

Axis Land Partnerships
December 2019



**INITIAL HERITAGE
APPRAISAL
LAND NORTH OF FOXTON,
CAMBRIDGESHIRE**

Quality Assurance

Site name: Land North of Foxton, Cambridgeshire

Client name: Axis Land Partnerships

Type of report: Initial Heritage Appraisal

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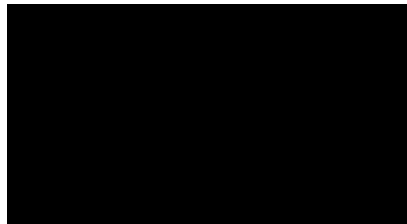
Signed:



Date: 11 December 2019

Reviewed by: Chris Surfleet MA MSc PGDipUD IHBC

Signed:



Date: 13 December 2019



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1.0 Introduction

- 1.1 This Initial Heritage Appraisal has been prepared on behalf of Axis Land Partnerships to identify heritage assets in and around the proposed allocation site at Land North of Foxton, Cambridgeshire (hereafter referred to as the “site”), to inform initial design proposals for the potential development and to ensure that those proposals minimise impacts on the identified heritage assets.



Figure 1 – Aerial Photograph showing location of site.

- 1.2 The report identifies the relative heritage value of the existing site with reference to Section 66(1) and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 189-197).
- 1.3 Through this process, the role of the site and assets can be defined in heritage terms, providing a clear framework from the outset for the designers to respond to with proposals for potential development which take their values fully into account.
- 1.4 This document has been prepared by Georgina Pickett BSc (Hons) MSc MRTPI (Principal Heritage Consultant), and reviewed by Chris Surfleet MA MSc PGDipUD IHBC (Head of Heritage).

2.0 Heritage Policy and Guidance Summary

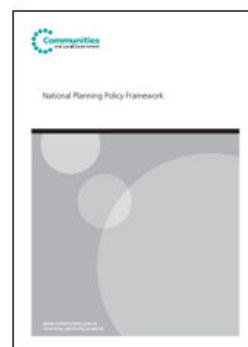
Legislation

Planning (Listed Buildings & Conservation Areas) Act 1990

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 16(2) states “*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
 - Section 66(1) reads: “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
 - In relation to Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*” The site does not lie within the Foxton Conservation Area, but is adjacent to it. As such,
- 2.2 With regard to this particular site, the provisions of Section 72(1) do not apply as the site does not fall within a Conservation Area. However, impacts on the setting of any relevant Conservation Areas still form a key consideration of the work carried out within this report in accordance with planning policy.

National Planning Policy Framework (2019)

- 2.3 The revised National Planning Policy Framework (NPPF) was published on 19th February 2019, replacing the previously-published 2012 and 2018 Frameworks. With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that “*our historic environments... can better be cherished if their spirit of place thrives, rather than withers.*” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 2.4 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “*manner appropriate to their significance*” (Paragraph 184).
- 2.5 NPPF directs local planning authorities to require an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*” and the level of detailed assessment should be “*proportionate to the assets’ importance*” (Paragraph 189).
- 2.6 Paragraph 190 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “*to avoid conflict between the heritage asset’s conservation and any aspect of the proposal*”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.



- 2.7 Paragraph 193 requires that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 2.8 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, *“clear and convincing justification”* (Paragraph 194). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.
- 2.9 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 195 states the following:
- “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.10 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in *“less than substantial harm”*, paragraph 196 provides the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”

2.11 It is also possible for proposals, where suitably conceived and designed, to result in no harm to the significance of heritage assets.

2.12 In the case of non-designated heritage assets, Paragraph 197 requires a Local Planning Authority to make a *“balanced judgement”* having regard to the scale of any harm or loss and the significance of the heritage asset.

2.13 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

2.14 With regard to Conservation Areas and the settings of heritage assets, paragraph 200 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. Whilst it is noted that not all elements of a Conservation Area will necessarily contribute to its significance, this paragraph states that *“proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”*

Planning Practice Guidance (PPG)

- 2.15 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance.
- 2.16 In relation to non-designated heritage assets, the NPPG explains the following:
- “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.”*
- 2.17 It goes on to clarify that: *“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.”*
- 2.18 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

Historic England Conservation Principles: Policies and Guidance 2008.



- 2.19 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:

“New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (page 59).

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 2.20 This document provides guidance on the National Planning Policy Framework requirement for applicants to describe heritage significance in order to aid local planning authorities' decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.

- 2.21 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

- 2.22 This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that "*The main issues to consider in proposals for additions to heritage assets, including new development in Conservation Areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting.*" (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

- 2.23 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: "*assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.*" (page 1)

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning Note 3 (Second Edition) (December 2017)

- 2.24 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Page 6, entitled: '*A staged approach to proportionate decision taking*' provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- *Step 1: Identify which heritage assets and their settings are affected*
 - *Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*
 - *Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it*
 - *Step 4: Explore ways to maximise enhancement and avoid or minimise harm*
 - *Step 5: Make and document the decision and monitor outcomes*

Local Policy

South Cambridgeshire Local Plan (Adopted September 2018)

2.25 The following policies of the South Cambridgeshire Local Plan are considered relevant to this proposal.

2.26 **Policy NH/14: Heritage Assets**

1. *Development proposals will be supported when:*

a. *They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;*

b. *They create new high quality environments with a strong sense of place by responding to local heritage character including in innovative ways.*

2. *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:*

c. *Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;*

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

e. *The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;*

f. *Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;*

g. *Historic places;*

h. *Archaeological remains of all periods from the earliest human habitation to modern times.*

Emerging Greater Cambridge Local Plan

2.27 Cambridge City Council and South Cambridgeshire District Council are working together to prepare a joint Local Plan for the Greater Cambridge area. Both the Councils' current adopted Local Plans (2018) include a policy which makes a commitment to an early review of those Plans to commence before the end of 2019. The Issues and Options consultation is due to begin on 25 November 2019 and run through until the New Year.

Foxton Pre-submission Draft Neighbourhood Plan 2019-2031

2.28 **Policy FOX/3: Heritage Assets and their Setting**

Any development must conserve or enhance the heritage assets and their setting in the Foxton NP area. This includes both designated (Conservation Area, statutorily listed buildings and the scheduled ancient monument) and non-designated heritage assets.

Where proposals have any effect on a non-designated heritage asset, a balanced judgement will be applied having regard to the scale of any harm or loss and the significance of the heritage asset.

3.0 Methodology

- 3.1 A heritage asset is defined within the National Planning Policy Framework as “a *building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*” (NPPF Annex 2: Glossary).
- 3.2 To be considered a heritage asset “*an asset must have some meaningful archaeological, architectural, artistic, historical, social or other heritage interest that gives it value to society that transcends its functional utility. Therein lies the fundamental difference between heritage assets and ordinary assets; they stand apart from ordinary assets because of their significance – the summation of all aspects of their heritage interest.*” (‘*Managing Built Heritage: The Role of Cultural Values and Significance*’ Stephen Bond and Derek Worthing, 2016.)
- 3.3 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.
- 3.4 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that “*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.*” (Paragraph: 039 Reference ID: 18a-039-20190723)
- 3.5 The PPG goes on to clarify that “*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.*”

Meaning of Significance

- 3.6 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the “*aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*” (Page 2, Article 1.2)
- 3.7 The NPPF (Annex 2: Glossary) also defines significance as “*the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological,*

architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

- 3.8 Significance can therefore be considered to be formed by "*the collection of values associated with a heritage asset.*" ('Managing Built Heritage: The Role of Cultural Values and Significance' Stephen Bond and Derek Worthing, 2016.)

Assessment of Significance/Value

- 3.9 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 189 of NPPF.
- 3.10 The Historic England document 'Conservation Principles' states that "*understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.*"
- 3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/ assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values;
 - Articulate the significance of the asset.

- 3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset's significance. Historic England's '*Conservation Principles*' sets out a grouping of values as follows:

Evidential value – '*derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*' (Page 28)

Aesthetic Value – '*Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.*' (Pages 30-31)

Historic Value – '*derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished*

by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'. (Pages 28-30)

Communal Value – *“Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them... They may relate to an activity that is associated with the place, rather than with its physical fabric... Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there”. (Pages 31-32)*

- 3.13 Value-based assessment should be flexible in its application, it is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

Contribution of setting/context to significance

- 3.14 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that ‘setting’ itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.15 Historic England’s Conservation Principles defines *setting* as “an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”
- 3.16 It goes on to state that “*context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places*” (page 39).
- 3.17 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.18 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

- 3.19 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that

value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.

- 3.20 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established 'James Semple Kerr method' which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This 'value hierarchy' has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.
- 3.21 The first stage of our approach is to carry out a thoroughly researched assessment of the significance of the heritage asset, in order to understand its value:

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.

Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.
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3.22 Once the value/ significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. The following table sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.

3.23 An asset's sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).

3.24 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

3.25 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. Beneficial: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	Adverse: Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.

	Beneficial: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.
Medium	Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.
Minor/Low	Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.
Negligible	Barely discernible change in baseline conditions and/or slight impact. This impact can be beneficial or adverse in nature.
Neutral	Some changes occur but the overall effect on the asset and its significance is neutral.
Nil	No change in baseline conditions.

Summary

- 3.26 The aim of this Initial Heritage Appraisal is to identify and assess the significance of the identified heritage assets with particular regard to their settings and set design parameters to ensure any potential impacts on the surrounding assets.
- 3.27 The level of detail provided within these assessments is “*proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance*” as set out in Paragraph 189 of the National Planning Policy Framework.

4.0 Historic Context

- 4.1 Foxton lies almost 9.5 km. south-south-west of Cambridge. The parish is bounded on the north by the River Cam or Rhee, on the north-east and southwest by the Hoffer, formerly Hoppeforth, and Shepreth brooks. To the south-east it is bound by an ancient road running north-east from Fowlmere, called by 1315 the Mareway, and further west by an earthwork called once Grim's ditch, later Thriplow bank. It is mostly level and low-lying, at between 15 and 25 metres, though just south of the village it rises a little to over 30 metres at West Hill and Chalk Hill, where the village clunch pit has probably been since the Middle Ages. Foxton had little wood in historic times, although a lane, running south-east from the village, was named Woodway by 1315. The parish has usually been devoted mainly to arable farming, on a triennial rotation until inclosure in 1830.



Figure 2 - Foxton shown on Blaeu's 1650 map of Cambridgeshire.

- 4.2 Settlement at Foxton goes back for almost 2,000 years. A Belgic settlement of the first century A.D. was followed by a Romano-British farmstead near Hoffer bridge, and a pagan English cemetery has been traced north of Foxton station. The population rose from 43 in 1086 to 132 adults in 1676 and peaked at just over 450 by the 1840s, and after dropping slightly rose again to 480 in 1910. In the late 20th century the population grew steadily to 567 by 1951, 643 by 1961, and 811 by 1971.



Figure 3 - 1777 map by Moll showing Foxton on the road from Cambridge to Royston.

- 4.3 The village stands slightly north of the middle of the parish along the line of a brook linking the bordering streams. The village street follows the central part of its course: very few houses were built away from it before the mid-19th century. The brook, called by 1500 the common stream, once ran along the street and remained the village's main source of water until in 1873 Canon Selwyn paid for boring deep wells to supply pumps. The principal manor house stood near the middle of the street, nearly opposite the church. Two other manorial sites were at each end, and near the western one was a green, used for fairs until 1912.

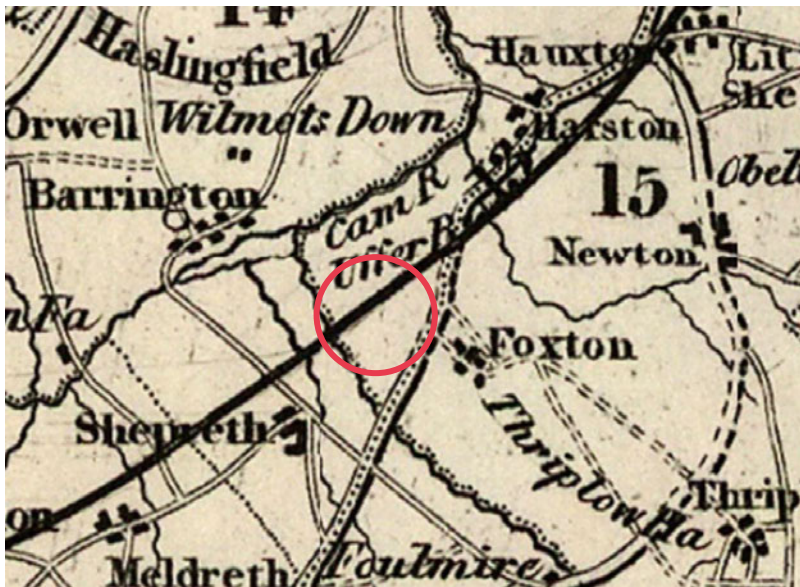


Figure 4 - this 1850 map by Slater shows the built form of Foxton and the railway line which has been constructed. The approximate location of the site is circled in red.

