
Cambridge Road, Hardwick

Heritage Appraisal

Prepared by Barton Willmore LLP on behalf of Hill Group

December 2021

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1.0 INTRODUCTION

1.1 Barton Willmore has been appointed by Hill Group to prepare a Heritage Appraisal to support the promotion of a strategic site at Cambridge Road, Hardwick, Cambridgeshire. The land under promotion (the Site) is located within the village of Hardwick in South Cambridgeshire. The Site is comprised of approximately 27 hectares and lies to the south of St Neots Road and east of Cambridge Road. It extends to include Victoria Farm in the south with access from Main Street.

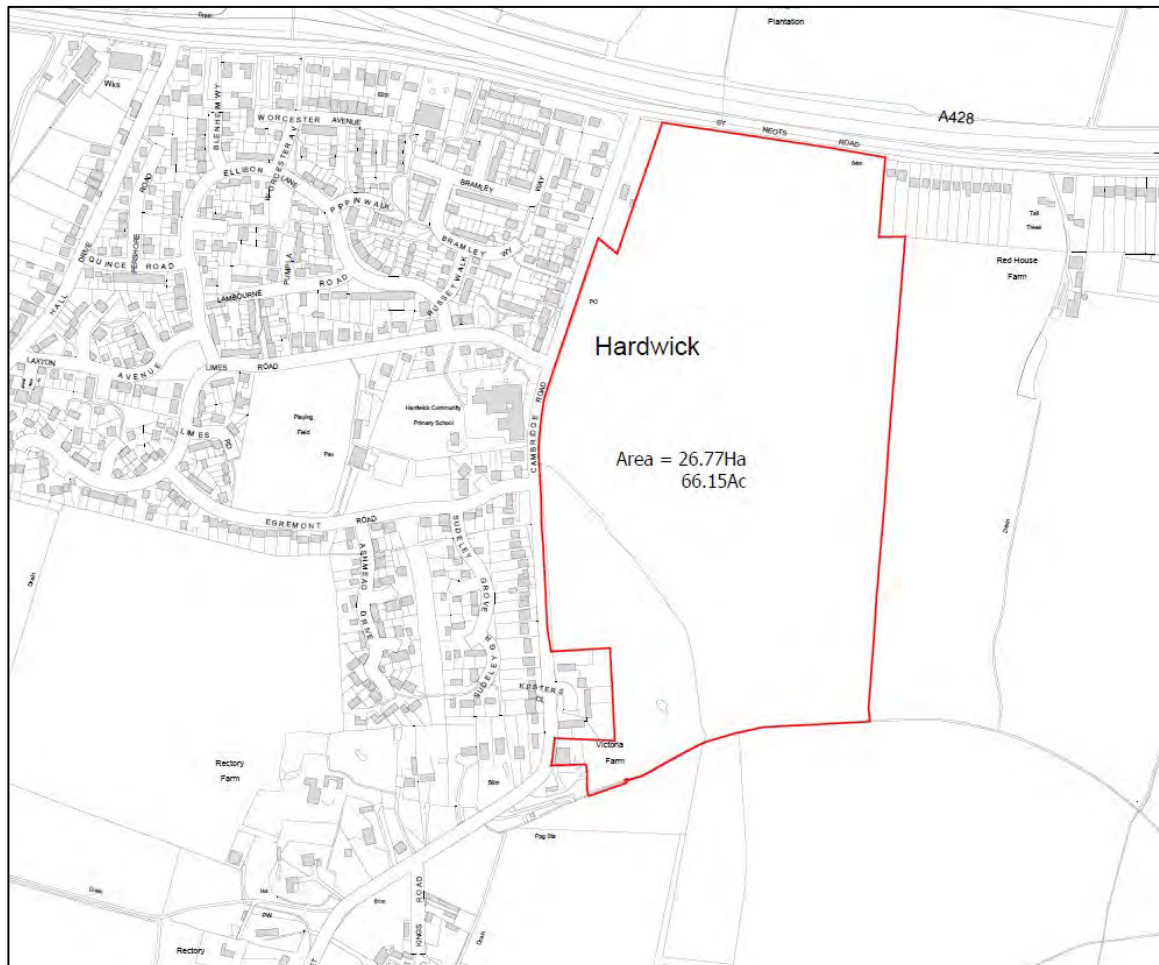


Figure 1 Site Location Plan 1:2,500

1.2 This appraisal has been prepared to demonstrate the potential of the site to accommodate development with reference to the historic environment constraints. It deals specifically with the setting of the Grade II Listed 'Victoria Farm Cottage' located outside of the Site but adjacent to the southwestern Site boundary and the Hardwick Conservation Area which extends northwards taking in Victoria Farm, such that a small portion of the Site is located within the designated area (see Appendix 1).

- 1.3 This appraisal has been informed by a desk-top review, including an analysis of the historic map evidence, together with a site visit made on 11th December 2019. Specific reference has been made to the Site Selection Methodology set out in Historic England's guidance document 'The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3' (2015) (hereafter Advice Note 3).

2.0 SITE CONTEXT

2.1 Step 1 of the Site Selection Methodology set out in Advice Note 3 is to identify which heritage assets have potential to be affected by the potential site allocation. These have been identified below following a desk-top study and fieldwork.

2.2 A search of the National Heritage List for England has identified the following designated heritage assets located within approximately 1km of the Site (see Appendix 1):

- Victoria Farm Cottage, Grade II Listed – c.10m W of the site
- Old Victoria Farmhouse, Grade II Listed – c.150m W of the site
- Pump on South East Corner, Grade II Listed – c.350m W of the site
- Parish Church of St Mary, Grade II* Listed – c.375m SW of the site
- Village Pump South East of Parish Church, Grade II Listed – c.375m SW of the site
- The Blue Lion, Grade II Listed – c.430m SW of the site
- Chequers, Grade II Listed – c.500m SW of the site
- Madingley Hall, Grade II Registered Park and Garden – c.900m NE of the site
- Hardwick Conservation Area – SW corner of the site, located to the SW

2.3 The proximity of the Site to Victoria Farm Cottage (Grade II), Old Victoria Farmhouse (Grade II) and the Parish Church of St Mary (Grade II*) is such that there is potential for development to impact the setting of these buildings and therefore they are included within the scope of this assessment.

2.4 The Pump on South East Corner (Grade II), Village Pump South East of Parish Church (Grade II), The Blue Lion (Grade II) and Chequers (Grade II) have also been considered. The nature of the significance of these assets and their settings, including the distance from the Site and lack of intervisibility, is such that development on the Site is unlikely to have any adverse impact on the way in which they are experienced. They do not therefore pose a constraint to the principle of development on this Site and are not included within the scope of this assessment.

2.5 The southwestern corner of Madingley Hall Grade II Registered Park and Garden is located c.900m from the boundary of the site. The distance and intervening vegetation and infrastructure are such that development on the site will not have any impact on the significance of this asset; it is not therefore included within the scope of this assessment.

- 2.6 South Cambridgeshire District Council does not have a Local List of non-designated heritage assets.
- 2.7 An online search of the Cambridgeshire Historic Environment Record did not highlight the presence of any additional built environment records requiring assessment.
- 2.8 The barns on the Site are not separately listed but pre-date 1948 and have historically been within the ownership of the listed Victoria Farm Cottage. The ownership on 31 May 1985 when the cottage was listed is not known. For the purposes of this assessment, a cautious approach has been adopted which assumes that these barns would fall under the curtilage listing provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Further research however is advised to confirm this.
- 2.9 In summary, for the reasons as set out above, this appraisal will only consider the potential constraints comprising Victoria Farm Cottage (Grade II) and associated barns, Old Victoria Farmhouse (Grade II) and Parish Church of St Mary (Grade II*).

