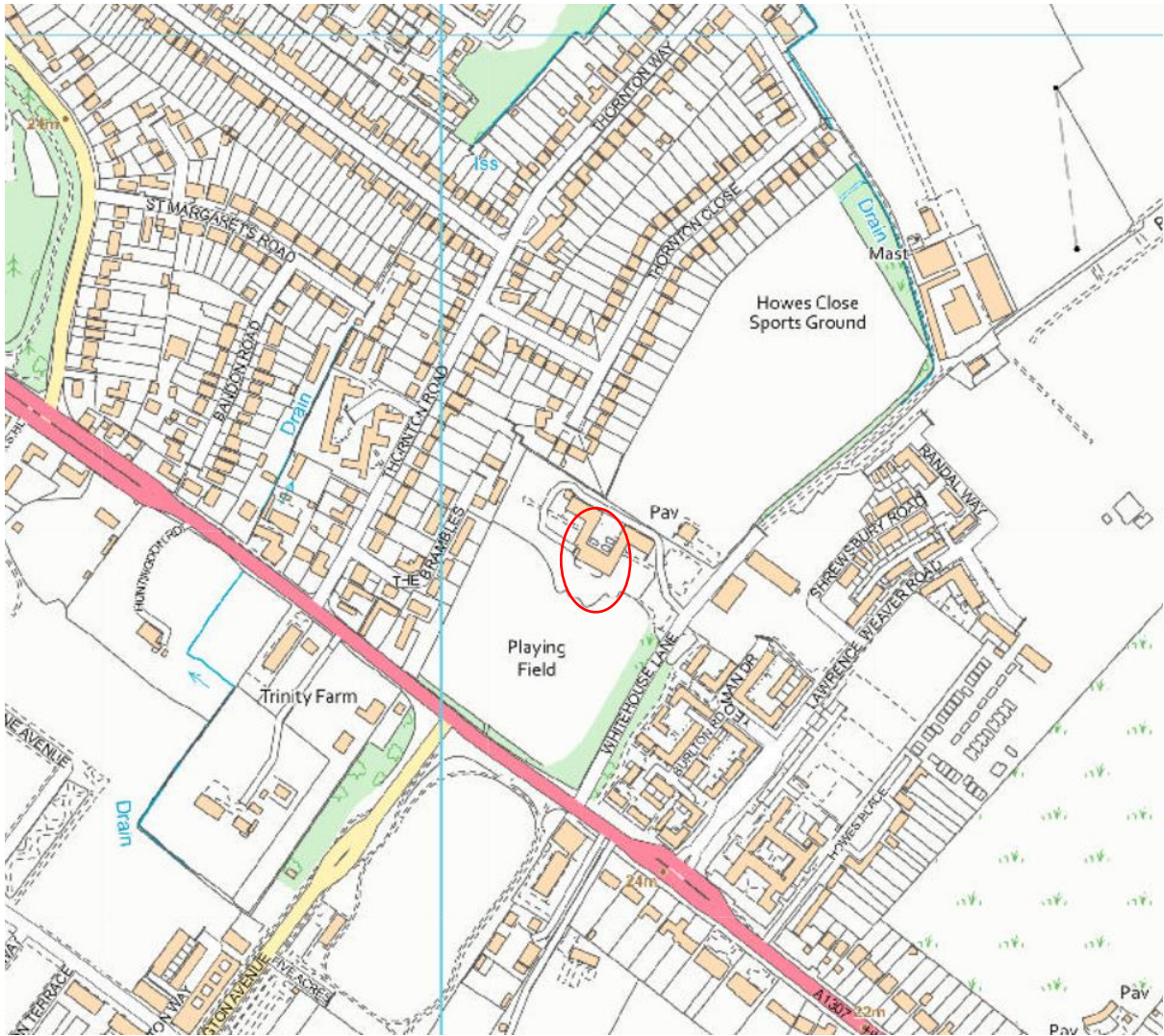
Appendix C – Map regression



1886 OS Map with The Close outlined in red and the retention of its open aspect.

1938 OS Map





2022 OS Map Hotel Felix outlined in red.

Appendix D – Cambridge Local Plan 2018

The following criteria define significant interest for the purpose of the list. An asset may fulfil one or more of the criteria:

age and integrity – any building dating from before 1840 which exists in a style, form, and construction similar to the original.

architectural quality – very high quality design and use of materials, and strong aesthetic appeal.