- 4.4 There was much rebuilding in the 16th and 17th centuries. About 1571 one house was put up by night in the street, and in 1618 seven villagers had lately built new tenements to house immigrants. Surviving 16th or early 17th century timber framed houses include Herods Farm. There is a group of five near the western green, among them the L-plan Home Farm, with a massive brick chimney, topped by a tall shaft. There are over 20 one-storeyed cottages of the late 17th and the 18th century, many timber-framed and thatched, such as Michaelhouse. In 1788 several dwellings at the east end of the village were destroyed by fire.
- 4.5 In the early 19th century Foxton included almost 50 dwellings. About 1840 there were 14 houses and 25 cottages, subdivided to accommodate nearly 90 households. In 1851 approximately 80 dwellings were inhabited along the street, and almost 20 on the lanes leading off it, half of them on Stocker's Lane, later Station Road. It ran north from the middle of the street towards the main Cambridge road, beside which a few houses had been built by 1861. The village grew slowly in the early 20th century from 95 to over 130 houses. About 1908 four blocks of four dwellings each were built along Station Road for the workers at a new printing works, and named after authors. They were the first in the village to have piped water. Council houses were built from the 1920s along Station Road. Growth was rapid after 1945. The number of dwellings increased from 180 in 1951 to 290 by 1971. Gaps along the street were mostly filled in, and many cottages refurbished for middle-class newcomers. By 1961 the rural district council had built the Highfields Estate on the rising ground south of the village, while between that and the street private estates totalling approximately 100 houses were built in the 1970s.

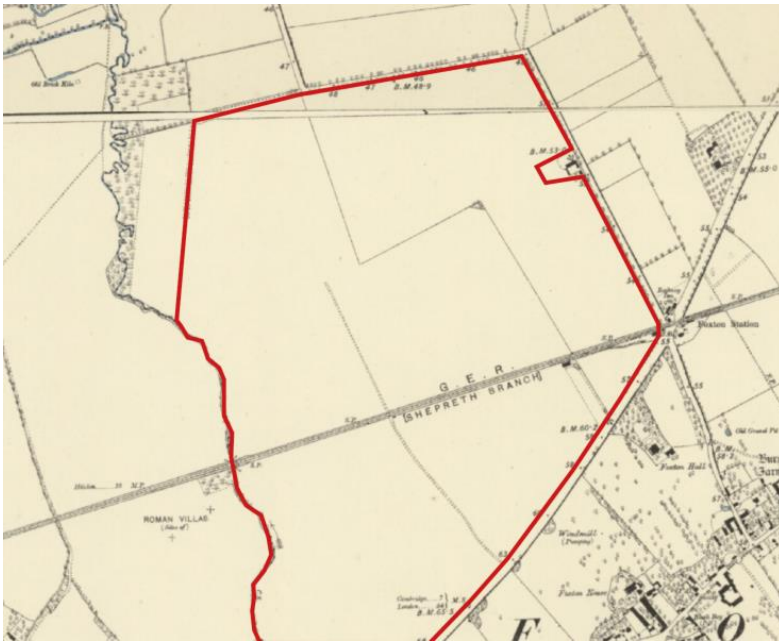


Figure 5 - This 1886 OS map shows the site north of the village and bisected by the railway line.

- 4.6 The parish is crossed slightly north of the village by the main Royston–Cambridge road, called by 1300 the 'Portway', which was a turnpike from 1793 to 1872. Lanes running north towards it from the village, including Pound and Baker's Lanes, were mostly stopped at inclosure; as were roads southward close to the Shepreth brook. The Royston–Cambridge branch of the Great Eastern railway, crossing Foxton north of the village, was opened in 1851. The station was then built where it crossed the main road was still open in 1979.

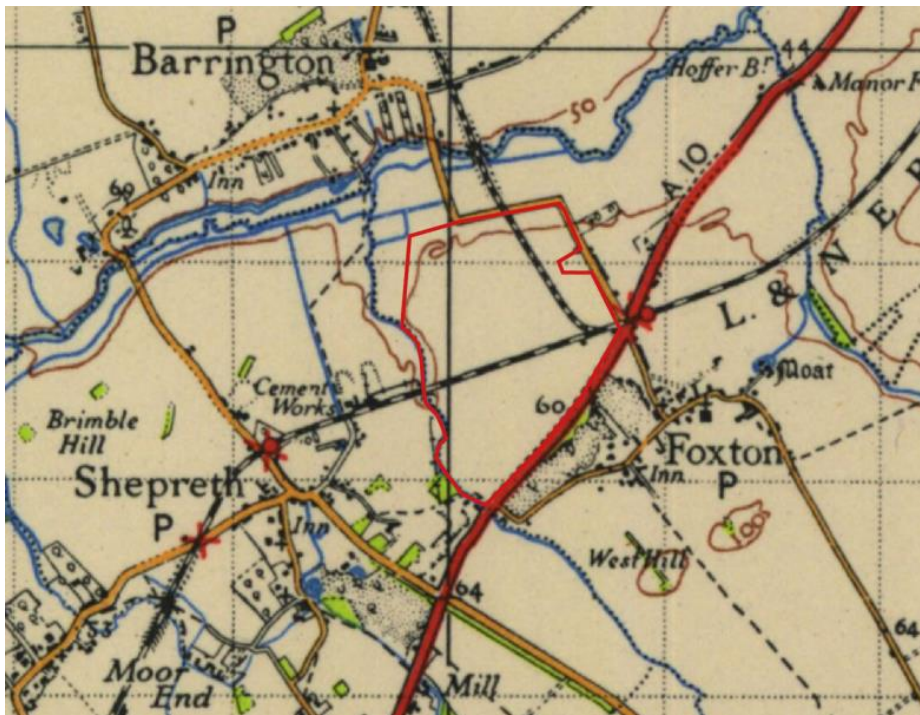


Figure 6 - 1946 OS map showing the site located between the villages of Foxton, Barrington and Shepreth.

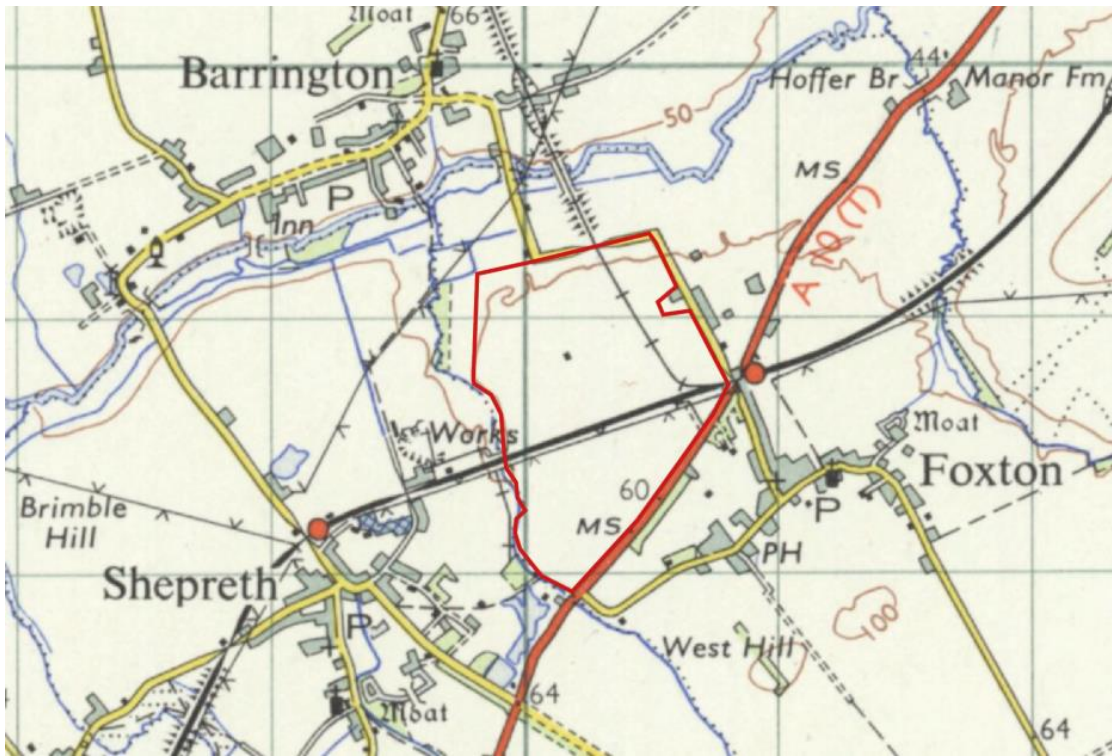


Figure 7 - 1960 OS map showing the site in the context of the expanding villages.

5.0 Heritage Assets

- 5.1 This section identifies heritage assets which surround the site. In this case, the following heritage assets have been identified as they may be affected by the current proposals. The identification of these assets is consistent with '**Step 1**' of the GPA3 The Setting of Heritage Assets.
- 5.2 Although there are a number of assets within the local surrounding area, the location and significance of many of them results in them having no perceptible relationship with the proposed site. For this reason, only the heritage assets which may be considered to be affected by the proposed development have been identified. There are no on-site built heritage assets.
- 5.3 In the case of this proposed development site, the following heritage assets may be affected by the current proposals and we consider that they have required assessment at this early stage:

Foxton

1. Foxton Conservation Area;
2. Church of St Laurence – Grade I listed building;
3. Milestone (on A10) – Grade II listed structure;
4. Foxton House – Grade II listed building;
5. 1 High Street – Grade II listed building;
6. 3 High Street – Grade II listed building;
7. Carshalton Cottage – Grade II listed building;

Barrington

8. Barrington Conservation Area;
9. Church of All Saints – Grade I listed building;
10. Bulbeck Mill – Grade II listed building;
11. Bulbeck Mill House – Grade II listed building;
12. Barn at Bulbeck Mill House – Grade II listed building;
13. 24 Foxton Road – Grade II listed building;
14. 2 Challis Green – Grade II listed building;
15. 4, 6 Challis Green – Grade II listed building;
16. 10 Challis Green – Grade II listed building;
17. 27 High Street – Grade II listed building;
18. 29 High Street – Grade II listed building;
19. 31, 33 High Street – Grade II listed building;

Shepreth

20. Shepreth Conservation Area;
21. Church of All Saints – Grade II* listed building;
22. Wimbish Manor – Grade II listed building;

- 23. Lodge at Entrance to Tyrell's Hall – Grade II listed building;
- 24. Granary North East of Tyrell's Hall – Grade II listed building;
- 25. Tyrell's Hall – Grade II listed building;
- 26. Bridge South of Tyrell's Hall – Grade II listed building;
- 27. Barn North East of Tyrell's Hall – Grade II listed building

Foxton Station Group

- 28. Foxton Station – Non-designated heritage asset;
- 29. 1 Cambridge Road – Non-designated heritage asset;
- 30. Signal Box – Non-designated heritage asset;
- 31. Railway Inn – Non-designated heritage asset;
- 32. 29 Barrington Road (College Farm) – Non-designated heritage asset.

- 5.4 All relevant Statutory List descriptions can be found in **Appendix 1**. Any buildings or structures considered to fall within the curtilage of the above listed buildings would be considered to form part of the listed building and impacts would be assessed accordingly.

- 5.5 For the purposes of this assessment, where we consider Conservation Areas, we assess them both in terms of an 'area' designation but also with reference to the individual built assets they contain; in other words, we assess the Conservation Area as a grouping of buildings and spaces and the manner in which these relate to their surroundings. Thus, consideration of effects on the setting of a Conservation Area also takes into account potential effects on the setting of built assets within that designated area. Where we consider that individual buildings within the designated area require individual assessment, we have undertaken this assessment as a separate exercise.



- Conservation Area
- Grade I listed building
- Grade II* listed building
- Grade II listed building
- Non-designated heritage asset

Figure 8 - Aerial Photograph with the approximate locations of the heritage assets marked.

6.0 Significance Assessment

- 6.1 As shown in Section 5 of this document, there are a number of heritage assets which have the potential to be affected by proposed development within the site, depending on the scale, location and massing of any such proposals.
- 6.2 At this early stage in the process, we have undertaken an Initial Assessment of the significance of the identified assets and the extent to which their significance and setting may impact the potential to deliver development on the site.
- 6.3 From an initial review, it is apparent that the site does contribute, to varying extents and in separate parts, to the setting of a number of heritage assets. In some cases, the allocation site forms part of an 'immediate' setting; for example, the Grade II listed Milestone to the south of the site, whilst in other cases, the site forms part of what may be termed an 'extended' setting; or in other words, a more distant connection.
- 6.4 The range of contribution which the site makes to the setting of heritage assets varies. Some are likely to have a beneficial relationship with the site due to it forming a part of its context, whilst other will have only a slight relationship, or none at all.
- 6.5 This section explores the broad relationships between the site and the identified heritage assets by grouping them into three village groups and the station group, as detailed in Section 5.

Foxton Group



Figure 9 - Asset plan of Foxton with assets numbered as per list in Section 5.

- 6.6 Foxton village is situated to the immediate south of the site, on the south side of the A10. The village is separated from the site by the A10, which is lined by mature tree planting. The main body of the village is also separated from the site by the parkland of Foxton House. The Foxton Conservation Area boundary extends from the southern side of the A10 to the properties on the south side of the High Street as far as the northern end of Fowlmere Road and encompassing the southern end of Station Road.

6.7 The Grade II listed buildings closest to the site are a group on the High Street and Foxton House. The Group on the High Street are domestic in scale and residential in use, principally dating to the 18th and early 19th centuries, which some evidence of earlier origins. The Milestone is adjacent to the site and dates to the same period.

6.8 The Grade I listed Church of St Laurence is situated to the south-east of the site within the Conservation Area. It contains evidence from the 12th – 15th centuries with restoration undertaken in the 19th century.

Contribution of Site to Setting

6.9 The site is situated immediately north of the Conservation Area and forms part of its setting in its open rural character. However, there are no views from the Conservation Area over the site, as such it is not as important as the open setting to the south which can be appreciated from a number of views points.

