

Heritage Appraisal

Ambrose Way, Impington

REF: P18-1588

DATE: 20th March 2019

Introduction

1. Pegasus Group have been commissioned by Martin Grant Homes to produce a Heritage Appraisal advising on whether heritage issues might constrain the potential residential development of a site at Ambrose Way, Impington in Cambridgeshire as shown on Figure 1.
2. The site is approximately 8.72 ha in area and comprises three agricultural fields and a track located to the east of the settlement at Histon, and to the west of the settlement at Impington. The site is bounded by a mixture of agricultural land, paddocks and residential development.



Figure 1: Site Location Plan

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3. The assessment has been informed by the following sources:
- The National Heritage List for England for information on designated heritage assets;
 - The Cambridgeshire Historic Environment Record (HER) for information on the recorded heritage resource and previous archaeological works;
 - Online sources including historic Ordnance Survey mapping and satellite imagery; and
 - A site visit.

Archaeological resource

5. Archaeological works and sites are discussed below. HER 'events' are referenced with the prefix 'ECB', and 'monuments' with the prefix 'MCB'. Archaeological events and monuments are depicted on Figure 1.

Previous archaeological works

5. A watching brief was undertaken in advance of and during the construction of a water main which follows the boundaries of and crosses the site (HER ref. ECB 1499). No archaeological features were recorded during this watching brief within or in the vicinity of the site.
6. A geophysical survey was undertaken c. 30m south of the site, looking for evidence of a possible mill (HER ref. ECB 2706). No building remains were recorded, although traces of potential ridge and furrow earthworks were identified.
7. A trial trench evaluation at the former Unwins depot site c. 35m south of the site recorded a number of ditches and pits containing small quantities of medieval pottery (HER ref. ECB 2016). Trial trench evaluation and subsequent excavation at Unwins Nursey c. 65m south of the site recorded activity of Iron Age to Romano-British date, as well as modern activity (HER ref ECB 3186, 3232).
8. A fieldwalking survey c. 130m north-west of the site recorded findspots comprising Iron Age and Roman artefacts, as well as widespread post-medieval finds across the site (HER ref. ECB 2773).
9. Previous archaeological works in the wider study area comprise earthwork surveys, fieldwalking surveys, watching briefs and trial trench evaluation.

Prehistoric and Romano-British

10. No prehistoric or Romano-British finds or features are recorded within the site.

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11. As stated above, trial trench evaluation and subsequent excavation c. 65m south of the site recorded activity dating from the Iron Age to Roman periods (HER ref. MCB 18457, 19427, ECB 3186, 3232). The evaluation and subsequent excavation recorded Middle to Late Iron Age activity in the central area of that site and Late Iron Age activity in the southern part of that site comprising an enclosure system, with outlying boundary ditches recorded in the northern part of that site. The majority of the features recorded dated to the Roman period and comprised the re-establishment of Iron Age enclosure and boundary ditches, and a large number of pits including one utilised as a watering hole, and another as an oven or hearth.
12. The cropmarks of enclosures, linear features and a potential round house recorded by aerial photography lie c. 200m north of the site (HER ref. MCB 13463).
13. A number of prehistoric and Romano-British finds and features are recorded in the wider study area, including cropmarks of putative prehistoric to Roman date and findspots of Roman date.

Medieval and post-medieval

14. The findspot of a Saxon loomweight lies c. 185m west of the site (HER ref. MCB 6319).
15. The site is historically located partially in the parishes of both Histon and Impington and is likely to have formed part of the agricultural to these settlements from the medieval period onwards. Traces of former ridge and furrow earthworks of medieval date have been recorded in the vicinity of the site (HER ref. MCB 19934, 22591). During the site visit no extant earthworks were visible within the site itself.
16. A number of ditches and pits containing small quantities of medieval pottery were recorded during trial trench evaluation c. 35m south of the site (HER ref. MCB 16851, ECB 2016). The ditches formed part of a multi-phase system and the pits were related to quarrying activity. This activity is located on the periphery of the medieval settlement, which included the medieval moated site at Histon Manor, Histon Park and St Andrew's Church (Histon) to the west (HER ref. MCB 6786, 17528, 12742).
17. A large number of cropmarks of potential medieval date have been recorded within the wider study area by aerial photography and comprising field boundaries, enclosures and house platforms.
18. The settlements at Histon and Impington expanded during the post-medieval to modern periods with the construction of a number of buildings and structures. No post-medieval to modern activity is recorded within the site.