architectural style – typical or rare surviving examples of particular architectural styles, building materials or building forms.

well-known architect – high quality work of notable architects, local or otherwise

innovation – show considerable innovation in the use of materials or techniques, or very early examples of styles that became popular later.

group or street scene value – contribute to a terrace, square, crescent or other group of buildings planned as a whole. Make a significant contribution to the streetscape, because of uniformity or contrast, or because they enclose or define an area or create a view. Groups of buildings that together fulfil one of the other criteria, architectural or historic.

landmark value – landmarks in the street

scene, whether because of size, height, architectural style, unusual building materials, a specific feature, or any other reason.

historic interest – assets may also be included on the list if they are of substantial historic interest, provided they are also of architectural/design interest.

designed landscapes - relating to the interest attached to locally important designed landscapes, parks and gardens.

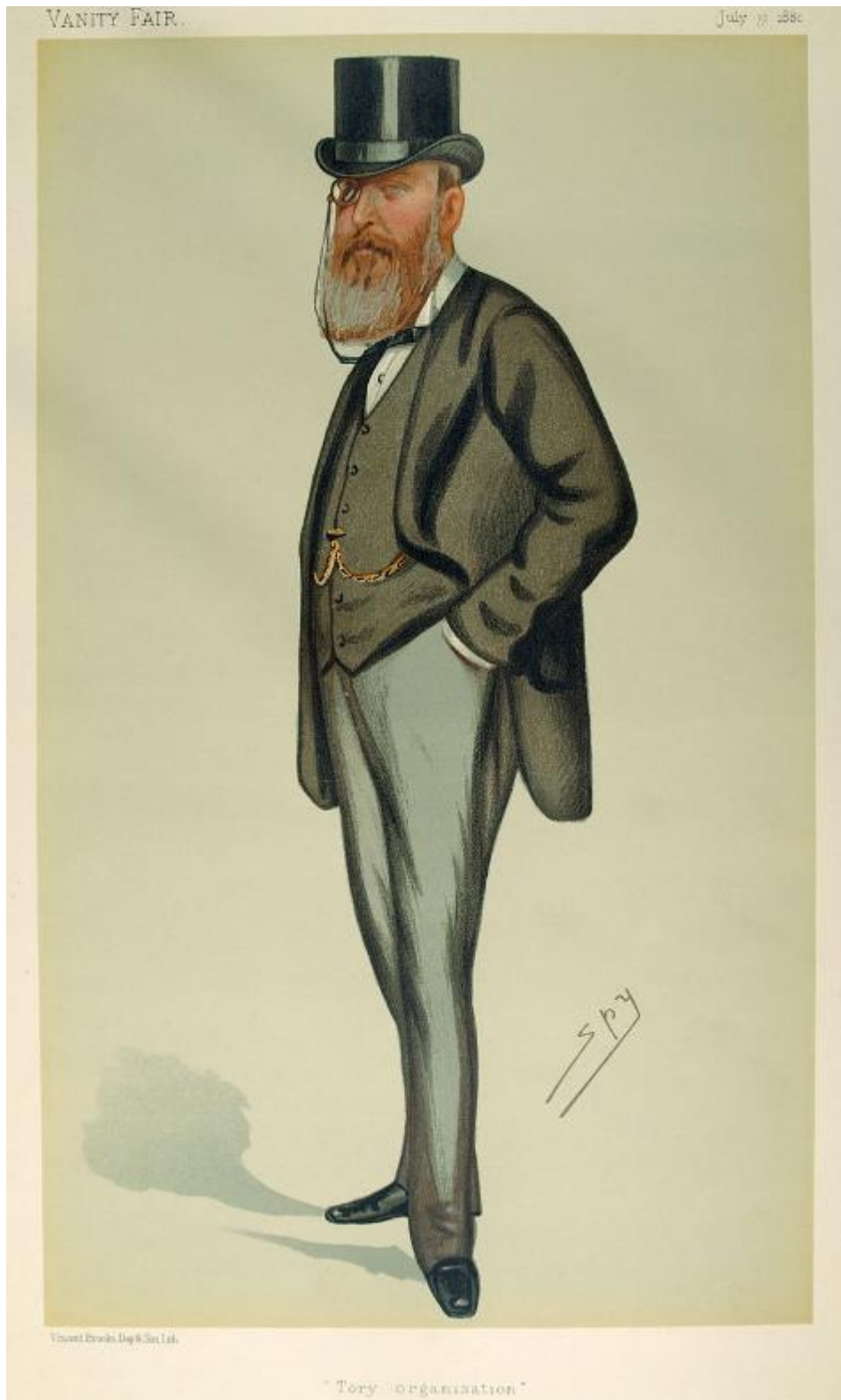
OBITUARY.