Brief History of the Site and Surrounding Area

Hardwick Village

- 2.10 The village of Hardwick is situated to the west of the city of Cambridge. The Site is located to the north east of the historic core of the settlement, to the south of St Neots Road and the A428.
- 2.11 The Domesday Survey of 1086 recorded only eleven households suggesting that it was only a small settlement at this time. In 1109, the See of Ely was created, and the manor of Hardwick was subsumed into the Bishop's landholding. There has been a church in Hardwick since 1217, however, the current structure dates to the 14th century.
- 2.12 The settlement pattern largely remained the same until the 1930s with the historic core of Hardwick focussed on Main Street with outlying farms located around the periphery of the village. The village was largely undeveloped due to the fact it was often inaccessible in wet weather, making for poor communications. Farming was the main occupation and the village resultantly suffered throughout the agricultural decline of the latter 19th century.

- 2.13 Lancelot 'Capability' Brown, the renowned English landscape gardener, is known to have owned land in the village, including Victoria Farm, though there is no evidence of him having lived in the house.
- 2.14 The village began to grow in the 1930s, with residential development to the north of the village, directly to the west of the site and to the north east, lining St Neots Road. Development to the north of the historic core continued throughout the 20th century.

The Site

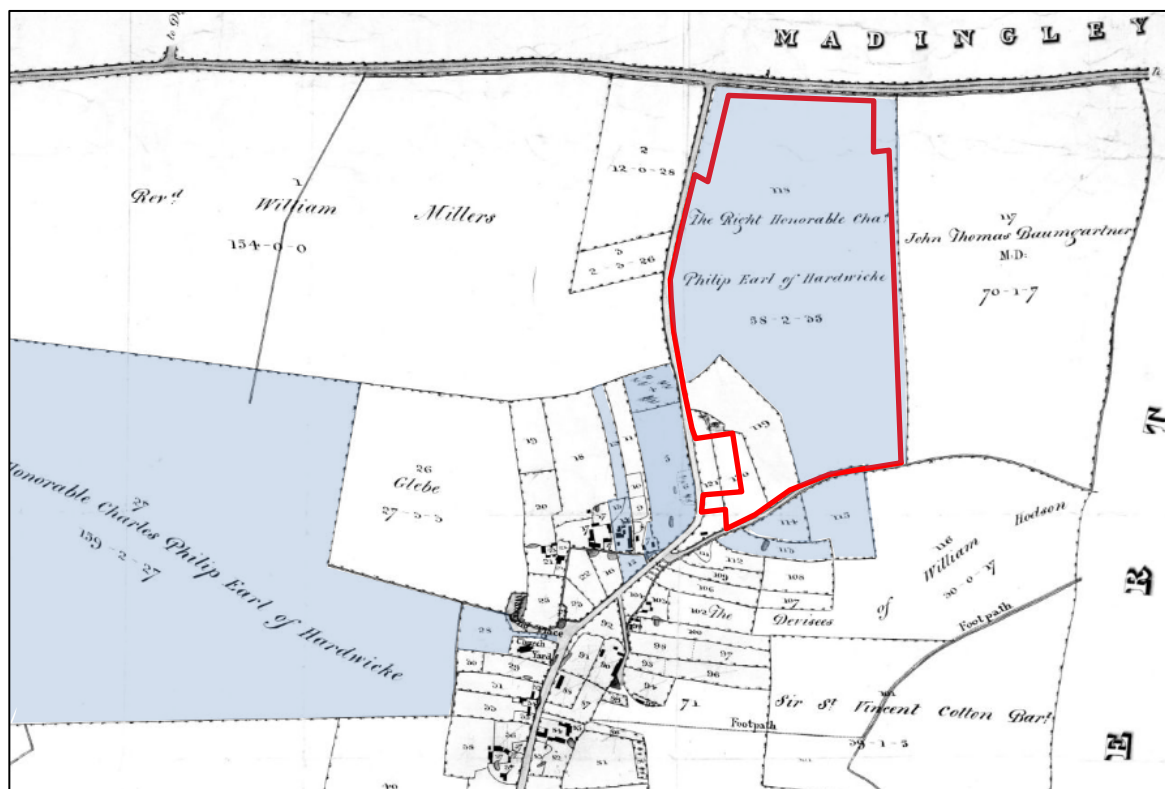


Figure 2 Tithe Map of Hardwick Parish, 1837. Earl of Hardwick's land shaded in blue.

- 2.15 The 1837 Tithe Map of Hardwick records land ownership, occupiers and uses as at the time of the survey amongst other attributes. It records that the greatest portion of the Site was owned by the Right Honourable Charles Philip Earl of Hardwick. The south western corner was divided into three broadly rectilinear parcels. Parcel 119 was owned and occupied by a William Whittel. Parcel 120 to the west was owned by a Richard Maile and occupied by Robert Hodson. The land parcel to the west, Parcel 121, included the cottage now known as 'Victoria Farm Cottage' and was owned by a John Hodson and Picket, and occupied by a John Hodson. There were no barns on the site at this time.