6.10 The Milestone is also adjacent to the site, which forms part of its setting given an open, rural character to its setting. With regard to the listed buildings on the High Street, the site is sufficiently separated from the buildings by the grounds of Foxton House to not form part of its setting, but still contribute to the wider character within which the buildings are appreciated. In relation to Foxton House, the site is separated from the house by its extensive grounds, but does form part of its extended setting.

6.11 With regard to the Church of St Lawrence, it is sufficiently removed from the site that, in spite of its tower, it is not visible from the site due to the intervening built form and mature trees. As such, the site does not form part of the setting of the church.

Barrington Group

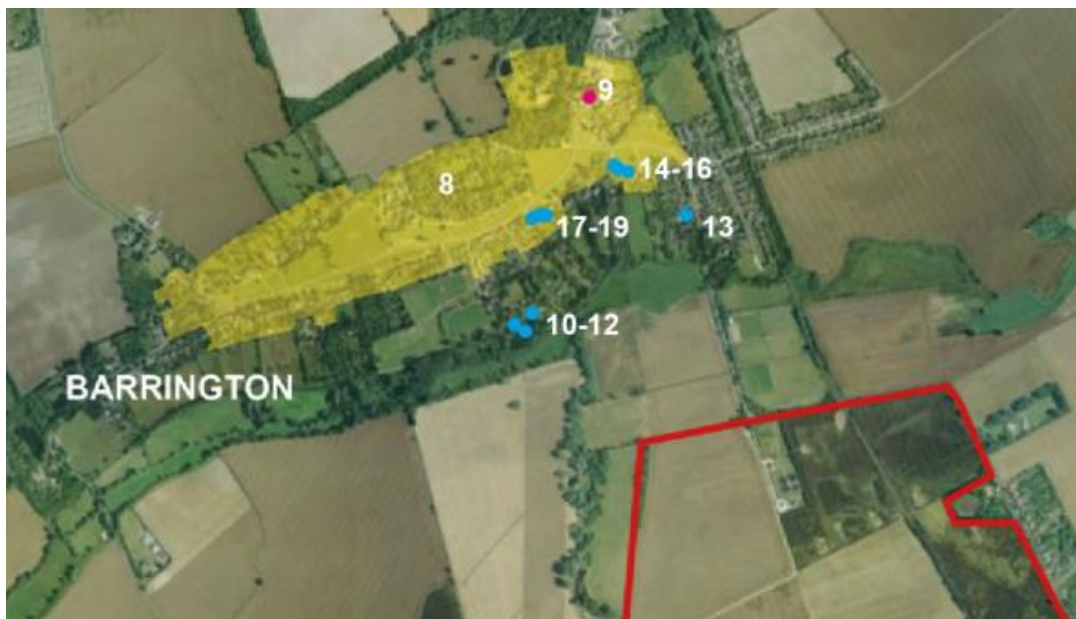


Figure 10 - Asset plan of Barrington with assets numbered as per list in Section 5.

6.12 Barrington is situated on rising ground to the north of the site and the River Cam. There are a number of arable fields separating the site from the village, with mature planting lining the River Cam and thus providing a visual buffer between the site and the village. There are a number of listed buildings on the southern side of the green which have been identified for consideration. The listed buildings are located at Challis Green and the High Street, while the buildings at

Bulbeck Mill lie south of the Conservation Area, towards the site. The Grade I listed church sits on rising ground at the eastern end of the Green, occupying a prominent position within the village.

Contribution of Site to Setting

- 6.13 The bulk of the linear village, included within the Conservation Area, is screened by the mature tree planting along the River Cam. As such, the listed properties along the High Street and Challis Green are sufficiently separated from the site for it not to form part of their settings, but it does nevertheless contribute to their wider agricultural surroundings.
- 6.14 The listed buildings south of the village (the Bulbeck Mill Group) do have a closer relationship with the site but are nevertheless well screened by the mature trees along the route of the River Cam. As such, the site is not considered to form a direct part of the setting of the group, but it does contribute to its wider agricultural context.
- 6.15 However, the tower of the Grade II* All Saints Church is visible across the site from the A10 and railway line, with the site therefore forming part of its extended setting. The site makes a positive contribution to the setting of the church through its openness and rural character.

Shepreth Group



Figure 11 - Asset plan of Shepreth with assets numbered as per list in Section 5.

- 6.16 Whilst physically closer to the site than Barrington, Shepreth is screened from it by mature tree planting. There are a number of listed buildings south-east of the village which are not included within the Conservation Area but are set within extensive grounds with mature boundary planting. The Grade II* listed church is located in the far south-west of the village.

Contribution of Site to Setting

- 6.17 The Grade II listed buildings are screened from the site by the mature planting, resulting in no visual links. The character of the land surrounding and contributing to the setting of these buildings is characterised as parkland or enclosed parcels. As such, the arable land further afield (of which the site forms a part) is not so much a contributor to their significance. The Grade II*

listed church is situated at the south-western end of the village and has no relationship with the site due to the intervening built form and mature trees.

- 6.18 As such, whilst closer in proximity to the site than Barrington, the nature of the built form and the relationship between the village and the site is much more limited with no visual connections. Therefore, the site is not considered to form a direct part of the setting of the Conservation Area, but it does form part of its wider agricultural context.

Foxton Station Group



Figure 12 - Asset plan of Foxton Station with assets numbered as per list in Section 5.

- 6.19 This group of non-designated heritage assets is clustered around the railway station at Foxton but also includes 29 Barrington Road (Collage Farm). The significance of assets 29-31 is largely tied to the railway line and the village of Foxton.

Contribution of Site to Setting

- 6.20 The group of non-designated assets around the station are located in close proximity to the site; however, as their significance is derived from their association with the railway station, the question is whether the site forms an important part of its setting. The railway line is the factor which has caused the station and these ancillary buildings to be built, and as such it makes a significant contribution to their settings. However, the surrounding arable land, of which the site is part, does not contribute to the significance of the assets and, whilst it may be partly considered to form part of their settings, it retains a good capacity for change without affect on the significance of the assets.
- 6.21 In terms of 29 Barrington Road (College Farm), which protrudes into the site, this property was originally associated with farming and therefore has a stronger link to the arable landscape. The openness and agricultural character of the site does therefore make a positive contribution to the setting of this non-designated heritage asset.

7.0 Impact Considerations

Listed Building considerations

- 7.1 The statutory duty under Section 16(2) states “*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*” At this stage, there are no current plans for the listed buildings on site, however if a scheme is progressed for the wider site it is likely to include the redevelopment of the listed buildings. Any works will be required to maintain and enhance the special interest of these buildings.
- 7.2 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that any development should “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
- 7.3 ‘Setting’ is defined as the “*surroundings in which the asset is experienced*”, and a reduction in the ability to appreciate the existing character of this site may result in a reduction in the ability to appreciate the identified listed buildings in a setting which supports their significance.
- 7.4 Therefore, the degree to which a sense of contribution that the site makes to the setting of these assets can be maintained will relate directly to the extent to which the integrity of the setting can be preserved.
- 7.5 In accordance with Paragraph 193 of the NPPF, “*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*”
- 7.6 of substantial harm are identified as a result of the proposed development, in order to accord with national policy, local planning authorities should refuse consent “*unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm*” (NPPF 195).
- 7.7 If aspects of less-than-substantial harm are identified as a result of the proposed development, in order to accord with the national policy, this potential harm “*should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*” (NPPF 196).

Conservation Area considerations

- 7.8 In relation to development within Conservation Areas, the statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to “*the desirability of preserving or enhancing the character or appearance of the Conservation Area*”.
- 7.9 In this case, the site does not fall within a Conservation Area; however, it is considered to form part of the wider setting of both the Foxton Conservation Area and the Barrington Conservation Area and therefore the contribution the site makes to the setting of these assets needs to be fully considered in accordance with the relevant NPPF policies relating to the setting of heritage assets.

- 7.10 In this regard, the alteration or loss of these identified characteristics may be considered to cause harm to the setting of the Conservation Area. They may be other opportunities, however, that reinforce existing positive characteristics or provide other benefits to the character or appearance of the Conservation Area.
- 7.11 To accord with national policy, any potential harm arising from the development would need to be clearly outweighed by “public benefits” arising from the development. Public benefits could be achieved in a number of ways to be explored through the evolution of the proposals and their content. They could also entail ‘heritage benefits’, by which existing heritage considerations and/or significance could be improved as a result of the proposals.

Non-designated asset considerations

- 7.12 In terms of any non-designated heritage assets which may be identified, paragraph 197 of the National Planning Policy Framework requires a “*balanced judgement*” to be undertaken when considering impact on these assets alongside other material considerations.
- 7.13 The relative significance of these assets should be acknowledged within the proposals and it should be demonstrated that their significance has been taken in account in the evolution of proposals which affect them.

8.0 Design Parameters

- 8.1 The following section identifies where proposals for the development should take into account the relevant heritage considerations and how these considerations can be taken forward into the proposed design to minimise impacts and maximise benefits to character and appearance.

Location of development



Figure 13 - Plan showing the sensitivity of the site in terms of potential impacts to heritage assets.

- 8.2 The above sensitivity plan shows areas of low and moderate sensitivity in terms of heritage impacts. There are no areas of high heritage sensitivity within the site. The areas of moderate sensitivity have a closer relationship to the village of Barrington, its Conservation Area and the Grade I Church of All Saints. These areas form part of the extended setting of the church due to the intervisibility between the two, and forms part of the wider context of the Conservation Area.
- 8.3 The low sensitivity areas do not have any direct association with the Conservation Areas and the majority of listed buildings, with the exception of the Grade II listed milestone. However, the significance of the milestone is linked to the road rather than the open countryside. The low sensitivity areas do contribute to the wider context of the identified heritage assets through their openness and agricultural character.
- 8.4 The potential change to arable character of the site will result in a reduction in the ability to appreciate the assets in their wider rural context which supports their significance, albeit in a

limited way due to the degree of separation between the assets and the site. A potential approach to the location of development is shown in Figure 13. This takes into account the historic subdivision of the site, the setting of the identified heritage assets, including the Conservation Areas.

9.0 Initial Impact Assessment

- 9.1 An initial masterplan has been developed to accompany the promotion of the site's development. This has been informed by a number of factors, including potential impact on built heritage considerations.
- 9.2 The masterplan provides for between 900-1800 dwellings at an average density of 30-40 dph, an employment area, a potential school site, a transport hub and various public open space opportunities, offering informal open areas, play facilities, ecological areas and public art.



- 9.3 In initial assessment of the potential impact considerations of the proposed development is as follows:
- Partial loss or erosion of open setting of the Foxton, Shepreth and Barrington Conservation Areas. A buffer should be provided to Barrington Conservation Area which has the closest relationship with the site. There is less of a visual link between the site and Foxton and Shepreth Conservation Areas, but the change in character of the site will nevertheless affect the appreciation of the Areas in their wider surroundings.

- Development within the wider setting of the Church of All Saints Barrington – the church can be viewed from the A10 and from locations within the site, which presents opportunities for this view to be highlighted through the master-planning of the site.
- The interface between the site and the A10 should be landscaped to ensure this stretch of road retains a rural character.

9.4 At this stage of the process, it is considered that there would be **minor adverse** harm caused to the setting of the Barrington and Foxton Conservation Areas, with **negligible adverse** harm caused to the setting of the Shepreth Conservation Area. **Minor/negligible adverse** harm would also be caused to the setting of the Church of All Saints, Barrington.

10.0 Summary

- 10.1 This Initial Heritage Review has been prepared on behalf of Axis Land Partnerships to identify heritage assets, in and around the site, and to inform the design of proposals for potential development on the Land North of Foxton.
- 10.2 As a result of the initial assessment of the site, a series of parameters have been set out from which the design team has been able to develop a response which takes account of the contribution which the site makes to the setting of various heritage assets.
- 10.3 There is the potential for the development of certain areas of the site to cause harm to the significance of heritage assets, and great care will be required to mitigate such impacts through the location, form, scale and design of the proposals as they emerge. In order to accord with the provisions of the 1990 Act, great weight will be attached to the objective of preserving the settings of listed buildings and other impacts arising would need to be clearly outweighed by public benefits arising from proposals.
- 10.4 At this stage, and based on the information available, it is considered that there would be **minor adverse** harm caused to the setting of the Barrington and Foxton Conservation Areas, with **negligible adverse** harm caused to the setting of the Shepreth Conservation Area. **Minor/negligible adverse** harm would also be caused to the setting of the Church of All Saints, Barrington. These are at the level of “less than substantial” harm.
- 10.5 Forward development of the masterplan should be informed by the content of this Initial Appraisal and the parameters set. There is potential that the masterplan could reduce impacts levels arising, and that those remaining can be at the lower end of the scale of “less than substantial” harm in terms of the policies of the NPPF – although it is not possible to define any more precisely the levels of impact at this stage until more detail is available.
- 10.6 It would be our intention to continue to advise the design team through the development of the scheme to ensure that the principles laid out in this document are fully considered and developed in forward masterplanning and detailed design.
- 10.7 The result of this iterative and informed design approach will be that the aspects of heritage impact will be fully addressed through the design process, with the intention to ensure that the provisions of the relevant legislation are satisfied, and that national and local policies are adhered to.

APPENDIX 1

STATUTORY LIST DESCRIPTIONS



1, HIGH STREET

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1162133

Date first listed:

18-Oct-1985

Statutory Address:

1, HIGH STREET

Map



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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 25-Oct-2019 at 15:01:24.