CHARLES LESTOURGEON, M.A., F.R.C.S., J.P.
MR. CHARLES LESTOURGEON, M.A., J.P., died at his residence, The Close, near Cambridge, on Sunday, February 22nd. He was born in 1808, his father being a well-known surgeon, of old Huguenot stock, practising in Cambridge, and was educated at Trinity College, of which he was a foundation scholar. He took his B.A. degree, as fifteenth Wrangler, in the Mathematical Tripos of 1828, a year distinguished by the fact that Bishop Perry was Senior Wrangler, while the next seven were all members of St. John's College. Mr. Lestourgeon then turned to medicine, and was admitted L.S.A. in 1831, and twelve years later he was elected an honorary Fellow of the Royal College of Surgeons. Settling in Cambridge, he became the partner of Mr. John Okes, who enjoyed a high reputation and an extensive practice. He was appointed Surgeon to Addenbrooke's Hospital in 1842, and held that important post for thirty-seven years; and when he retired he was appointed Consulting Surgeon to the hospital. On February 18th, at the complimentary dinner given to Sir George Humphry, of which we gave an account in the BRITISH MEDICAL JOURNAL of February 28th, the guest of the evening took occasion to eulogise highly Mr. Lestourgeon's distinguished services to the hospital and to the cause of medical education in Cambridge. He frequently acted as Examiner in Surgery and as a member of the Board of Medical Studies in the University; but of late years he had ceased to take any active part in University work. He was a Justice of the Peace for the borough, and had qualified himself for the degree of M.D., though he was never formally admitted thereto. An old friend and colleague thus writes of him:

“He was a man of considerable ability and strong common sense, a distinguished student at St. Bartholomew's under Earle and Lawrence, and devoted to natural history, with which he occupied himself up to his last moment. His simple, retiring, unselfish, and unambitious character prevented him, however, from communicating any of his rich stores of knowledge through the press. Indeed, he was one of those men who seek knowledge for the pure love of it, and have their sufficient delight in its acquisition. In society, however, he was a free and joyous communicator of knowledge, and his vivacious memory, his true kindheartedness, his ready wit, and his store of anecdote rendered him a most instructive and popular companion.”

His surviving colleague, Sir George Humphry, who was elected to the hospital on the same day with himself, has the most kindly recollection of him, and often tells of his shrewd sayings and of the pleasant hours spent in his company.

Appendix F - Sir John Eldon Gorst – Vanity Fair 1880



Appendix G – Hotel Felix entry in Pevsner’s Buildings of England – Cambridgeshire Edition Page 344

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CAMBRIDGE: THE CITY

with the finer finishes to the concrete. The N and E blocks (LAUNCELOT FLEMING HOUSE and WALTER CHRISTIE HOUSE) are *MacCormac Jamieson Prichard*'s, 1991–4, near-identical twins of symmetrical plan. Red brick, cast stone uprights and plinths. Each has a barrel-vaulted common room at its core. Roofs treated as split gables at two levels, evocative of giant pediments. Recognizably a development from their 1980s manner (as at Fitzwilliam next door) in a more Post-modern direction, with echoes of the Palladian villa. Behind Boulton House, SCULPTURE, *Dream*, 2002 by *Michael Dan Archer*. Granite shapes.

s of Wychfield, where the beautiful gardens change from formal to informal, is HERRICK HOUSE, 1972–3, a variant of the *Arup Associates* design. A near-cube, four bays by four, without basement storey or peristyle, and with a high proportion of blind bays, those on the windowed sides pierced with simple slots. SCULPTURE on the grass, *Twelve*, by *Jonathan Clarke*, 2006. Curved ribs of aluminium. Beyond the trees, a large addition of RESIDENCES (136 rooms, eleven flats) by the *RH Partnership*, 2004–7, in three parallel terrace-like blocks end-on to Storey's Way. Modernist Arts-and-Crafts, rather in the *Allies & Morrison* manner, with roughness and texture to the materials (red-tiled roofs with chimney-like vents, brick walls). The largest windows mark the stairheads. A slight shift of alignment at the westernmost block, where a flat-roofed cross-range housing a study room and porter's lodge runs through. The college playing field alongside has a PAVILION by *Montague Wheeler*, 1923–4, firmly gripped by Bauhaus-inspired extensions by *Freeland Rees Roberts*, 2003–4.