Summary

19. No prehistoric or Romano-British finds or features are recorded within the site. Iron Age to Romano-British activity was recorded during archaeological works c. 65m south of the site, and a number of prehistoric and Roman finds and features are recorded in the wider study area, including cropmarks and findspots. Overall there is no evidence to suggest the presence of significant archaeological remains dating to the prehistoric or Romano-British periods within the site that would be a constraint to development.

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20. No medieval, post-medieval or undated features are recorded within the site. Medieval activity was recorded during archaeological works c. 35m south of the site, located on the periphery of the medieval settlement, which was focused to the west of the site. Overall there is no evidence to suggest the presence of significant archaeological remains dating to the medieval or post-medieval periods, or undated remains, within the site that would be a constraint to development.

Designated heritage assets

21. No designated heritage assets lie within or in the immediate vicinity of the site (Figure 2). The following built heritage assets were considered in this assessment:
- The Grade II Listed 2 Mill Lane c. 70m west of the site (NHLE ref. 1178580);
 - Histon and Impington Conservation Area c. 110m south-west of the site; and
 - The Grade I Listed Church of St Andrew c. 380m south-east of the site (NHLE ref. 1178832).

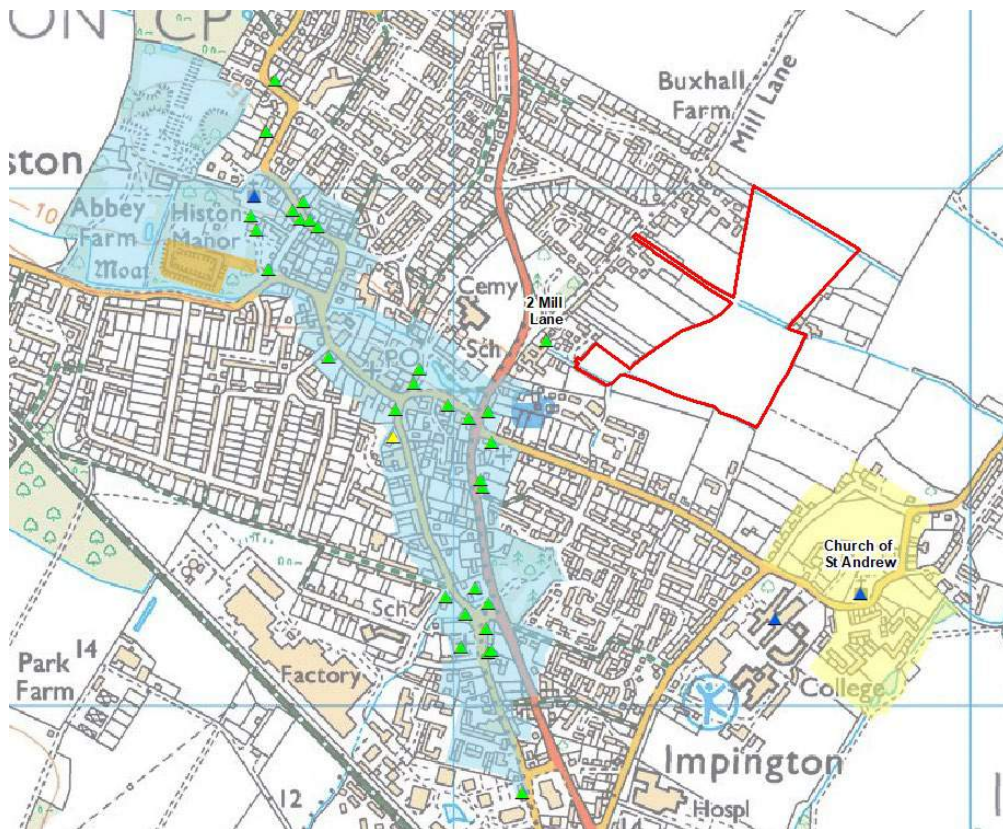


Figure 2: Designated heritage assets in the vicinity of the site (site in red, Histon and Impington Conservation Area in blue shading, Impington St Andrews Conservation Area in yellow shading, Grade I Listed Buildings in dark blue, Grade II* Listed Buildings in green, Scheduled Monuments in orange)

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2 Mill Lane

22. The Grade II Listed 2 Mill Lane lies c. 70m west of the site (NHLE ref. 1178580). This two-storey dwelling was constructed during the 18th century and comprises three bays with a plain tile roof and central ridge stack (Figure 3). The asset is located within an associated garden plot and the main façade of the building faces north-west and fronts onto a small green set back from the B1049. The wider surrounds of the Listed Building comprise residential development to the north-east and south-east; industrial development to the south-west; and a school to the north-west.