Location

Statutory Address:

1, HIGH STREET

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Foxton

National Grid Reference:

TL 40731 48059

Details

TL 4048 FOXTON HIGH STREET (North west side) 18/56 No. 1

GV II

Cottage. c.1550 for John Fuller. Rebuilt c.1720, and widened at north west side late in C.18 to accommodate a staircase. Timber framed, plaster rendered and part weather-boarded. Long straw thatch roof, half hipped to west end. Diagonally set ridge stack of red brick. Three bay, lobby entry plan. One storey and attic. One dormer. Three C.18 wood casements of three leaded lights, the centre light with original iron fastenings. Doorway to lobby entry. Inside: Inglenook fireplace to centre bay. Smaller, later hearth to parlour which was widened when staircase added.

Rowland Parker: The Common Stream R.C.H.M.: Record Card (1950)

Listing NGR: TL4073148059

Legacy

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

Legacy System number:

52105

Legacy System:

LBS

Sources

Books and journals

Parker, R, The Common Stream

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



3, HIGH STREET

Overview

Heritage Category:
Listed Building

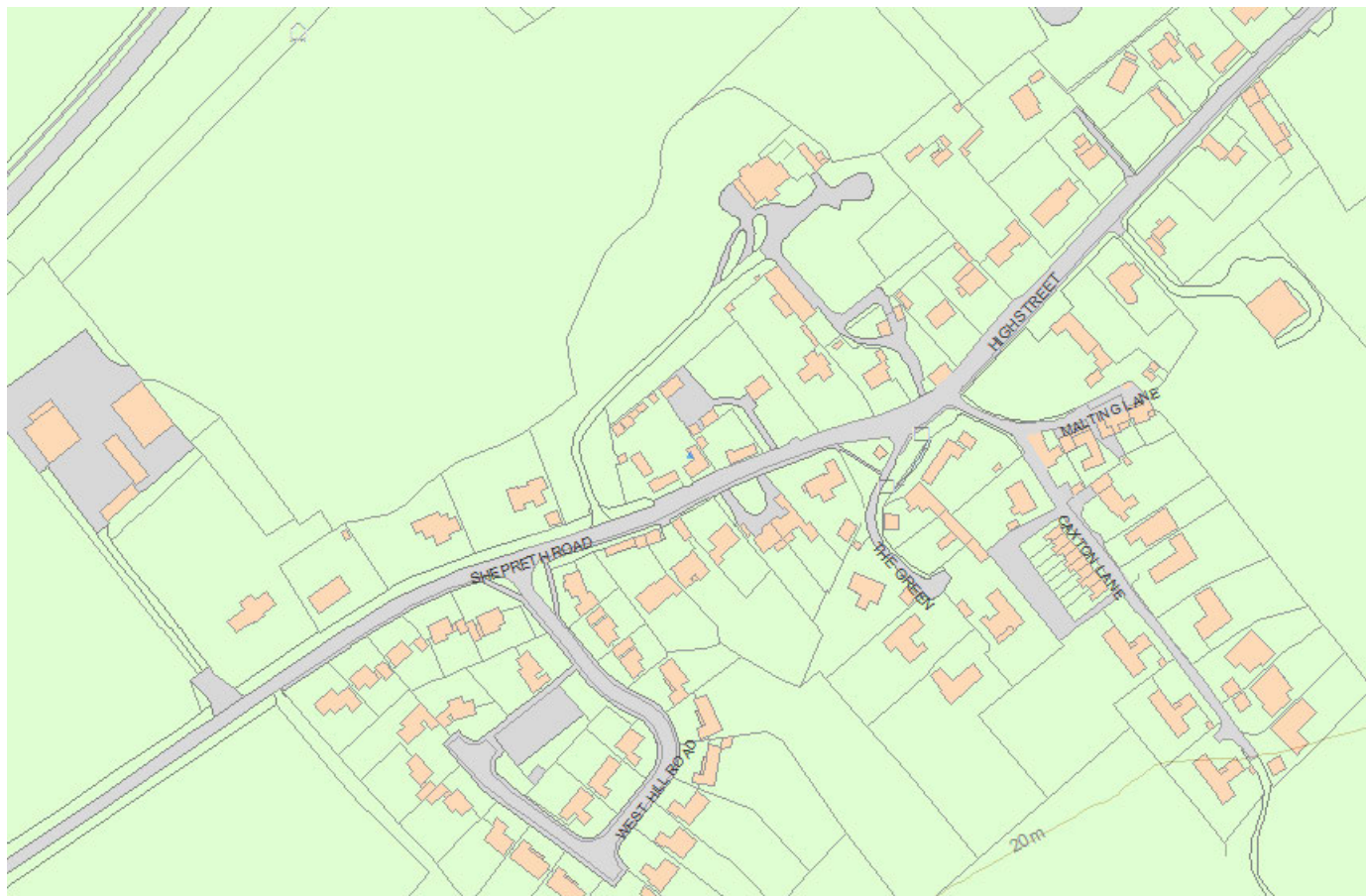
Grade:
II

List Entry Number:
1331206

Date first listed:
18-Oct-1985

Statutory Address:
3, HIGH STREET

Map



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Location

Statutory Address:

3, HIGH STREET

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Foxton

National Grid Reference:

TL 40749 48072

Details

TL 4048 FOXTON HIGH STREET (North west side) 18/57 No. 3 GV II

Handed pair of cottages. c.1830-40. Clay bat, plaster rendered with low pitch slate roof and shared grey brick ridge stack. Two storeys. Each cottage has a flush frame casement at first floor above a similar window at ground floor, and a boarded door with narrow, cut bracketted hood.

Listing NGR: TL4074948072

Legacy

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

Legacy System number:

52106

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

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: 20 Apr 2003**Reference:** IOE01/10009/19**Rights:** Copyright IoE Mr Chris Burtenshaw. Source Historic England Archive

Archive image, may not represent current condition of site.

CARSHALTON COTTAGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1162202

Date first listed:

22-Mar-1985

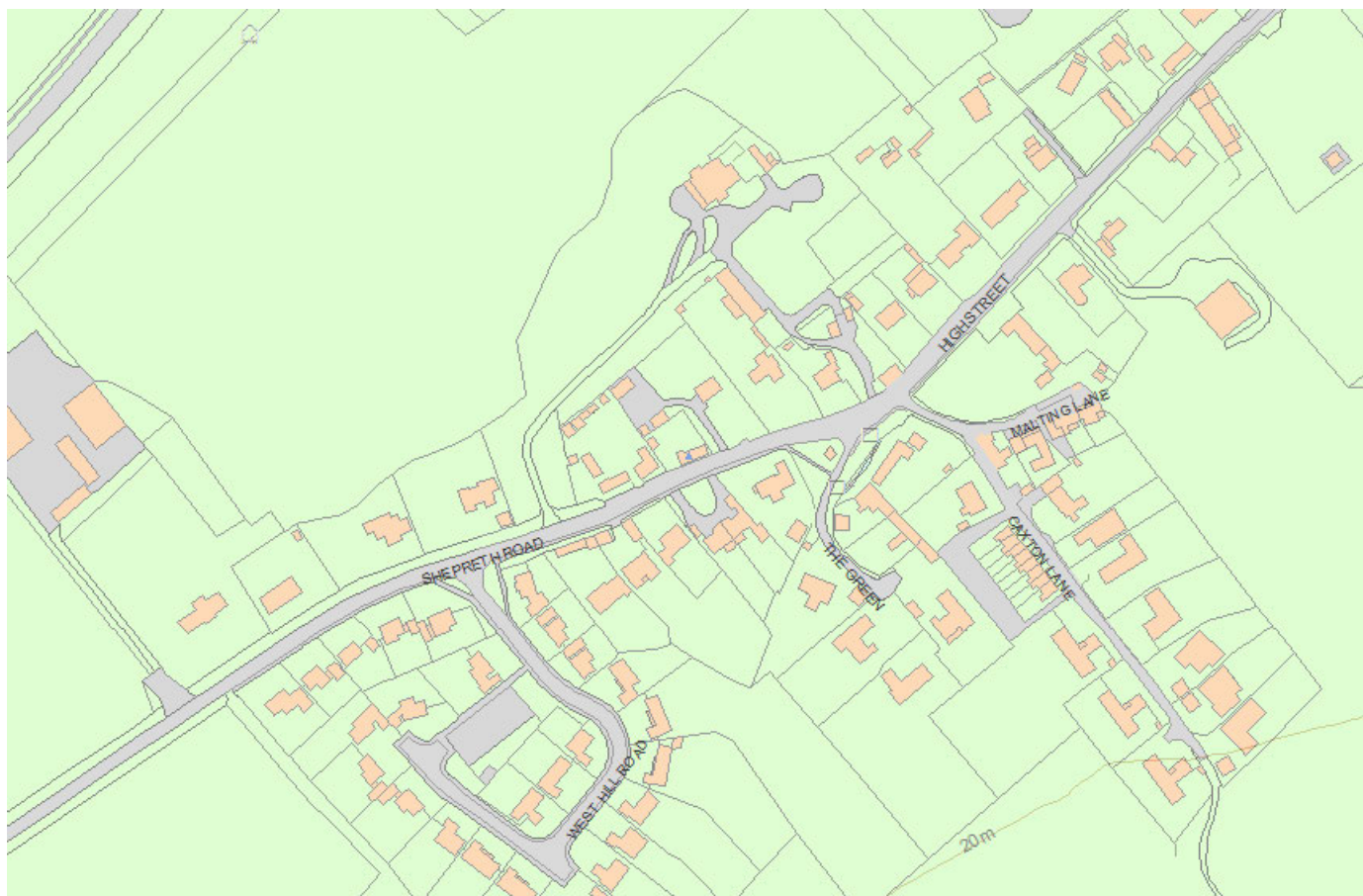
Date of most recent amendment:

18-Oct-1985

Statutory Address:

CARSHALTON COTTAGE, 5, HIGH STREET

Map



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Location

Statutory Address:

CARSHALTON COTTAGE, 5, HIGH STREET

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Foxton

National Grid Reference:

TL 40769 48072

Details

TL 4048 FOXTON HIGH STREET (North west side) 18/58 No. 5 (Carshalton 22.3.85 Cottage)

GV II

Cottage. 1586 for Richard Dunnidge. The bay at the east end was probably rebuilt in C17. Timber framed, plaster rendered and long straw thatch roof with red brick stack at right angles to the ridge. Lobby entry plan and four bays including a narrower bay to east end. One storey and attic. Two dormers. Six windows including two C19 horizontal sliding sashes and two small casements. Doorway opposite the stack of four flush panels, probably C18. Inside: Some framing, particularly in centre and west bay, exposed. Downward wall bracing and heavy, close set ceiling joists laid flat and carried on chamfered clamp. Original clasped side purlin roof. The partition wall between the centre room and the bay to the west has close set framing with downward bracing. Over the centre bay the ceiling main beam appears to be later although the clamp is of late C16 date. The fireplace in the bay to the east was added later. In this room the ceiling is carried on a middle rail with small, ovolo moulding. Rowland Parker: The Common Stream

R.C.H.M.: Record Card (1950)

Listing NGR: TL4076948072

Legacy

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

Legacy System number:

52107

Legacy System:

LBS

Sources

Books and journals

Parker, R, The Common Stream

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

CHURCH OF ST LAURENCE

Overview

Heritage Category:

Listed Building

Grade:

I

List Entry Number:

1162382

Date first listed:

22-Nov-1967

Statutory Address:

CHURCH OF ST LAURENCE, HIGH STREET

Map



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This copy shows the entry on 25-Oct-2019 at 14:29:33.

Location

Statutory Address:

CHURCH OF ST LAURENCE, HIGH STREET

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Foxton

National Grid Reference:

TL 41211 48335

Details

This list entry was subject to a Minor Amendment on 13/05/2015

TL 4148 19/72

FOXTON HIGH STREET(South east side) Church of St. Laurence

(Formerly listed as Church of St. Lawrence)

22.11.67

GV I Parish church. Late C12 or early C13 chancel and nave in a continuous range. North and south nave arcades and aisles of early C14. Clerestory, one bay of south arcade and west tower, c.1475. Restored 1876-86. Fieldstone, flint with limestone dressings. West tower, late C15, embattled and of three stages on plinth. Three stage diagonal buttressing. Cut down spire. Central gargoyle to main cornice. Restored west window of three cinquefoil lights in four centred head. Bell stage has two coupled openings each with cinquefoil head in four centred arch. The gable end of an earlier - nave roof is visible internally in the east wall of the tower. Nave: Late C12 or early C13 origin with walls pierced by north and south arcades early in C14. Roof raised for clerestory, C15. Clerestory has on each side three windows of clunch, each of three cinquefoil lights in a four centred head. However a window on each side at the west end is earlier and has reticulated tracery in two centred arch. The existence of the gable of an earlier roof may indicate that there was a C14 clerestory, replaced or rebuilt in C15. South aisle, early C14, extended by one bay to the west in c.1475. Two windows, C14, of two trefoil lights with reticulated tracery. (Meldreth and Grantchester parish churches with similar fenestration). One three-light window, C15, much restored to C15 bay addition. The south doorway has been much restored. Chancel: late C12-early C13. Externally of fieldstone with steeply pitched tiled roof. Rood loft staircase in angle between south aisle and chancel. South wall has an original window of two lights with Y tracery in two centred arch and an early C14 window of two trefoil lights. East wall has three original lancet windows in a much restored wall. The north wall has similar fenestration opposite that of the south wall. North aisle with two early C14 windows of clunch with reticulated tracery. The porch and north doorway date from c.1876-86 restoration. Inside: Nave arcade, south side is probably late C13 or early C14. Originally of two bays. Two centred arches of two chamfered orders on columns of quatrefoil section with moulded bases and capitals. The large bay to the west was added in C15, probably contemporary with the tower. The north arcade is slightly later. Three bays. Two centred arches of one wave and one hollow moulded order with broach stops on similar early C14 columns of quatrefoil section. The roof is c.1475 with arch braced tiebeams, moulded main beams with carved bosses, including those of the donor and his wife, at the intersections. North aisle has a North chapel at the east end with screen of C15. Oak, with entrance front in eight bays and two stages. The lower stage is blocked and has modern panelling. Open upper stage with subcusped ogee arches in square heads and vertical tracery to the spandrels. Embattled cornice. The south aisle has an early C14 piscina in south wall. Trefoil cusping to ogee arch with label and finial. Quatrefoil drain. Chancel arch of wood, restored c.1876. Two centred arch, moulded, C15 and associated with the rood screen below. The box framing above the arch is also C19. The screen has much restored work to the upper stage but the closed, lower stage has a frieze of running foliate ornament above panels with subcusping to two centred arches in square heads with vertical tracery to spandrels. Each of the nine bays is divided by a pilaster buttress similar but larger than those at the pew ends in the nave and aisles. Rood loft stair opening in four centred arch. The present rood is c.1950. The chancel has moulded band at original sill height. The rear arches of the three lancets in the east wall are two centred with dog-tooth ornament to label carried over each arch. The roof is C15 and similar to that over the nave at St. Edmunds, Hauxton (q.v.). Steeply pitched and in four bays, it has short king posts on arch braced raised tie beams. The intersections in the roof are enriched with carved bosses. The pews in the nave and aisles are late C15 to early C16, probably contemporary with chancel screen. There have been some repairs. There are two stage pilaster buttresses, and roll moulding to the rail of the pews. There are some unmoulded poppy head finials to the pew ends in the chancel. Font: The bowl is C12 or earlier origin and is incorporated in later work.