Not so much after that. No. 138 is *Baillie Scott & Beresford*, 1926. Two brick gables, one timbered gable between. Nos. 162, 171 (c. 1933) and 173 (1930) are all *H. C. Hughes*, all with variants on the tall slim staircase window; the last, for the Soviet physicist *Piotr Kapitza*, especially quirky. After the National Institute of Agricultural Botany (N side, *see p. 300*), down a lane just outside the city boundary, a stark Jacobean-gabled villa of 1852, expanded as the HOTEL FELIX with forecourt wings by *CMC Architects*, 2002. WALSH HOUSE, next but one on the N side, 1985 by *Ivor Richards*, pushes out to the boundaries of the plot behind its front screen wall, making a large L-plan. On the S side, buried deep amid trees, another *Baillie Scott & Beresford* house, THORNDYKE, 1924. Under one single big hipped roof, its slope broken on the garden side by a recessed balcony of the type taken up by 1970s Cambridge architects. The timber framing mostly comes from an Essex barn. In the SW corner one of *Baillie Scott*'s 'garden rooms', originally open-sided, and aligned on the main axis of the garden. Brick front porch, added by the architects a little later.

NORTH WEST CAMBRIDGE is the bland name, selected for the University's development of the open land between the Huntingdon and Madingley roads. As approved in 2013, the masterplan by *Aecom* encompasses 3,000 houses (half of them

Appendix H – Objection from Dr Simon Bradley

Comments for Planning Application 21/00953/FUL

Application Summary

Application Number: 21/00953/FUL

Address: Former Hotel Felix Whitehouse Lane Cambridge Cambridgeshire CB3 0LX

Proposal: Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated works

Case Officer: Mary Collins

Customer Details

Name: Dr Simon Bradley

Address: 59 Cavendish Road, Hornsey, London N4 1RR

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Victorian part of the Hotel Felix is a distinctive, appealing and locally scarce historic building, which I was pleased to include in the revised Pevsner Architectural Guides volume for Cambridgeshire (2014). It is in good repair, and has enormous potential for reuse. It should not be demolished.

In addition, the demolition of the entire hotel complex, some of it less than twenty years old, would be extremely wasteful of resources, and contrary to SCDC's commendable policy of reducing carbon emissions by half by the year 2030. That target cannot be achieved by 'business as usual'. There must be a change in planning policy which fosters the wise reuse of existing buildings. This application is therefore a test case.

Appendix I – Victorian Society Objection

Olivia Stockdale
Conservation Adviser
Direct line 020 8747 5893
olivia@victoriansociety.org.uk

THE VICTORIAN SOCIETY
The champion for Victorian and Edwardian architecture

Mary Collins
Planning Officer
Cambridge City Council

Your reference: 21/00953/FUL
Our reference: 165683

Mary.Collins@greatercambridgeplanning.org

29th April 2021

Dear Ms Collins,

RE: Hotel Felix, Girton, Cambridgeshire; Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated works.

We were alerted to this case when it was at public consultation stage and wrote in response advocating for the building's retention, some of which is repeated below. We are disappointed to see that demolition is still being pursued and write to reiterate our previous comments and **object** to the proposal.

Hotel Felix has been extended and altered extensively in line with the various changes of use. Moreover, its setting has been developed considerably, and what was once a modest county house on the outskirts of Cambridge, is now part of a much larger hotel complex between modern development. However, these changes have not been so unsympathetic as to destroy the significance of the remaining building. The core of the building, and its attractive façades, particularly the bowed south façade, have been retained and continue to contribute towards its architectural appeal. We recognise that a Certificate of Immunity has been issued for the building, but it is imperative to stress that this does not render a building devoid of architectural or historical interest. The criteria for national listing has become increasingly strict, and the standard that must be met for post 1850 country houses is particularly high given their relative abundance nationally. Despite recommending refusal for listing, the DCMS report notes that this remains an "attractive suburban villa" and references the notable south façade and terrace specifically as well. There is a clear opportunity here to highlight this remaining architectural attractiveness by removing later additions and allowing the original elements to be appreciated in full. Citing the additions as justification for total demolition on the other hand appears both uninspired and wasteful. Historic England have recently produced guidance on the importance of reusing and recycling buildings as a way of tackling climate change (<https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change/>) and we urge both the council and the applicant to consider this further.