Figure 3: The Grade II Listed 2 Mill Lane, view from the B1049

23. The Listed Building principally derives its significance from the evidential value of its historic fabric, and its historic illustrative value as an example of a dwelling which originated during the 18th century. As well as this the dwelling also derives a small amount of its significance from its setting, comprising its associated garden plot and reasonably residential location.
24. Views east from 2 Mill Lane in the direction of the site comprises intervening modern development at Ambrose Way, and similarly, views west from within the site comprise the intervening residential development, with views towards only the roof of Mill Lane (Figure 4). No windows on the south-eastern façade of 2 Mill Lane are visible from within the site.

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Figure 4: View west from within the site towards 2 Mill Lane, the roof is visible in glimpsed views (red circle) seen in association with intervening vegetation and existing modern development

25. The asset is best appreciated from its associated garden plot and in views east from the B1049 and the area of green space to the west, as these views are towards the main façade of the dwelling.
26. Overall, the Grade II Listed 2 Mill Lane is not considered to be a constraint to the development of the site.

Histon and Impington Conservation Area

27. The north-eastern extent of the Histon and Impington Conservation Area lies c. 110m south-west of the site. The Conservation Area includes one Scheduled Monument and 28 Listed Buildings; one of which is Grade I Listed; one of which is Grade II* Listed; and the remaining 26 are Grade II Listed Buildings. The current surrounds of the Conservation Area comprise a mixture of residential development, business park development and agricultural land.
28. Histon and Impington Conservation Area principally derives its significance from the architectural and historic interest of its associated Listed Buildings and other historic (non-designated) buildings, the archaeological interest of the Scheduled Monument, and the historic illustrative interest of the open spaces. As well as this, the asset also derives a small amount of its significance from its setting, which, as stated above, is a mixture of residential development, business park development and agricultural land.

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29. There is no intervisibility between the land within the site and Histon and Impington Conservation Area. Development lies between the north-eastern boundary of the Conservation Area and the site, and the site is not considered to contribute to the heritage significance of the asset. Overall the setting of the Conservation Area will remain.
30. On this basis the Histon and Impington Conservation Area is not considered to be a constraint to the development of the site.

Church of St Andrew

31. The Grade I Listed Church of St Andrew lies c. 380m south-east of the site (NHLE ref. 1178832). The church originated in the 13th century, with additions and alterations dating to the 14th and 15th centuries. The church was constructed out of Barnack limestone with limestone and pebble rubble and a timber framed porch. The church is located within an associated churchyard which extends to the north and south of the asset. The wider setting of the church is a mixture of residential and pasture.



Figure 5: The Grade I Listed Church of St Andrew, view from Burgoynes Road

32. The Church of St Andrew principally derives its significance from the evidential value of its historic fabric, and its historic illustrative value as an example of a medieval church. The presence of the church as a local landmark also contributes to its aesthetic and illustrative value. As well as this, the church also derives a small amount of its significance from its setting. The setting of the church primarily comprises its associated churchyard and the settlement of Impington which it serves, which contributes to the significance of the asset.

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33. The church tower is visible from a number of locations in the landscape, including within the site, although this is not publicly accessible (Figure 6). Views towards the church tower from within the site are not considered to be key views. There are no ground-level views from adjacent to the church or from the churchyard in the direction of the site due to intervening vegetation. The church is best appreciated from its associated churchyard, and in views from nearby roads comprising Clay Close Lane (Figure 7), Burgoynes Road, and Percheron Close.



Figure 6: View south-east from within the site towards the church tower (yellow circle)



Figure 7: View east from Clay Close Lane to the church tower

34. Overall, the Grade I Listed Church of St Andrew is not considered to be a constraint to the development of the site.

Conclusions

35. No prehistoric or Romano-British finds or features are recorded within the site. Iron Age to Romano-British activity was recorded during archaeological works c. 65m south of the site, and a number of prehistoric and Roman finds and features are recorded in the wider study area, including cropmarks and findspots. Overall there is no evidence to suggest the presence of significant archaeological remains dating to the prehistoric or Romano-British periods within the site that would be a constraint to development.
36. No medieval, post-medieval or undated features are recorded within the site. Medieval activity was recorded during archaeological works c. 35m south of the site, located on the periphery of the medieval settlement, which was focused to the west of the site. Overall there is no evidence to suggest the presence of significant archaeological remains dating to the medieval or post-medieval periods, or undated remains, within the site that would be a constraint to development.
37. On current evidence, issues relating to built heritage assets, including 2 Mill Lane, Histon and Impington Conservation Area and the Church of St Andrew discussed above, are not considered to be a constraint to the development of the site.