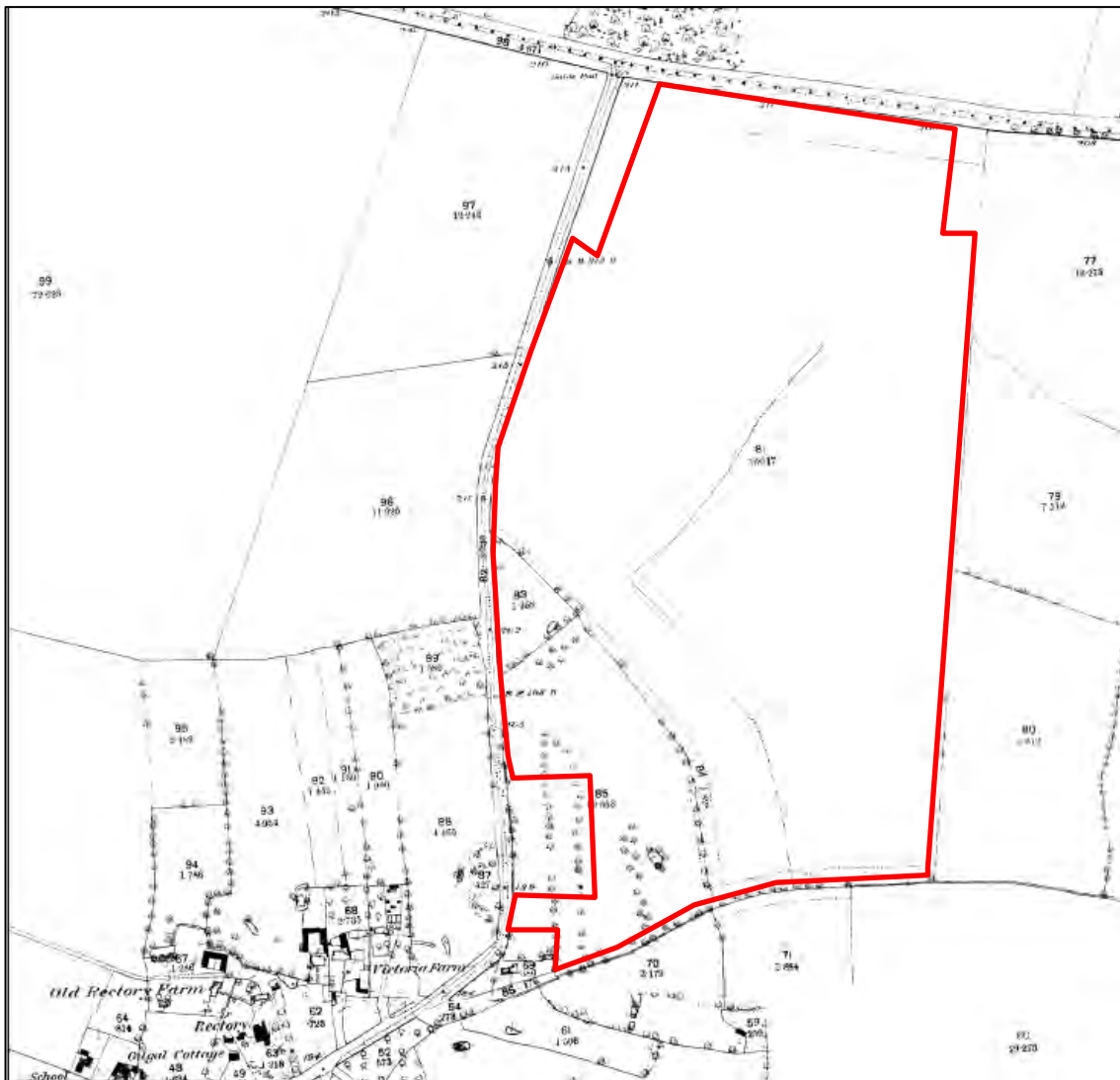


Figure 3 1887 OS Map, 1:2,500

- 2.16 Victoria Farmhouse is shown to the west (Parcel 14) and formed part of the landholding of the Earl of Hardwick occupied by William Wolson (shaded blue on Figure 2 above). This suggests that at this time, the Site was farmed from Victoria Farm, but the cottage known as Victoria Farm Cottage was no longer part of this landholding.
- 2.17 The historic maps indicate that the Site has remained an agricultural field since the publication of the First Edition Ordnance Survey (OS) map of 1887. The field boundaries visible today reflect the historic boundaries depicted on the map. Victoria Farm Cottage is visible to the south of the Site on the OS map of 1887; the associated barns to the north are not visible until the OS map of 1926. This places them between 1902 (publication of the Second Edition OS plan) and 1926.

- 2.18 The 1938 OS Map depicts the redevelopment or infilling of the barns from a U-shape to form a single structure. Between the 1926 and 1938 OS plans, the label 'Victoria Farm' moves from the farmhouse to the west of the Site, to the cottage and barn complex south of the Site; this may indicate a shift of operations from the farmhouse to this complex aligning with the general redevelopment of the land to the north of Main Street and the redevelopment of the barn complex.
- 2.19 By 1938, the first ribbon development had appeared along the western side of Cambridge Road and to the south of St Neots Road, both east and west of the Site. This was the beginning of the expansion of the village that has refocused the core of the settlement from its historic origins in the south to the north.

