Exhibit H3. Two pages from Historic England's disclosure under reference 26/04173: the applicant's townscape consultant's proposal for the conservation area "context and baseline", December 2024

Application 26/02109/FUL: Christ's College Library. Christ's Lane Action Group (CLAG).

Filed with CLAG's conservation officer letter (23 September 2026).

The documents in this exhibit are cited as held on Historic England's file. The exhibit reproduces two pages, unaltered, of one document in Historic England's disclosure under reference 26/04173: Caroe Architecture, Christ's College Cambridge, Initial Views Commentary, marked DRAFT, prepared for the pre-application consultation (released file "241213_CCC Inital Views Commentary draft v2 .pdf", 15 pages). Exhibit H2 to CLAG's alternatives, justification and public benefits paper reproduces pages 2, 3 and 12 of the same document.

1. H3.1 (exhibit page 2): page 4 of the released file, "Commentary & Next Steps", carrying under "Considering evaluation baseline" the sentences "The approved scheme of 2016 will be appraised as a notional 'baseline', against which this new project can be compared, also with reference to current context." and "When it comes to making an assessment of the new proposal, we propose that the Conservation Area context and baseline now needs to be defined and acknowledged in relation to the current appearance and form of the modern building opposite. This modern structure does in our initial view positively contribute to the CA. We suggest that the character and appearance of the CA is (in part) defined by the modern mixed use scheme in the immediate context.", and closing "At this pre-application stage, is there agreement that there is scope for the Character and Appearance of the Conservation Area to be enhanced within the architectural context, including the Panter Hudspith design opposite?" Relied on at the conservation officer letter, section 2, item 3(a).
2. H3.2 (exhibit page 3): page 14 of the released file, "Additional Views Provided by Grafton", whose caption reads "we need to establish a common ground and consensus on the contribution to the CA of the modern commercial development (to the right), so that the new proposed scheme is appraised within a sound baseline of understanding." Relied on at the conservation officer letter, section 2, item 3(a).

DRAFT

2. Commentary & Next Steps

2.1. Initial Exploratory Commentary

The views depict the emerging proposals in comparison with both the current conditions and the consented Mather Planning scheme. The views illustrate a variety of different viewpoints from which the proposals may be visible. They have been chosen as they are representative of a variety of different visual receptors or viewpoints that are illustrative of a type of visual effect. Together, these views indicate how the emerging scheme would respond to the existing townscape character.

From the surrounding public realm, the proposals would be most appreciable along Christ's Lane, and more peripherally visible from St Andrew's Street and Christ's Pieces (see views 1-5).

Considering evaluation baseline

One of the primary strategic aims of this new scheme over the 2016 consent is to deliver the brief without a new substantial basement. There are some very important benefits to this approach, not least reduced archaeological impacts; much reduced structural risk to existing historic buildings adjacent and, especially, a markedly reduced embodied carbon budget. Secondary benefits will be reduced construction impacts and duration.

The approved scheme of 2016 will be appraised as a notional 'baseline', against which this new project can be compared, also with reference to current context.

Initial discussion of townscape evaluation matters.

Whilst overall height in the new design is increased when compared to the Mather consented scheme of 2016, the emerging scheme is being developed to respond positively and innovatively to its townscape context, in a way that is more congruent with context, generous, interesting and responsive to the character and appearance of the Conservation Area.

The emerging proposals maintain the established building line to Christ's Lane which, coupled with the proposed architectural expression of the ground floor and its reference to surrounding built forms, maintains the urban qualities of this public route at the human scale. The reinstatement of Christ's Lane, following the removal of the Bradwells Court shopping arcade, transformed this facade of the college and created the opportunity for the Panter-Hudspith-designed mixed use development to make a new interesting rhythmic facade to the South of the re-discovered Christ's Lane. The previous scheme did not fully respond to this architectural opportunity.

At this pre-application stage, is there agreement that there is scope for the Character and Appearance of the Conservation Area to be enhanced within the architectural context, including the Panter Hudspith design opposite?

Characterisation of the emerging building form, massing and facade.

In the newly proposed design by Grafton, the depth, reveals and 'layering' of the emerging facade at a higher level adds visual interest, in contrast with the lower facade. This facade proposal reflects the appearance of the strata of collegiate built form often found in Cambridge's back streets- consider Trinity Lane as a precedent and exemplar.

This design approach also ensures the proposals avoid a monolithic presence in the view and break down the massing with rhythmic architectural elements and verticality. The initial view diagrams from modelling also reveal how the proposals draw upon townscape elements common to the urban fabric of Cambridge, such as chimneys, to regulate the facade and provide further interest and character.

These elements are intended to create a varied facade, reflective of the existing secondary character of Christ's Lane and similar streets, within a framing of new vertical rhythmic elements. The composition works at a number of levels and is intended to be read in oblique views. As appreciable in the views, the scheme also retains the legible distinction between historic and new built form.

When it comes to making an assessment of the new proposal, we propose that the Conservation Area context and baseline now needs to be defined and acknowledged in relation to the current appearance and form of the modern building opposite. This modern structure does in our initial view positively contribute to the CA. We suggest that the character and appearance of the CA is (in part) defined by the modern mixed use scheme in the immediate context. The initial views commentary starts to note other matters of relevant to townscape and setting.

Annotations on VuCity imagery.

We have simply added some concise annotations on the following pages to explore what the townscape issues are and to open a discussion about 'what matters'. These annotations are exploratory and informal, for discussion.

DRAFT

Additional Views Provided by Grafton

Emerging Grafton Proposal. As noted, at this stage we are seeking pre-application advice on methodology as much as initial judgements about 'what matters' so that the team can prepare proportionate and suitable documentation for submissions. In this view, we need to establish a common ground and consensus on the contribution to the CA of the modern commercial development (to the right), so that the new proposed scheme is appraised within a sound baseline of understanding.