Rowland Parker: The Church of St. Laurence, Foxton V.C.H.: Cambs. Vol. p.177 R.C.H.M.: Record Card (1950) Pevsner: Buildings of

England: p.387

Listing NGR: TL4121148335

Legacy

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

Legacy System number:

52120

Legacy System:

LBS

Sources

Books and journals

Parker, Rowland, The Church of St Laurence, Foxton

Pevsner, N, The Buildings of England: Cambridgeshire, (1954), 387

Salzman, L F , The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1953), 177

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: 06 Mar 2006

Reference: IOE01/14874/15

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Archive image, may not represent current condition of site.



FOXTON HOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1127614

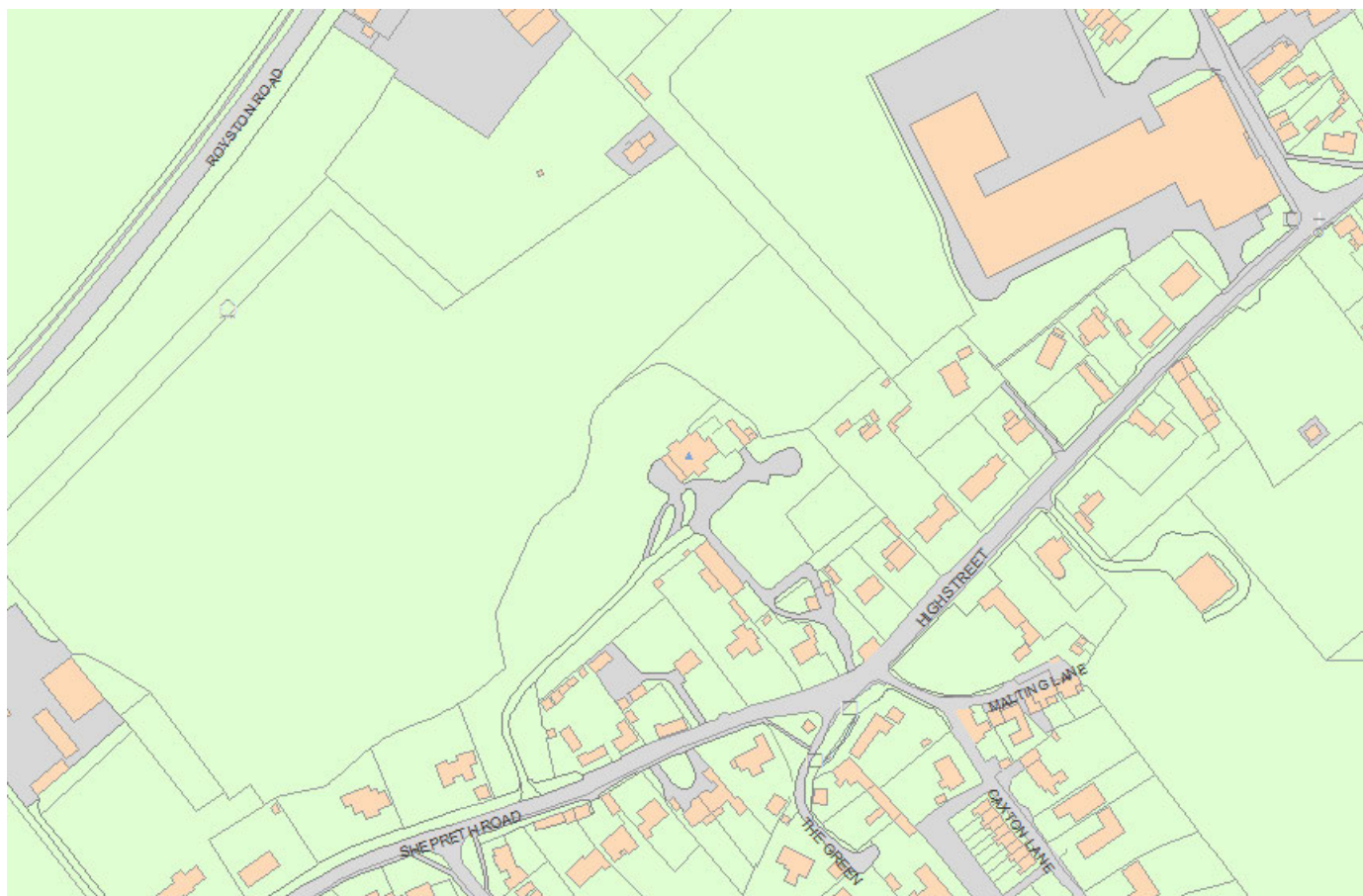
Date first listed:

18-Oct-1985

Statutory Address:

FOXTON HOUSE, 11, HIGH STREET

Map



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This copy shows the entry on 25-Oct-2019 at 14:29:27.

Location

Statutory Address:

FOXTON HOUSE, 11, HIGH STREET

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Foxton

National Grid Reference:

TL 40778 48186

Details

TL 4048 FOXTON HIGH STREET (North west side) 18/59 No. 11 (Foxton House) II

House. 1825 for William Hurrell, extended later C19. Gault brick with hipped, slate roof and side stack. Double pile. Two storeys. South east front has three recessed hung sashes of twelve panes each, at first floor. The parapetted brick porch is probably later and has an open, round headed outer arch flanked by pilasters. The garden front is in three window bays with similar hung sashes. At ground floor there is a glazed veranda with brick end walls and lean-to roof. In five bays with two smaller bays at the ends. Each bay has an arch with tracery to the spandrels and trellis work at the sides. In the grounds is an outbuilding with dressed clunch walls, and red brick quoins. The interior is said to retain a fine staircase.

Rowland Parker: A Guide to Foxton

Listing NGR: TL4077848186

Legacy

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

Legacy System number:

52108

Legacy System:

LBS

Sources

Books and journals

Parker, R, A Guide to Foxton

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

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MILESTONE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1331170

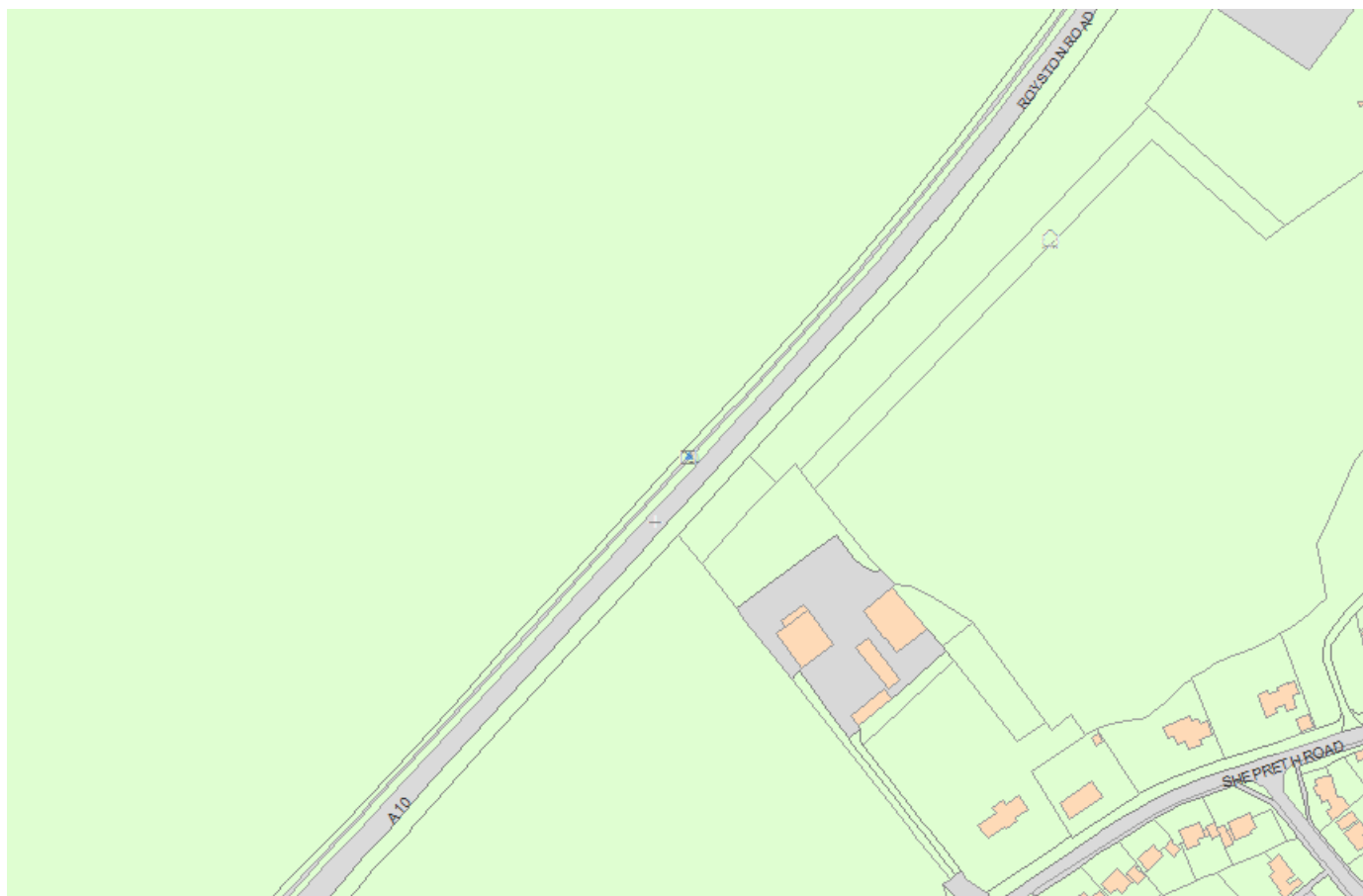
Date first listed:

18-Oct-1985

Statutory Address:

MILESTONE, ROYSTON ROAD

Map



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This copy shows the entry on 25-Oct-2019 at 14:16:57.

Location

Statutory Address:

MILESTONE, ROYSTON ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Foxton

National Grid Reference:

TL 40435 48157

Details

TL 4048 FOXTON ROYSTON ROAD

8/76 Milestone

II

Milestone. Stone painted white, with black lettering "Cambridge? "; "London 44". The road was turnpiked in 1793 and ceased to be turnpiked in 1872.

V.C.H. Cambs. Vol. VIII p.252.