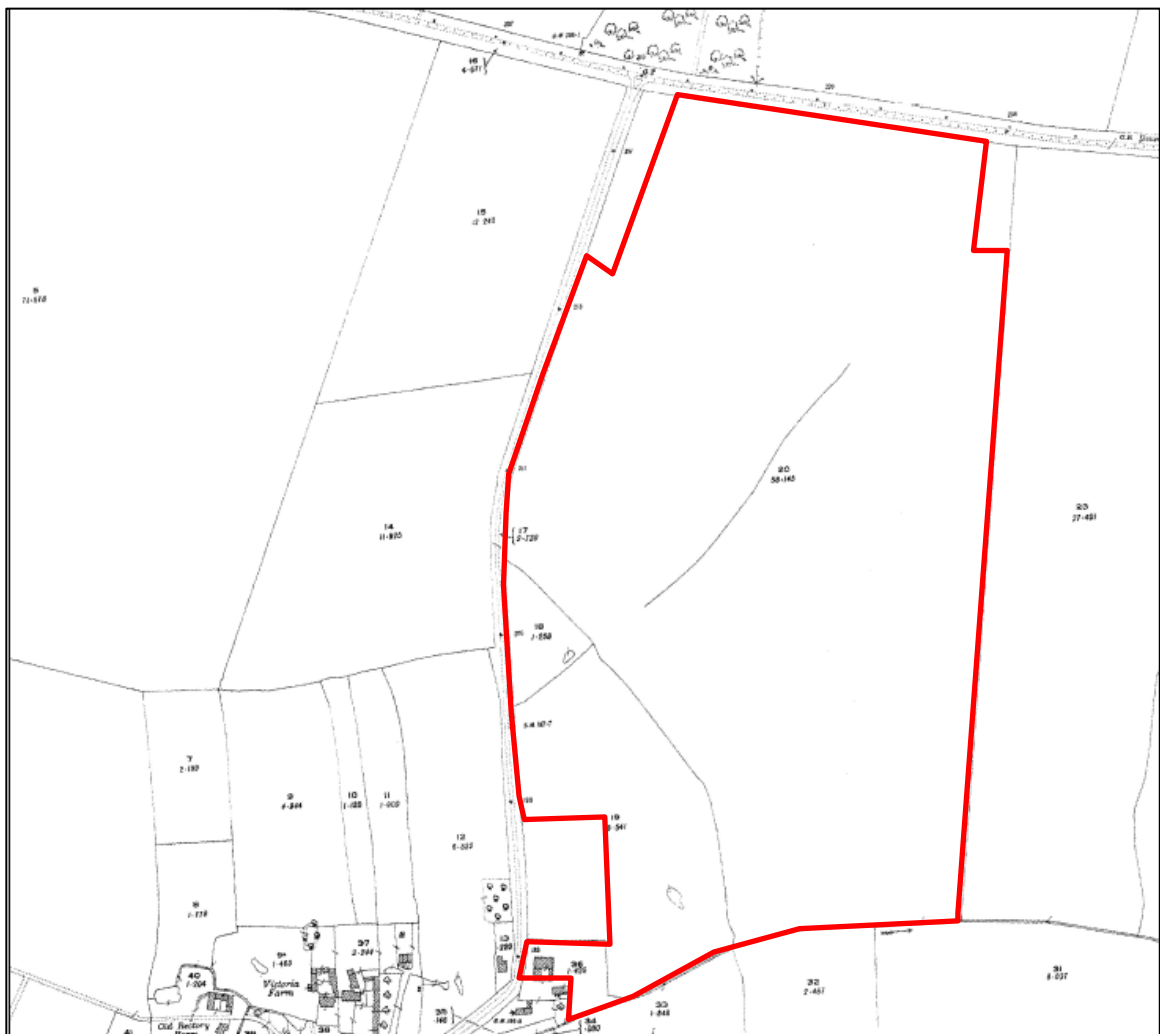


Figure 4 1926 OS Map, 1:2,500

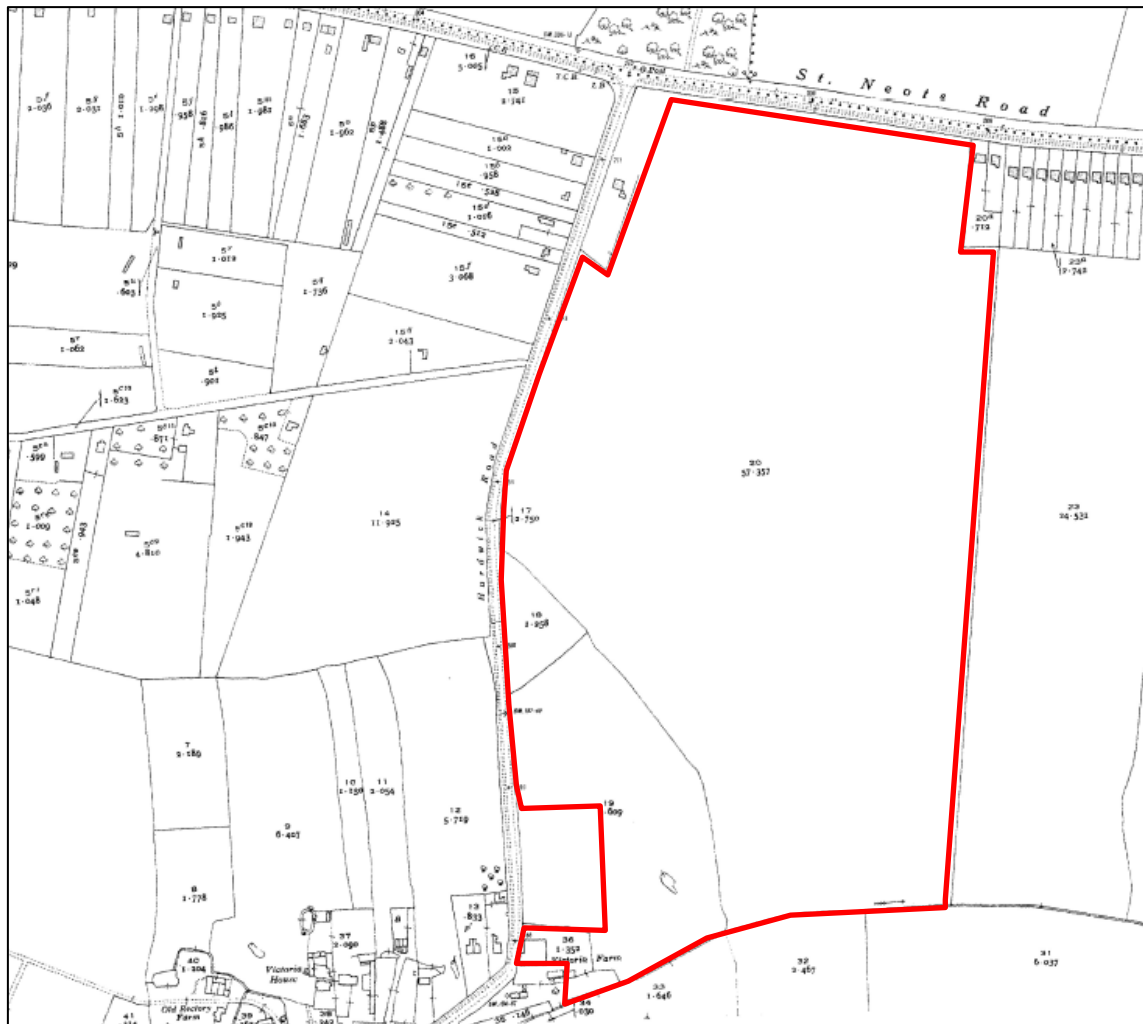


Figure 5 1938 OS Map, 1:2,500

- 2.20 The cul-de-sac of Kesters Close to the north of Victoria Farm on the eastern side of Cambridge Road is shown to have been built prior to the publication of the 1977 OS map. In the inter-war and post-war period, there was further expansion along the western side of Cambridge Road.

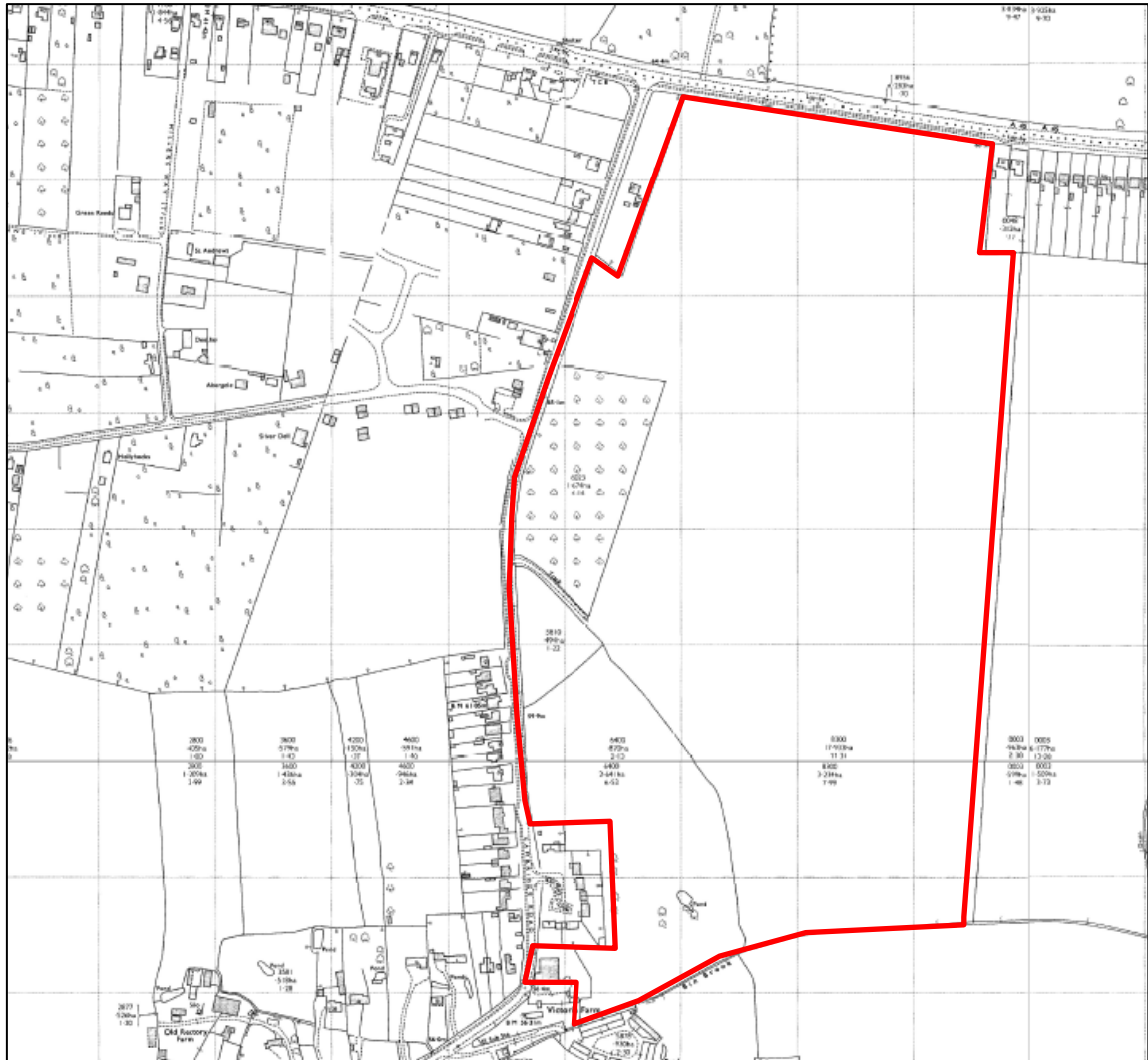


Figure 6 1977 OS Map, 1:2,500

- 2.21 The village has expanded considerably post-1977, the effects of which are evident on the Location Plan provided at Figure 1. This plan demonstrates the substantial new area of housing on the western side of Cambridge Road at the northern end of the village, refocussing the core of the village away from the historic settlement to the south.

3.0 HERITAGE DECISION MAKING FRAMEWORK

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

- 3.1 Listed buildings and conservation areas are protected by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.2 Listed buildings and conservation areas are protected by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires that local planning authorities have special regard to the desirability of preserving the heritage significance of listed buildings when determining planning applications that have potential to affect the significance of listed buildings and their setting. Section 72 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing a conservation area's character or appearance when exercising their planning functions.