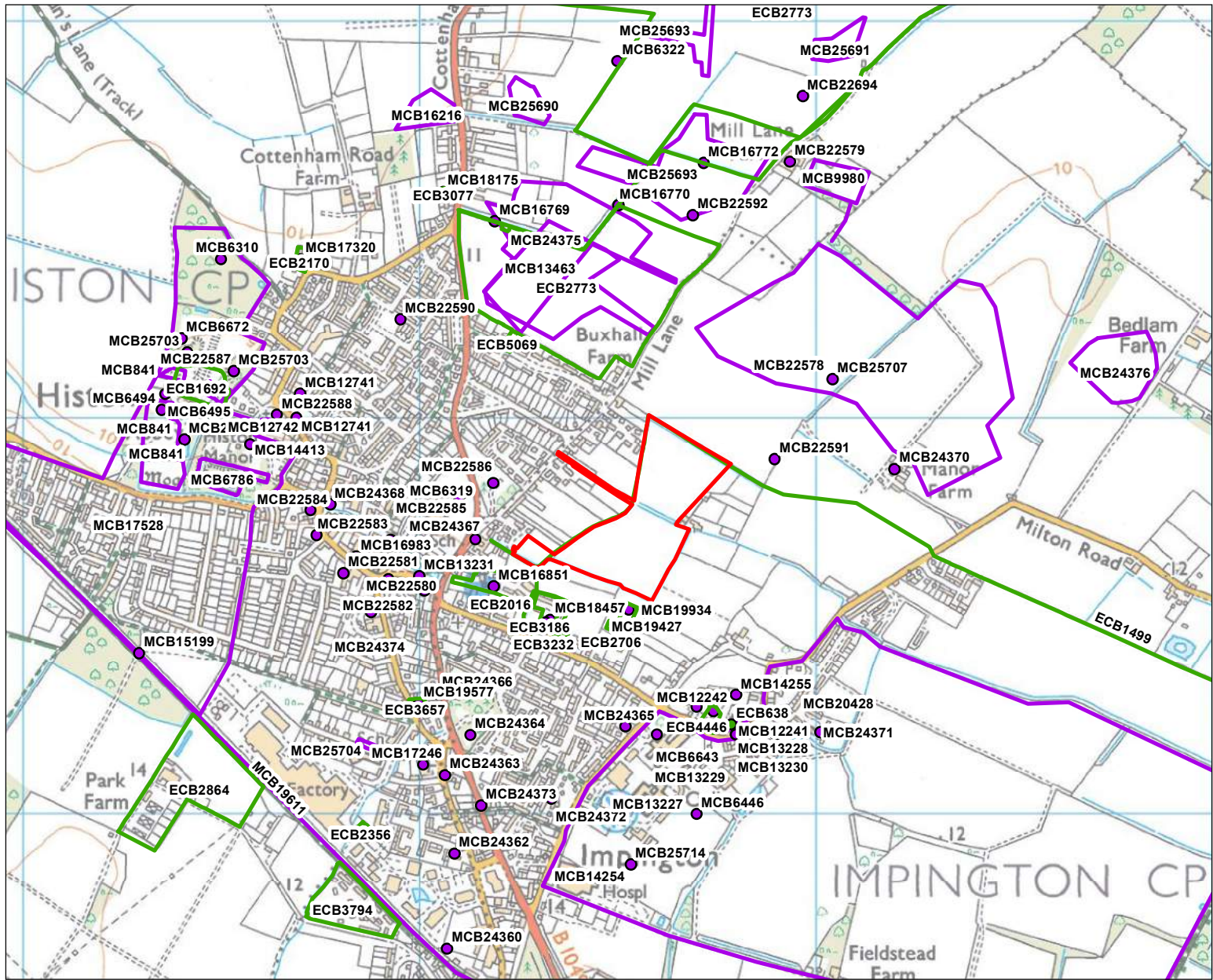
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Appendix 1: Cambridgeshire HER Data



KEY

- Site
- HER Event Point
- HER Event Line
- HER Event Polygon
- HER Monument Point
- HER Monument Line
- HER Monument Polygon

Revisions:
First Issue- 06/03/2019 RG

Appendix 1: Cambridgeshire HER Data

Ambrose Way, Impington

Client: Martin Grant Homes
 DRWG No: P18-1588 Sheet No: - REV: -
 Drawn by: RG Approved by: CM
 Date: 06/03/2019
 Scale: 1:15,000 @ A4