Listing NGR: TL4043548157

Legacy

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

Legacy System number:

52124

Legacy System:

LBS

Sources

Books and journals

Salzman, L F, The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1982), 252

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

2, CHALLIS GREEN

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1127627

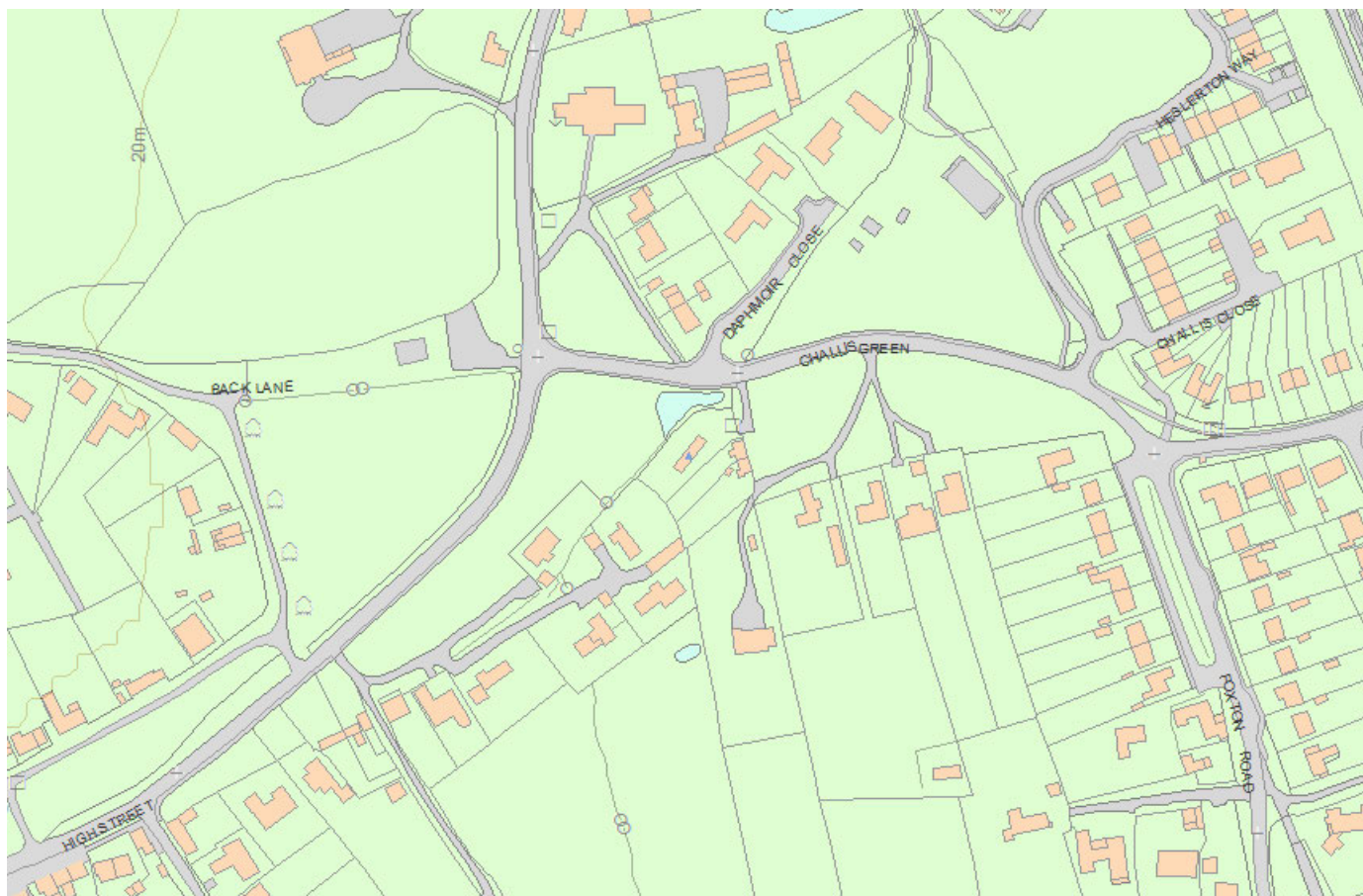
Date first listed:

18-Oct-1985

Statutory Address:

2, CHALLIS GREEN

Map



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This copy shows the entry on 25-Oct-2019 at 15:13:45.

Location

Statutory Address:

2, CHALLIS GREEN

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Barrington

National Grid Reference:
TL3970749821

Details

TL 3949 17/2

BARRINGTON CHALLIS GREEN (South west side) No. 2

GV II Cottage. Two principal building periods. Three bays at south end mid-late C17. Timber frame, part exposed, roughcast rendered. Tiled roof, half hipped, with original red brick ridge stack. Later external end stack. One storey and attic. One swept roof dormer. Two windows, C20, on either side of doorway. Bay added or rebuilt to north end. C18. Timber frame, with clunch rubble infill and plaster rendered. Tiled roof, half hipped to north end, with ridge at lower level. One storey and attic. One swept dormer and one casement at ground floor. Inside: Red brick inglenook to hall. Dentil cornice and boxed main beam. Stairs to two chambers above with landing balustrade of mid C18 column-on-vase type. Chamber over hall has mid C18 sunk panelling to two cupboard doors on either side of small fireplace with mid C18 mantelpiece and overmantel. R.CH.M: West Cambs. Mon. (27)

Listing NGR: TL3970749821

Legacy

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

Legacy System number:
52046

Legacy System:
LBS

Sources

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

4, 6, CHALLIS GREEN

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1127628

Date first listed:

22-Nov-1967

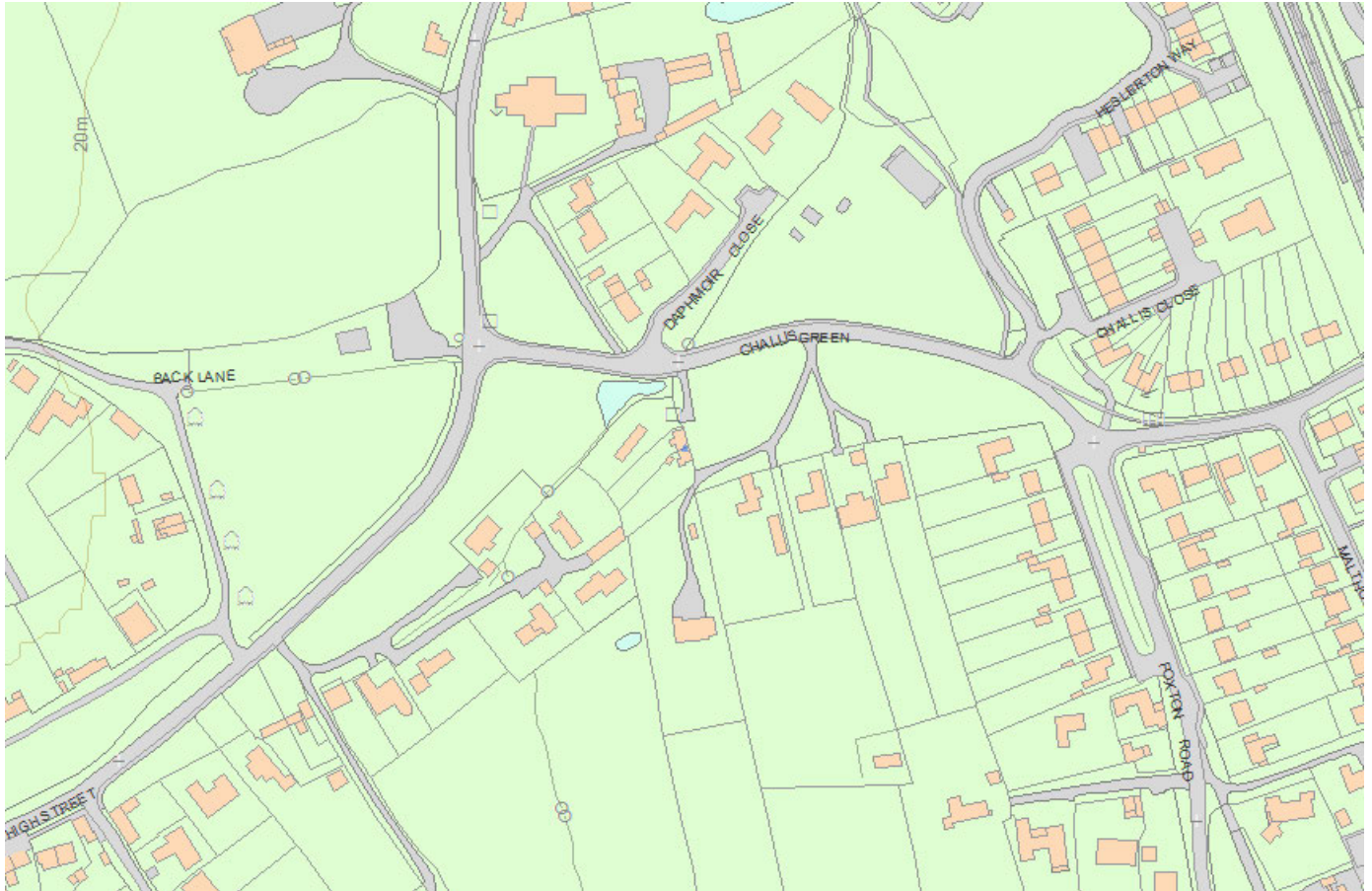
Date of most recent amendment:

18-Oct-1985

Statutory Address:

4, 6, CHALLIS GREEN

Map



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This copy shows the entry on 25-Oct-2019 at 15:13:42.

Location

Statutory Address:

4, 6, CHALLIS GREEN

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Barrington

National Grid Reference:
TL3973049820

Details

TL 3949 17/3 22.11.67

BARRINGTON CHALLIS GREEN (South west side) Nos. 4, 6, (formerly listed as Challis Green Cottages) GV II

Pair of cottages. Early C19. Timber framed plaster rendered and long straw thatch with shared gault brick ridge stack. Two storeys. Two half dormers. Two C20 windows and two doorways. Interior has two small abutting hearths and a slender main beam. Said to have been converted from a barn and apple store. R.C.H.M West Cambs. Mon. (7).

Listing NGR: TL3973049820

Legacy

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

Legacy System number:
52047

Legacy System:
LBS

Sources

Other

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

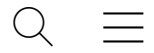
Legal

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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10, CHALLIS GREEN

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1127629

Date first listed:

22-Nov-1967

Date of most recent amendment:

18-Oct-1985

Statutory Address:

10, CHALLIS GREEN

Map



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Location

Statutory Address:

10, CHALLIS GREEN

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Barrington

National Grid Reference:
TL3975749802

Details

TL 3949 17/4 22.11.67

BARRINGTON CHALLIS GREEN (South west side) No. 10 (formerly listed as white -House)

GV II

Cottage. Early C19 renovated and enlarged at south end late C20. Timber framed plaster rendered and thatched. Grey brick C19 ridge stack. Two storeys. Four C20 casements with leaded lights and brick, replacing the four C19 horizontal sliding sashes. Central boarded door now blocked. Inside: some of original south gable end framing is exposed and now forms a partition wall. Abutting gault brick fireplaces. Included for group value only. R.C.H.M. West Cambs. Mon. (8)

Listing NGR: TL3975749802

Legacy

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

Legacy System number:
52048

Legacy System:
LBS

Sources

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



24, FOXTON ROAD

Overview

Heritage Category:
Listed Building

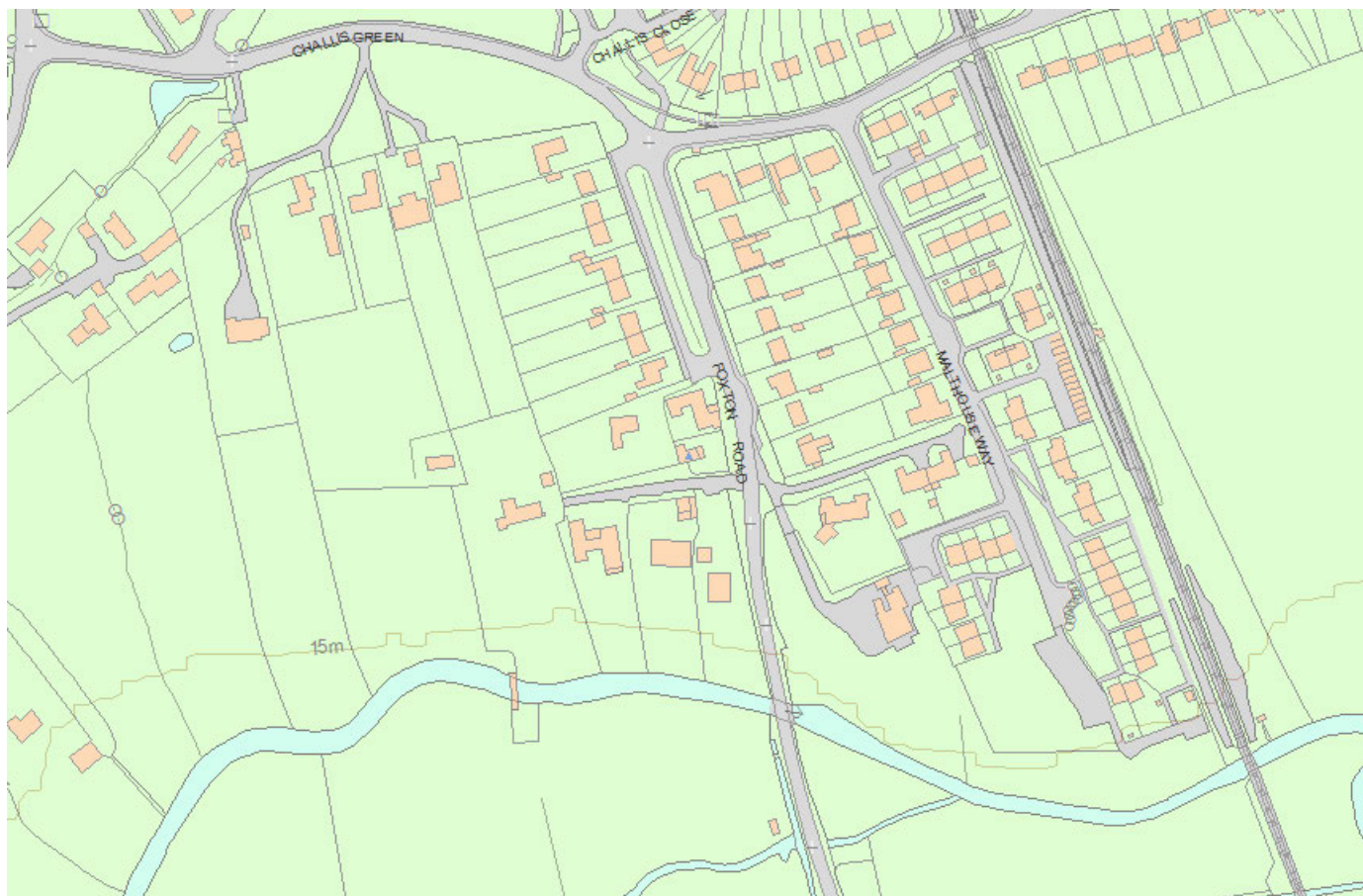
Grade:
II

List Entry Number:
1127630

Date first listed:
01-Mar-1983

Statutory Address:
24, FOXTON ROAD

Map



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This copy shows the entry on 25-Oct-2019 at 15:13:36.