Plan Making

- 3.3 Paragraph 190 of the National Planning Policy Framework (NPPF) (2021) requires that Local Plans should 'set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 3.4 In line with paragraph 190 of the NPPF, the Planning Practice Guidance (PPG) (updated 2021) advises plan-making bodies to identify specific opportunities for conservation and enhancement of heritage assets, including their setting. This could include development that will make a positive contribution to, or better reveal the significance of the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.

- 3.5 Historic England has published 'The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3' (2015) to set out advice on evidence gathering, site selection and allocation policies to make sure heritage considerations are integrated into the site selection methodology.

Development Management

- 3.6 The current development management decision-making framework is set out below for reference.

Local Plan Policy

South Cambridgeshire Local Plan (adopted September 2018)

- 3.7 'Policy NH/14: Heritage Assets' reinforces legislation by aiming to protect and promote special qualities, historic character and local distinctiveness in order to maintain a sense of place. It 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*'. This is further endorsed in the supporting text which states that '*Decisions on development proposals must be based on a good understanding of how the proposals will affect heritage. Applicants must describe the significance of any heritage assets, including any contribution from their setting. The level of detail must reflect the importance of the asset and clearly identify the potential impact of the proposal.*'

Material Considerations

National Planning Policy Framework (NPPF) 2021

- 3.8 The National Planning Policy Framework (NPPF) (2021) sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.

- 3.9 Paragraph 194 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 190 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.
- 3.10 Paragraph 197 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.11 Paragraph 199 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.
- 3.12 Paragraphs 201 and 202 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 202 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.13 Paragraph 203 of the NPPF guides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset in determining applications affecting non-designated heritage assets.
- 3.14 Paragraph 206 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

- 3.15 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2014 with updates.

Other guidance

- 3.16 South Cambridgeshire District Council (SCDC) has adopted a suite of Supplementary Planning Documents (SPDs), including 'Listed Buildings: Works to or affecting the setting of' adopted July 2009 and 'Development Affecting Conservation Areas' adopted December 2008. The documents provide additional advice and guidance on alterations affecting listed buildings and development affecting conservation areas within South Cambridgeshire, expanding on the policies within the Local Plan.

Best Practice Guidance

- 3.17 Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision-Taking in the Historic Environment' (2015) provides information on good practice to aid decision-makers in the implementation of policy set out in the NPPF and PPG.
- 3.18 The GPA 'Note 3: The Setting of Heritage Assets' (second edition) (2017) has been prepared by Historic England to set out guidance on managing change within the setting of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It advocates a staged approach to assessing significance and the impact of development within the setting of heritage assets.

4.0 STATEMENT OF SIGNIFICANCE

Definitions

4.1 Heritage significance is defined in Annex 2 of the NPPF as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

4.2 The NPPF definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. The definitions below are provided in the updated PPG:

“Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and Artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”

4.3 The setting of a heritage asset is described in Annex 2 of the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Statement of Significance

4.4 The heritage significance of the assets identified in section 2 is set out below. Step 2 of the Site Selection Methodology in Advice Note 3 is to establish what contribution the site makes in its current form to the significance of the heritage assets identified in Step 1. An appraisal of their heritage significance is accordingly set out below. The assessment of the contribution made by the setting of the heritage assets follows the guidance set out in Historic England’s setting guidance document GPA Note 3.

Victoria Farm Cottage - Grade II Listed

4.5 Victoria Farm Cottage is Grade II listed and considered to be of national special interest. With reference to the four heritage interests (archaeological, architectural, artistic and historic), the significance of the cottage primarily derives from its architectural and historic interest.

4.6 The cottage is three-bays with a hearth passage plan and dates to the 17th century. It is single storey with an attic and is built using timber framing and plaster with a thatched roof. The cottage has several Yorkshire sliding sash windows and the list description notes that the interior has a sealed inglenook hearth and a chamfered and jewel-stopped ceiling beam. The building is therefore considered to have considerable architectural interest as a well-preserved example of a Cambridgeshire vernacular 17th century cottage.

4.7 There is historic interest in the cottage due to its relatively early post-medieval date and as a good example of a 17th century agricultural labourer’s cottage which forms part of the historic core of Hardwick.



Figure 7 Victoria Farm Cottage, image from Historic England Archive ref IOE01/01021/31, 1999.

- 4.8 The two barns are relatively modest, aligned with one another to create a single larger footprint. They are constructed in common brick with areas of cement render and what appears to be corrugated asbestos, with a curved corrugated iron roof. The form and style are typical of inter-war and post war farm structures.
- 4.9 Any interest is derived from their historic functional association with Victoria Farm Cottage and the farm complex. This is however very modest given their late date relative to both the age of the cottage and Old Victoria Farmhouse. They would not be listable, and, curtilage listing aside, are also considered to be unlikely candidates for local listing or for consideration as non-designated assets.

Setting

- 4.10 The setting of Victoria Farm Cottage has changed over time. The historic map evidence suggests that there is a likely historic associative and functional connection between the cottage and Old Victoria Farmhouse (Grade II listed), and the cottage and the site. These connections have since been lost through changes in ownership and, in the case of the farmhouse, intervening development along Main Street.

- 4.11 Today, the cottage is situated on the eastern side of Cambridge Road on the bend where it meets Main Street, a relatively busy road which runs north-south through the village now characterised on its western side by suburban development. The cottage is set back from the road, surrounded by mature trees and vegetation such that it is minimally visible from the street.
- 4.12 The cottage sits within its own curtilage with a fenced front garden and hedge planting. It is enclosed to the south, east and west by mature tree planting and vegetation. This creates a sense of visual and physical separation from the land beyond, including the site. Nevertheless, the undeveloped character of this land, including the Site, aids in an understanding and experience of its interest as a once rural worker's cottage. The site therefore makes a positive contribution to the significance of the asset. Given the size of the site, it is the southern portion of the site closest to the asset that makes the greatest contribution.
- 4.13 To the north of the cottage are the two 20th century corrugated iron barns. Although the barns are still in working use, the associative and functional connection between the cottage and the barns has been lost through changes in ownership. The barns make some contribution in reinforcing the agricultural setting of the cottage; however, they vary greatly in date and the barns themselves are of minimal interest. The cottage can be appreciated as a well-preserved example of a Cambridgeshire vernacular farm labourer's 17th century cottage independent of these 20th century barns.

Old Victoria Farmhouse – Grade II Listed

- 4.14 Old Victoria Farmhouse is Grade II listed and considered to be of national special interest. The significance of the farmhouse primarily derives from its architectural and historic interest.
- 4.15 The farmhouse dates to the late 16th century with subsequent 19th century alterations and additions. The house is built using a timber framed construction, which is rendered, with a plain tile roof. The original house was one storey and an attic, later raised to two storeys and extended to a three-unit plan with a lobby entry at the turn of the 18th century. There is a red brick parapet gable to the left of the building, and a 17th century ridge stack with three shafts and a rebuilt cap. The 19th century additions include an outshoot to the rear with a dairy and cellar and six casement windows with cast iron latticed glazing bars. The list description details the features in the interior of the building which include: exposed timber-framing; stop-chamfered ceiling beams; two inglenook hearths, one with sealed baking oven; and scratchings on the wall of the first-floor

bedroom. For these reasons, there is considered to be high architectural interest in the farmhouse.

- 4.16 There is high historic interest in the farmhouse as a good example of a 16th century vernacular farmhouse in Cambridgeshire that has historically formed an important component of the economic and social fabric of this rural settlement. This is particularly so given its historic association with the Earl of Hardwick.

Setting



Figure 8 View east along Main Street

- 4.17 The historic maps indicate that the farmhouse was part of a farm complex. It is located on the northern edge of the historic core of the village, positioned on the edge of the former village green that was enclosed in 1836, creating the large gardens that now exist to the front of the properties along this section of Main Street. Although now set back from the road behind mature tree planting, it once held a prominent position in the village as part of a major farm complex that once dominated the northern edge of the village.