This building should be viewed as a non-designated heritage asset by the local authority. It has clear architectural interest and local historical interest as a building

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indicative of the suburban expansion of Cambridge in the 19th century. Consequently paragraph 197 should apply which requires "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset". Adequate explanation has been not provided to justify this demolition, and we therefore urge your authority to refuse consent. A hotel until recently, this building is in good condition and eminently suitable for retention and a sympathetic conversion rather than wholesale demolition.

I would be grateful if you could inform me of your decision in due course.

Yours sincerely,

Olivia Stockdale

Conservation Adviser

Appendix J – Ancient Monuments Society Objection

Mary Collins

From: Ross Anthony <ross.anthony@ancientmonumentsociety.org.uk>
Sent: 05 May 2021 15:24
To: Mary Collins
Subject: Application Ref: 21/00953/FUL - Hotel Felix, Huntingdon Road, Girton, Cambridge, CB3 0LX

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mary Collins

Re: Hotel Felix, Huntingdon Road, Girton, Cambridge, CB3 0LX
Application Ref: 21/00953/FUL

Thank you for consulting us on this application. We have reviewed the documents available on your website and the Ancient Monuments Society **objects** to the demolition of Hotel Felix and outbuildings, and construction of a care home. We responded to the pre-application consultation and are disappointed that our heritage concerns have been dismissed and the proposal still involves the complete loss of a fine historic Victorian building, only to be replaced by a larger pastiche building.

We note that a Certificate of Immunity was issued for the house, as the past extensions and internal alterations mean it does not meet all the criteria for listing, nevertheless, the house still has considerable presence and architectural and historical merit and makes a positive contribution to the local area. The house and hotel wings are also a set of high quality, well maintained buildings, and the south façade, with its bow window and Dutch gable, is a particularly fine arrangement. The AMS is therefore disappointed that a conservation approach has not been taken to retain, adapt, and incorporate the original house into the proposed development.

The construction of the hotel wings to the rear in 2002 provides clear precedence for new care home facilities to be built on this site, whilst retaining the original house as a historic centerpiece. The concerns about floor levels, corridor widths and accessibility in the existing building are acknowledged but are not reasons to demolish a non-designated heritage asset. There is no clear justification provided about why the house needs to be part of the area used by future residents of the care home, and why the house could not be adapted for staff accommodation, facilities, offices, etc.

Further, South Cambridgeshire District Council declared a climate emergency in 2019, passing the motion that “all strategic decisions, budgets and approaches to planning decisions by the council are in line with a shift to zero carbon”. The priority for development within the District should therefore be to adapt and reuse historic buildings, rather than demolish high quality, viable buildings.

The AMS therefore strongly objects to the complete loss of the historic house and would recommend the plans are revised to retain the historic building and meet local zero carbon emission targets.

I would be grateful if the AMS could be informed of the outcome when this becomes available.

Regards

Ross Anthony

Case Work

Appendix K – Mr Grech’s Consultee comment – Planning Ref: S/0297/08/F

New Conservatory and Function Room

Hotel Felix Whitehouse Lane

Girton

Application Ref: S/0297/08/F

Observations:

The original Victorian building at the core of the Felix Hotel is not a listed building, but is a building of some local interest. The design of the recently constructed bedroom wings respects the symmetry of the overall design of the house, but are architecturally weak and rather disappointing. The proposed new function room will avoid the need to erect temporary (and unsightly) marquees for functions on the ground to the side of the hotel and will allow the opportunity to create a more controlled environment to reduce disturbance of neighbours. The design of the function room is restrained, so as not to detract from the original dwelling, but to complement it. In some respects this approach might be regarded as a bit of a lost opportunity, but it is an acceptable solution that will site comfortably in its context.

On the assumption that the case for exceptional circumstances justifying development in the greenbelt is accepted, then I would not object to this proposed development.

Recommendation:

In the event that the application is approved, I would wish to see a condition requiring the removal of the poorly designed two storey house before the new function room can be used. Similarly I would wish to see appropriate controls put in place (possibly by way of a 106 agreement) to prevent the continued intermittent siting of marquees on the hotel land. Samples of the external materials should also be agreed before works commence.

David Grech
28th March 2008