Location

Statutory Address:

24, FOXTON ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Barrington

National Grid Reference:
TL3991849692

Details

TL 3949 17/5 1.3.83

BARRINGTON FOXTON ROAD (West side) No. 24 II Cottage. Probably C18, renovated late C20. Timber framed plaster rendered and long straw thatch with single flue grey brick end stack. Single range and two bay plan with lobby entry. Narrower and possibly later storage bay to East end. One storey and attic. One dormer. Two horizontal sliding sashes. Doorway opposite the stack. Inside : rebuilt inglenook hearth. Slender wall framing staggered over the bracing.

R.C.H.M.: West Cambs. Mon. (26).

Listing NGR: TL3991849692

Legacy

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

Legacy System number:
52049

Legacy System:
LBS

Sources

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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27, HIGH STREET

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1309955

Date first listed:

22-Nov-1967

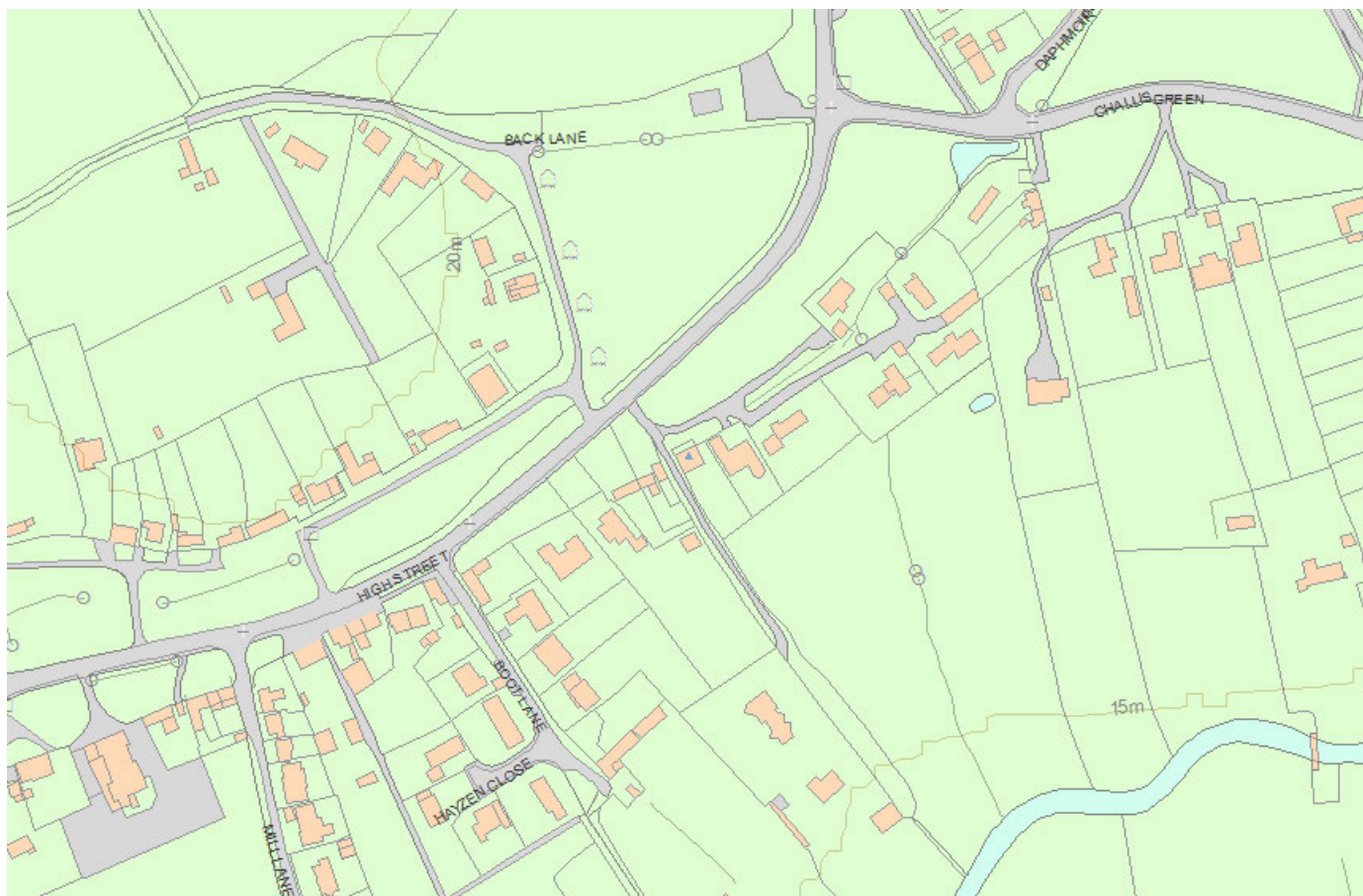
Date of most recent amendment:

18-Oct-1985

Statutory Address:

27, HIGH STREET

Map



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This copy shows the entry on 25-Oct-2019 at 15:15:08.

Location

Statutory Address:

27, HIGH STREET

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Barrington

National Grid Reference:
TL3958449717

Details

TL 3949 17/23 22.11.67

BARRINGTON HIGH STREET (South side) No. 27 (formerly listed as Red House)

GV II

House. Late C17 origin with later front wall. Red brick, mostly Flemish bond, and framed upper gable ends. Tiled, with original ridge stack of grouped shafts set diagonally. Two storeys. Three recessed, horizontal sliding sashes. Three brick band carried over two C19 twelve pane hung sashes and the central doorway at ground floor. C20 addition at rear.

R.C.H.M. West Cambs. Mon. (11)

Listing NGR: TL3958449717

Legacy

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

Legacy System number:
52075

Legacy System:
LBS

Sources

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

29, HIGH STREET

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1161719

Date first listed:

22-Nov-1967

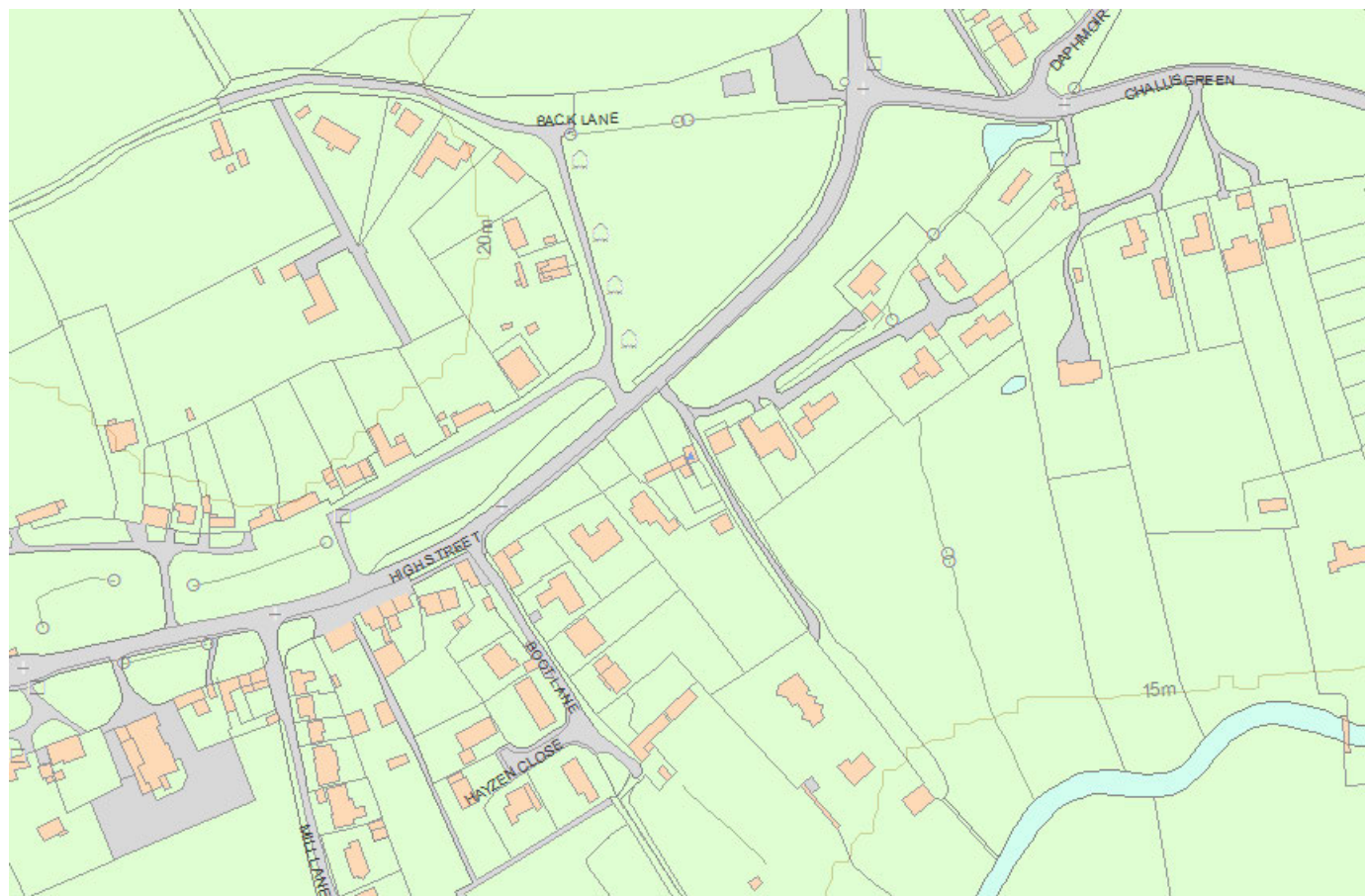
Date of most recent amendment:

18-Oct-1985

Statutory Address:

29, HIGH STREET

Map



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This copy shows the entry on 25-Oct-2019 at 15:15:10.

Location

Statutory Address:

29, HIGH STREET

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Barrington

National Grid Reference:
TL 39572 49709

Details

TL 3949 17/24 22.11.67

BARRINGTON HIGH STREET (South side) No. 29 (formerly listed as Slid Lane) GV II

Cottage. Late C18 and early C19. Timber framed, rendered and long straw thatch. Small single flue ridge stack and end stack. End to Green and lobby entry from east side. Two storeys. End to the Green has a sliding sash at first floor above early C19 doorway, with cut bracketed hood and modern door. Front to the lane has a horizontal sliding sash at first floor and a modern casement at ground floor. The doorway to the lobby entry also has a cut bracketed hood.

R.C.H.M.: Record Card

Listing NGR: TL3957249709

Legacy

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

Legacy System number:
52072

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

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: 17 Jul 2004

Reference: IOE01/10008/27

31, 33, HIGH STREET

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1331180

Date first listed:

22-Nov-1967

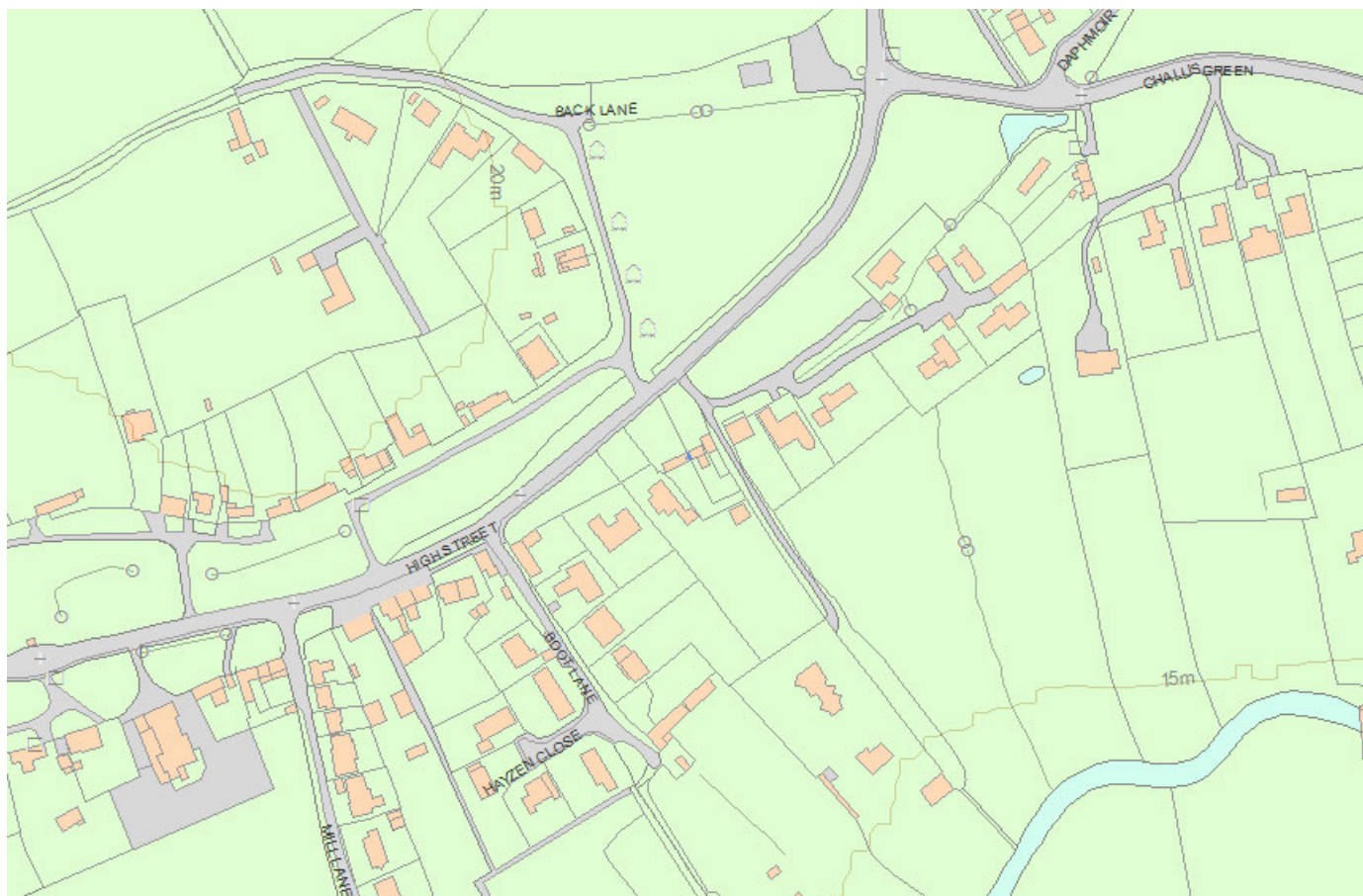
Date of most recent amendment:

18-Oct-1985

Statutory Address:

31, 33, HIGH STREET

Map



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This copy shows the entry on 25-Oct-2019 at 15:15:14.