- 4.18 As a working farmhouse, the building would have been largely surrounded by open fields and vegetation with additional ancillary buildings; these are evident on the Tithe Plan and early OS plans but have since been demolished.
- 4.19 Today, the agricultural context of its immediate setting has been lost. The farmhouse is situated within an enclosed garden with mature tree planting to the rear. The house is set back from Cambridge Road and has a largely residential setting with other large detached houses both to the east and west of the asset. There is substantial post-war development beyond the enclosed garden to the north which has encroached on the former open, agricultural setting.
- 4.20 The functional and associative relationship between the site and farmhouse has been lost and, moreover, is difficult to read 'on the ground' as a result of the later development of the intervening land and general loss of the agricultural setting of the farmhouse.
- 4.21 The setback position of the farmhouse together with the intervening vegetation and buildings is such that there is limited intervisibility between the site and the asset. Any glimpsed views would be from the approach, rather than from the asset itself, and would look only to the very southwestern spur of the Site where it meets the road; the majority of the site would not be visible.
- 4.22 As a result of these factors, the site makes minimal, if any, contribution to an ability to appreciate and understand the significance of the farmhouse today.

Parish Church of St Mary – Grade II* Listed

- 4.23 The Parish Church of St Mary is Grade II* listed and therefore designated in the upper tiers identifying it to be of 'more than' national special interest. With reference to the four heritage interests, the significance of the church primarily derives from its architectural, artistic and historic interest.
- 4.24 The church largely dates to the 14th century, with later additions and restoration of the early 20th century. The walls are of field stones with limestone and clunch dressings, the roof is tiles and slate. The nave, chancel and the tower of the church date to the late 14th century, the chancel window dates to the earlier 14th century. Features of architectural interest include an ashlar octagonal spire with spire lights; three two-light traceried windows, south doorway with chamfered jambs and moulded head; the 15th century south porch with semi octagonal shafts to a four-centred archway. The list description notes a number of fine features within the interior, including 15th century queen-post roofs to

the nave and chancel. There is also known to be a medieval wall painting on the south wall of the nave which dates to 1460-80. This church is therefore considered to be of exceptional architectural and artistic interest.

- 4.25 There is very high historic interest in the church as a result of its 14th century origins and communal interest having been at the core of religious worship in the parish from the medieval period onwards. There is further interest in the restoration of the church in 1901 under the direction of Detmar Blow, a British architect of the early 20th century noted for his arts and crafts style.

Setting



Figure 9 Parish Church of St Mary

- 4.26 St Mary's Church is located off Main Street in the historic core of Hardwick. The asset is set back from the road, accessed via a path through a lynch gate. Its immediate setting is largely formed by the churchyard, which is enclosed by a border of trees and mature vegetation which separates the asset from the road and its wider surroundings.

- 4.27 The wider setting of the church has naturally developed as the village has evolved over time, with the surrounding area becoming increasingly more built up. However, the church has retained its predominantly rural village setting. Alongside the churchyard, its relationship with the historic core of the village giving way to open fields to the west form positive attributes of its setting.
- 4.28 The church has a largely enclosed setting within the historic core of the village, surrounded by mature trees. As such, there are limited views between the asset and the site which is located at some distance. Any potential for glimpsed views of the Site within the immediate locale of the church would be along Main Street to only the southwestern corner of the Site; there is no visual relationship with the rest of the site.
- 4.29 The Site in its current form is not considered to make any material positive contribution to the significance of the church.

Hardwick Conservation Area



Figure 10 Hardwick village centre

- 4.30 The Hardwick Conservation Area was designated in February 1988. There is no adopted Conservation Area Appraisal, therefore the special interest of the Conservation Area will be assessed here. This will be assessed with reference to Historic England's Advice Note 1 (Second Edition) '*Conservation Area Appraisal, Designation and Management*', republished 2016.
- 4.31 The Hardwick Conservation Area is focussed around the historic core of the village. There is subsequent development to the north of the historic core, this is not included within the Conservation Area boundary. The Conservation Area is set c.6km to the west of Cambridge and c.750m south of St Neots Road and the A428. The village itself is surrounded by enclosed fields.
- 4.32 The development of the village has a linear character, with built form lining either side of Main Street. Today, the buildings to the north of the road have generous front gardens, set back from the road. This is a result of the enclosure of the village green, around which the historic core was focussed. Buildings to the south which did not front the green are accordingly built close to the road. This gives the village its distinctive green and linear character. The northern portion of the conservation area is characterised by green open space with large mature trees set in front of the church.
- 4.33 The Conservation Area is predominantly residential in character and the buildings are largely of two storeys. The prevailing materials within the Conservation Area are red and gault brick, rendered brick, and timber-framing with white rendering. The church is unique in the village, built of flint with limestone and clunch dressings.
- 4.34 The village has developed on a piecemeal basis, as such the buildings within the Conservation Area vary in date from the 14th century church to 20th century residential development. The buildings in the Conservation Area vary in type, reflecting the changing character of the village. The earlier buildings in the area include farmhouses, agricultural buildings and cottages which reflect the predominantly agricultural character of the village. The later buildings are generally smaller residential properties, echoing the expansion of the village in the mid-20th century.

Setting

- 4.35 The Hardwick Conservation Area is set within the agricultural landscape west of Cambridge. Its setting has changed over time as the village has expanded around this historic core in a piecemeal fashion along the linear curve of Main Street and with a sizeable late 20th century residential expansion to the north-west off Cambridge Road. The Conservation Area was once set within open fields to the north, however, with the expansion of the village its setting is now characterised by suburban residential development.
- 4.36 The Conservation Area still retains its predominantly rural character to the south, west and east, where the development is focussed in a linear pattern along the road, with the agricultural landscape preserved beyond.
- 4.37 The site is located to the north-east of the Conservation Area; a very small portion of the site comprising the corrugated barns of Victoria Farm fall within the Conservation Area boundary. The Site therefore forms both a part of and the immediate setting of the Conservation Area in this location.
- 4.38 The agricultural character of the barns and undeveloped character of the site forms part of the rural hinterland to the village and comprises a vestige of the open, agricultural landscape setting to the north. The rural character of its setting to the north has however already been substantially compromised through the post-war development of land west of Cambridge Road, development along St Neots Road and its proximity to St Neots Road and the A428.
- 4.39 The northern portion of the Site is visually and spatially divorced from the Conservation Area as a result of both distance and intervening development, and therefore makes little contribution, if any, to the experience of the historic core.
- 4.40 The southern extent of Cambridge Road nearing the Conservation Area boundary is more sensitive in forming the gateway to the historic core from the north. The southern portion of the site in its current form creates a green setting to the historic buildings along Main Street and contributes to an understanding of the historic form of the settlement and its hinterland.

5.0 CONCLUSIONS: PRINCIPLE OF DEVELOPMENT

5.1 Step 3 of the Site Selection Methodology is to identify what impact development on the proposed allocation might have on the significance of any heritage assets. This section sets out a review of the potential heritage impacts that may result from such development.

Victoria Farm Cottage - Grade II Listed

5.2 In its current form, the Site is identified to make a positive contribution to the setting of the asset principally by virtue of providing a green setting to the listed building. However, any historic functional or associative relationship has already been lost. The development of this land therefore has potential to erode the contribution that it currently makes to its significance principally by virtue of the replacement of open farmland with development.

5.3 The Site is large and not of equal sensitivity relative to this asset; furthermore, the wider setting of the asset has already undergone significant change. It is considered that the positive attributes of its setting could be predominantly sustained through the retention of the immediately adjoining land as open space and woodland with a green landscaped buffer beyond. This would allow the asset to continue to be experienced within a green setting enclosed by trees that would allow a continued appreciation of its significance as a labourer's cottage.

5.4 The barns are of limited interest but do have value in reinforcing the agricultural character of the setting. It is considered that their demolition, if required, could be justified providing that any replacement development sustained this character.

5.5 In summary, subject to detailed design including the retention of a green buffer to the land immediately to the north and east of the asset and the retention of the agricultural character of the existing barns, there is potential for development on this Site without an undue adverse impact on the significance of Victoria Farm Cottage.

Old Victoria Farmhouse - Grade II Listed

5.6 Today, the Site is visually, physically and functionally separate from the Grade II listed Old Victoria Farmhouse which now sits within a residential setting. The former association of the farmhouse with the Site can principally only be understood from the documentary evidence rather than experienced on the ground. If there are views between the asset and the Site, they are likely to be very limited due to the intervening built form and vegetation. Any visual impact can be managed through careful treatment of the

southwestern corner of the Site. Development on the remainder of the Site would not be visible.

- 5.7 In summary, development can be accommodated on this Site without an undue adverse impact on the significance of Old Victoria Farmhouse.

Parish Church of St Mary - Grade II* Listed

- 5.8 The Site is visually, physically and functionally separate from the Grade II* listed Parish Church of St Mary, such that, in principle and subject to detailed design, the development of the Site is unlikely to have any adverse impact on its significance. If there are views, they are likely to be very limited, looking along Main Street towards the southwestern corner of the Site. As per the farmhouse, through careful consideration of this part of the Site, any potential adverse impact on the significance of the asset can be avoided.

Hardwick Conservation Area

- 5.9 The Site is located to the northeast of the Conservation Area. In its current form, the Site makes a positive contribution to the significance of the Conservation Area in forming part of its wider agricultural setting. The southern portion of the Site makes the greatest contribution on account of its proximity to the historic core and in forming the gateway to and from the Conservation Area.
- 5.10 Notwithstanding the above, the setting of the Conservation Area to the north has already undergone substantial change with the suburban development to the west of Cambridge Road. Concentrating development in the northern portion of the Site and retaining green open space in the southernmost portion will create a landscape buffer with potential to sustain the open character of the setting north of the historic core together with the historic settlement pattern.
- 5.11 Consideration should also be given to the boundary treatment along the eastern side of Cambridge Road to sustain as green a character to the approach as possible. This could include setting the built form back from the road edge to soften or avoid altogether the suburbanising impacts of the development on the gateway approach to the Conservation Area.

- 5.12 In summary, through careful attention to matters of layout, scale and massing, together with the retention of a landscape buffer in the southernmost portion of the Site, it is considered that the impact on the setting of the Conservation Area – already much compromised to the north – could be significantly reduced to an acceptable degree, or indeed avoided altogether.
- 5.13 A small portion of the south of the Site, including the ancillary buildings of Victoria Farm, falls within the Conservation Area boundary. This part of the Site is recommended to remain free of built form to maintain a green setting to the Conservation Area (and Victoria Farm Cottage). The barns are not of any particular architectural or historic interest of themselves but do reinforce the agricultural character of the historic core. There is potential to enhance this contribution by undertaking improvements to these structures or through their redevelopment in such a way that sustains their agricultural appearance.

Proposed Mitigation

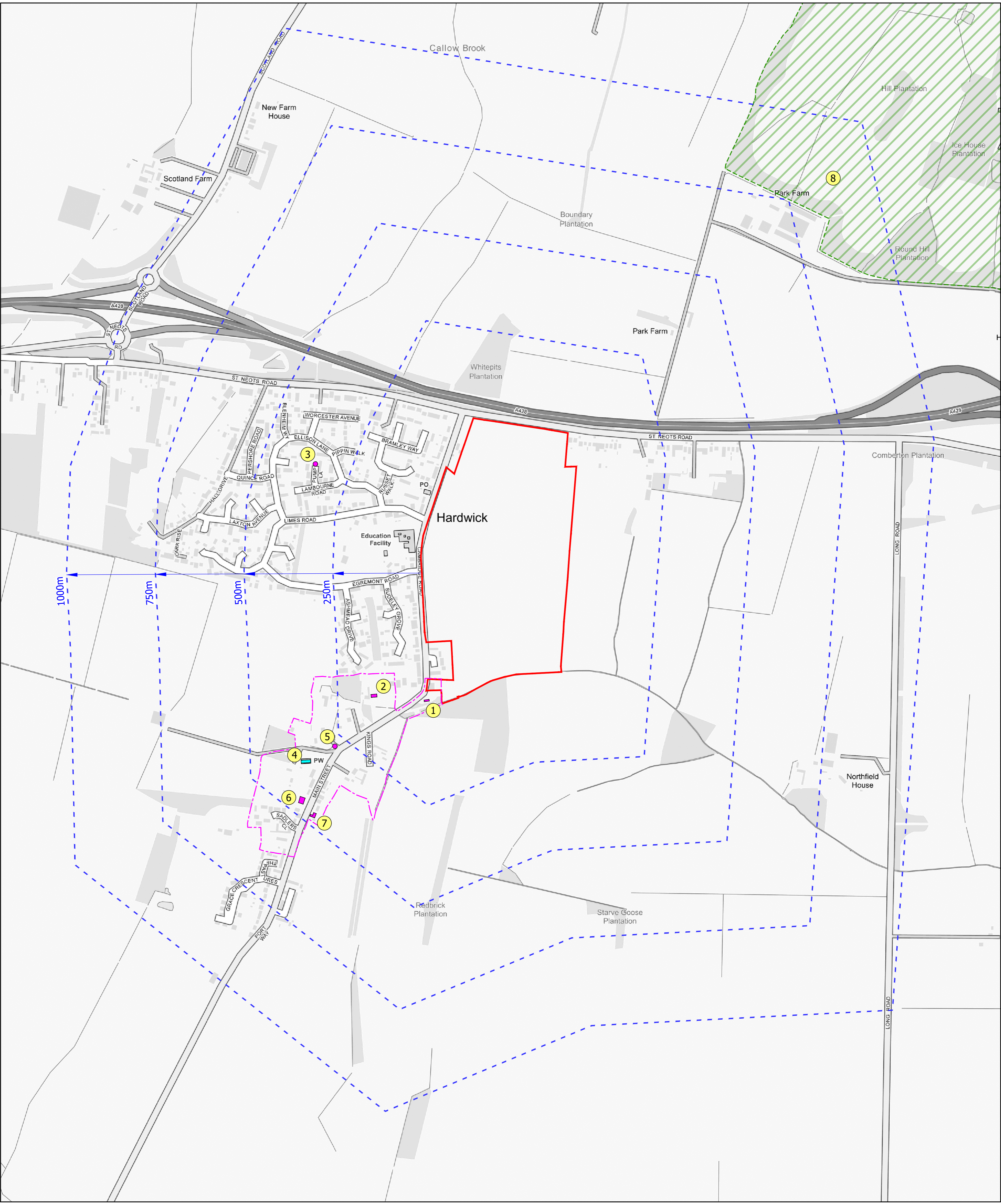
- 5.14 Step 4 of Advice Note 3 seeks to identify opportunities to maximise enhancement and minimise harm through design. The analysis above has identified the following recommendations to minimise and/or avoid harm to the historic environment:
- Retention of the southern portion of the Site as green open space to create a landscape buffer to the Conservation Area and Victoria Farm Cottage;
 - Retention of the small part of the Site that lies within the Conservation Area as informal open space, with the barns either retained or replaced with a high quality scheme that sustains the agricultural character of this part of the Conservation Area and the character of views along Main Street from the locale of the Church of St Mary and Old Victoria Farmhouse; and
 - Retention of a landscaping buffer along the southern half of Cambridge Road with development set back from the road edge to maintain a green character to the gateway to the Conservation Area and an understanding of the historic settlement pattern.

Conclusion

- 5.15 The appraisal has identified that there is potential to accommodate a quantum of development on this Site in principle, subject to design, without an unacceptable adverse impact on any of the nearby heritage assets. The southern part of the Site is of greatest sensitivity with respect to each of the identified assets. The mitigation measures outlined above will ensure that the proposed development responds sensitively to the historic environment constraints such that harm is avoided altogether or minimised to an acceptable degree to permit the wider benefits of the development to be delivered.

APPENDIX 1

Heritage Assets Plan



- Site Boundary
- Grade II Listed Building
- Grade II* Listed Building
- Hardwick Conservation Area Boundary
- Madingley Hall Registered Park and Garden, Grade II
- 1 - Victoria Farm Cottage, Grade II Listed
- 2 - Old Victoria Farmhouse, Grade II Listed
- 3 - Pump on South East Corner, Grade II Listed
- 4 - Parish Church of St. Mary's, Grade II* Listed
- 5 - Village Pump South East of Parish Church, Grade II Listed
- 6 - The Blue Lion, Grade II Listed
- 7 - Chequers, Grade II Listed
- 8 - Madingley Hall, Grade II Registered Park and Garden

Project
Land East of Hardwick, Cambridgeshire

Drawing Title
Heritage Constraints Plan

Date: 07.04.20 Scale: 1:5000@A1 Drawn by: ALC Check by: EH
 Project No: 30227 Drawing No: RG-M-11 Revision: -



Town Planning • Master Planning & Urban Design • Architecture •
 Landscape Planning & Design • Infrastructure & Environmental Planning •
 Heritage • Graphic Communication •
 Communications & Engagement • Development Economics

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APPENDIX 2

List Descriptions



OLD VICTORIA FARMHOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1127183

Date first listed:

10-Sep-1982

Statutory Address:

OLD VICTORIA FARMHOUSE, 26, MAIN STREET

Map

 Ordnance survey map of OLD VICTORIA FARMHOUSE

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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 06-Apr-2020 at 12:18:01.

Location

Statutory Address:

OLD VICTORIA FARMHOUSE, 26, MAIN STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Hardwick

National Grid Reference:

TL 37419 58796

Details

TL 35 NE HARDWICK MAIN STREET (West Side)

8/143 No. 26 (Old 10. 9.82 Victoria Farmhouse)

II

Farmhouse. Late C16 with c.1700 and C19 alterations and additions. Timber-framed and plastered, plain tile roof. Red brick parapet gable to left hand, local C17 ridge stack with three shafts and rebuilt cap. Two storeys. Original house of one storey and attic raised to two storeys and extended to three unit plan with lobby entry c.1700. C19 outshut to rear with dairy and cellar. Main lobby entrance with panelled door approached by steps. Three ground floor and three first floor C19 casement windows with cast iron latticed glazing bars. Interior: Exposed timber-frame and stop- chamfered ceiling beams. Two inglenook hearths, one with sealed baking oven. The farmhouse is positioned on the edge of the former village green enclosed in 1836. Scratchings on wall of first floor bedroom.

VCH, Vol. V, p99 RCHM West Cambs. p128, mon. 3

Listing NGR: TL3741958796

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

51170

Legacy System:

LBS

Sources

Books and journals

Salzman, L F, The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1973), 99

Other

An Inventory of the Historical Monuments in Cambridgeshire West, (1968)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 03 Sep 1999

Reference: IOE01/01021/30

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PARISH CHURCH OF ST MARY

Overview

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1163557

Date first listed:

31-Aug-1962

Statutory Address:

PARISH CHURCH OF ST MARY, MAIN STREET

Map

 Ordnance survey map of PARISH CHURCH OF ST MARY

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Location

Statutory Address:

PARISH CHURCH OF ST MARY, MAIN STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Hardwick

National Grid Reference:

TL 37229 58607

Details

TL 35 NE HARDWICK MAIN STREET (West Side)

8/141 Parish Church of 31.8.62 St Mary

II*

Parish Church. Late C14, nave, chancel, and tower with one notably earlier C14 chancel window. Restored in 1901 by Mr Rickett of Abingdon directed by Detmar Blow (1867-1939). Walls of field stones with limestone and clunch dressings. Roofs of tiles and slate. South elevation: Tower of three stages offset at each stage, with plinth and embattled parapet and without buttresses. Belfry light round-headed arch in two-centred sealed arch. Ashlar octagonal spire with spirelights. Nave with parapet gable extending as buttress to east, diagonal buttress to west. Three two-light traceried windows, south doorway with chamfered jambs and moulded head, south porch, C15 with semi octagonal shafts to archway with four-centred head. Chancel with diagonal buttress of two stages, one early C14 window of two-trefoiled- lights with net tracery and one window of two cinquefoiled lights with quatrefoil. Interior: chancel arch C15 with semi octagonal shafts and two chamfered orders, tower arch of three, and two chamfered orders. Fine C15 queen-post roofs to chancel and nave with embattled cornices. Font, octagonal bowl with splayed underside on modern base C13. Piscina with four-centred arch, C15. Gothic, cast iron communion rail c.1900. Oak chest C17.

RCHM West Cambs. p127, mon. 1 (plate 102) Pevsner: Buildings of England, p400 VCH, Vol. V, p104

Listing NGR: TL3722958607

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

51168

Legacy System:

LBS

Sources

Books and journals

Pevsner, N, The Buildings of England: Cambridgeshire, (1954), 400

Salzman, L F, The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1973), 104

Other

An Inventory of the Historical Monuments in Cambridgeshire West, (1968)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

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Date: 22 Aug 1999

Reference: IOE01/01189/12

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VICTORIA FARM COTTAGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1127184

Date first listed:

31-May-1985

Statutory Address:

VICTORIA FARM COTTAGE, 1, MAIN STREET

Map

 Ordnance survey map of VICTORIA FARM COTTAGE

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Location

Statutory Address:

VICTORIA FARM COTTAGE, 1, MAIN STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Hardwick

National Grid Reference:

TL 37392 58547

Details

TL 35 NE HARDWICK MAIN STREET (East Side) 8/145 No 1 (Victoria Farm Cottage)

II

Cottage. C17. Timber-framed and plastered, thatched roof. One storey and attic. Three unit plan. Two horizontal sliding sash windows and two small single-light windows, half-glazed door to right hand. One horizontal sliding sash dormer window. Ridge stack to right of centre, painted brick, and end stack to left hand. Interior: chamfered and jewel-stopped ceiling beam and sealed inglenook hearth.

Listing NGR: TL3739258547

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

51172

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

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Date: 03 Sep 1999

Reference: IOE01/01021/31

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APPENDIX 3

Historic Maps

MADINGLEY





Landmark
 INFORMATION GROUP

Landmark Historical Map
 County: CAMBRIDGESHIRE
 ISLE OF ELY
 Published Date(s): 1887
 Originally plotted at: 1:2,500



Landmark
 INFORMATION GROUP

Landmark Historical Map
 County: CAMBRIDGESHIRE
 ISLE OF ELY
 Published Date(s): 1926
 Originally plotted at: 1:2,500



Landmark
 INFORMATION GROUP

Landmark Historical Map
 County: CAMBRIDGESHIRE
 ISLE OF ELY
 Published Date(s): 1938
 Originally plotted at: 1:2,500



Landmark
 INFORMATION GROUP

Landmark Historical Map
 County:
 Published Date(s): 1975-1977
 Originally plotted at: 1:2,500

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