Location

Statutory Address:

31, 33, HIGH STREET

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Barrington

National Grid Reference:
TL3956449705

Details

TL 3949 17/25 22.11.67

BARRINGTON HIGH STREET (South side) Nos. 31, 33 (formerly listed as Honey-suckle) GV II

Pair of cottages. Early C19. Timber framed plaster rendered and long straw thatch with grey brick, shared ridge stack. Single range and four bay plan, extended in late C20 by one bay to south west. Two storeys. Four small casements at first floor. No. 33 has shared drip mould to original doorway and boarded door and horizontal sliding sash. Another horizontal sliding sash to right hand. The doorway to no. 31 has been blocked, but it retains the drip mould and two horizontal sliding sashes. Inside: No. 31 has small early C19 brick hearth (similar to No. 10 Challis Green, no. 22 High Street and No. 18 High Street). Slender tie beams and wall plate exposed.

R.C.H.M: Record Card

Listing NGR: TL3956449705

Legacy

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

Legacy System number:
52073

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

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: 17 Jul 2004

BARN AT BULBECK MILL HOUSE

Overview

Heritage Category:
Listed Building

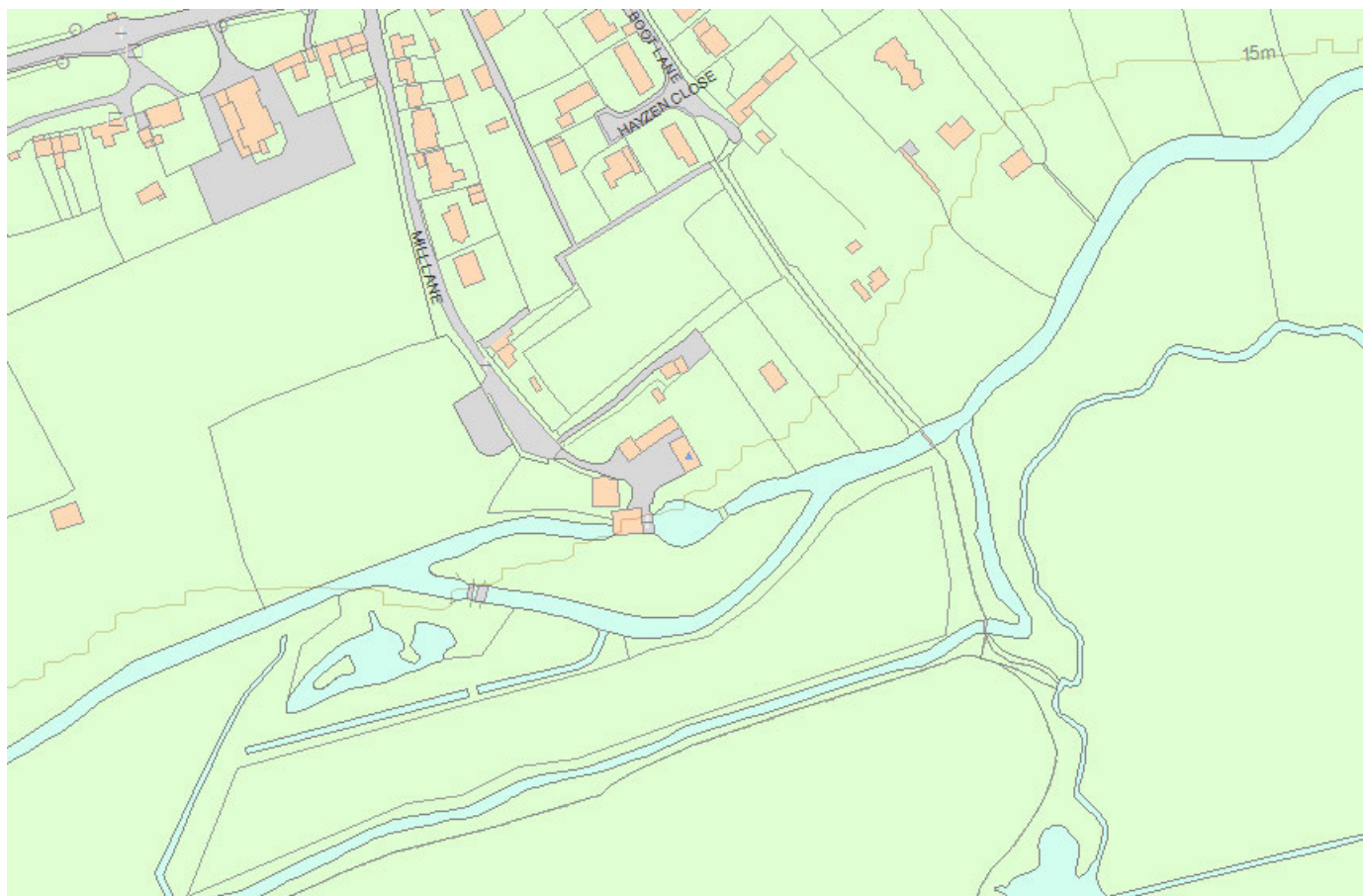
Grade:
II

List Entry Number:
1127639

Date first listed:
18-Oct-1985

Statutory Address:
BARN AT BULBECK MILL HOUSE, MILL LANE

Map



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This copy shows the entry on 25-Oct-2019 at 14:44:18.

Location

Statutory Address:

BARN AT BULBECK MILL HOUSE, MILL LANE

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Barrington

National Grid Reference:
TL 39530 49444

Details

TL 3949 BARRINGTON MILL LANE

17/31 Barn at Bulbeck Mill House GV II

Barn, now club room. C18. Timber framed weatherboarded with combed wheat reed thatch roof, half-hipped. Single aisled. Included for group value.

Listing NGR: TL3953049444

Legacy

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

Legacy System number:
52079

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

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: 07 Oct 2004

Reference: IOE01/13330/02

Rights: Copyright IoE Mr Peter Tree. Source Historic England Archive

Archive image, may not represent current condition of site.

BARN NORTH EAST OF TYRELL'S HALL

Overview

Heritage Category:
Listed Building

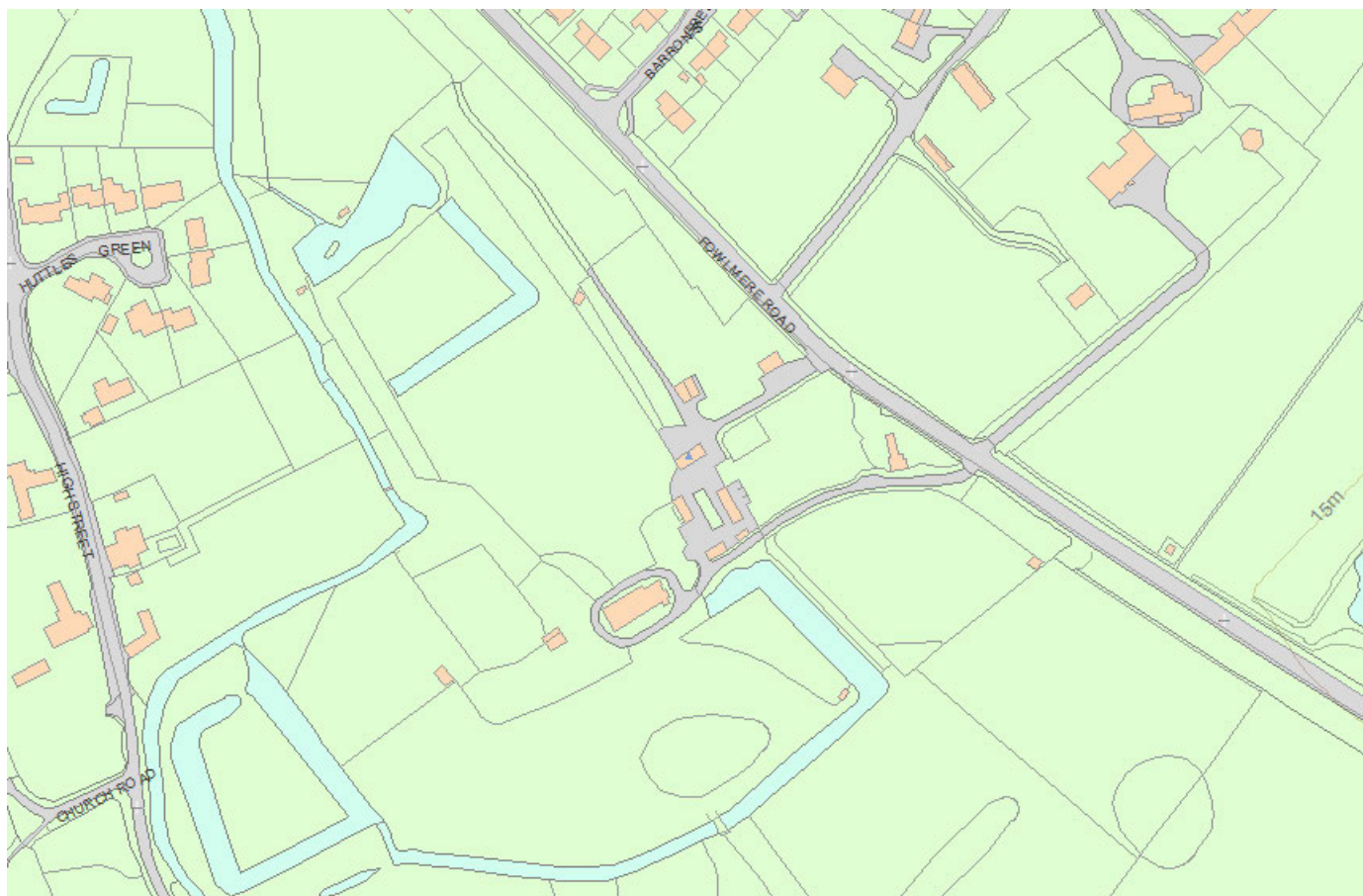
Grade:
II

List Entry Number:
1165808

Date first listed:
18-Oct-1985

Statutory Address:
BARN NORTH EAST OF TYRELL'S HALL, FOWLMERE ROAD

Map



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Location

Statutory Address:

BARN NORTH EAST OF TYRELL'S HALL, FOWLMERE ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Shepreth

National Grid Reference:
TL 39575 47681

Details

SHEPRETH FOWLMERE ROAD TL 3947 (South west side) 21/318 Barn, North east of Tyrell's Hall GV II

Barn. Late C17 or early C18. Timber framed, weatherboarded on brick plinth, rendered and half-hipped long straw thatch roof. Five bays with barn door opening. Inside: In three bays with original roof of arch braced tie beams and Queenstrut roof trusses.

Listing NGR: TL3957547681

Legacy

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

Legacy System number:
52370

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

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 May 2004

Reference: IOE01/10008/18

Rights: Copyright IoE Mr Chris Burtenshaw. Source Historic England Archive

Archive image, may not represent current condition of site.



BRIDGE SOUTH OF TYRELL'S HALL

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1128327

Date first listed:

18-Oct-1985

Statutory Address:

BRIDGE SOUTH OF TYRELL'S HALL, FOWLMERE ROAD

Map



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This copy shows the entry on 25-Oct-2019 at 15:19:40.

Location

Statutory Address:

BRIDGE SOUTH OF TYRELL'S HALL, FOWLMERE ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Shepreth

National Grid Reference:
TL 39586 47526

Details

SHEPRETH FOWLMERE ROAD TL 3947 (South west side) 21/321 Bridge, south of Tyrell 's Hall GV II

Bridge. Early C19. Gault brick. Parapetted single span with segmental arch. Included for group value. Tithe Map. 1844 P.139/27/1

Listing NGR: TL3958647526

Legacy

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

Legacy System number:
52373

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

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 May 2004

Reference: IOE01/10008/15

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Archive image, may not represent current condition of site.

BULBECK MILL HOUSE

Overview

Heritage Category:
Listed Building

Grade:
II

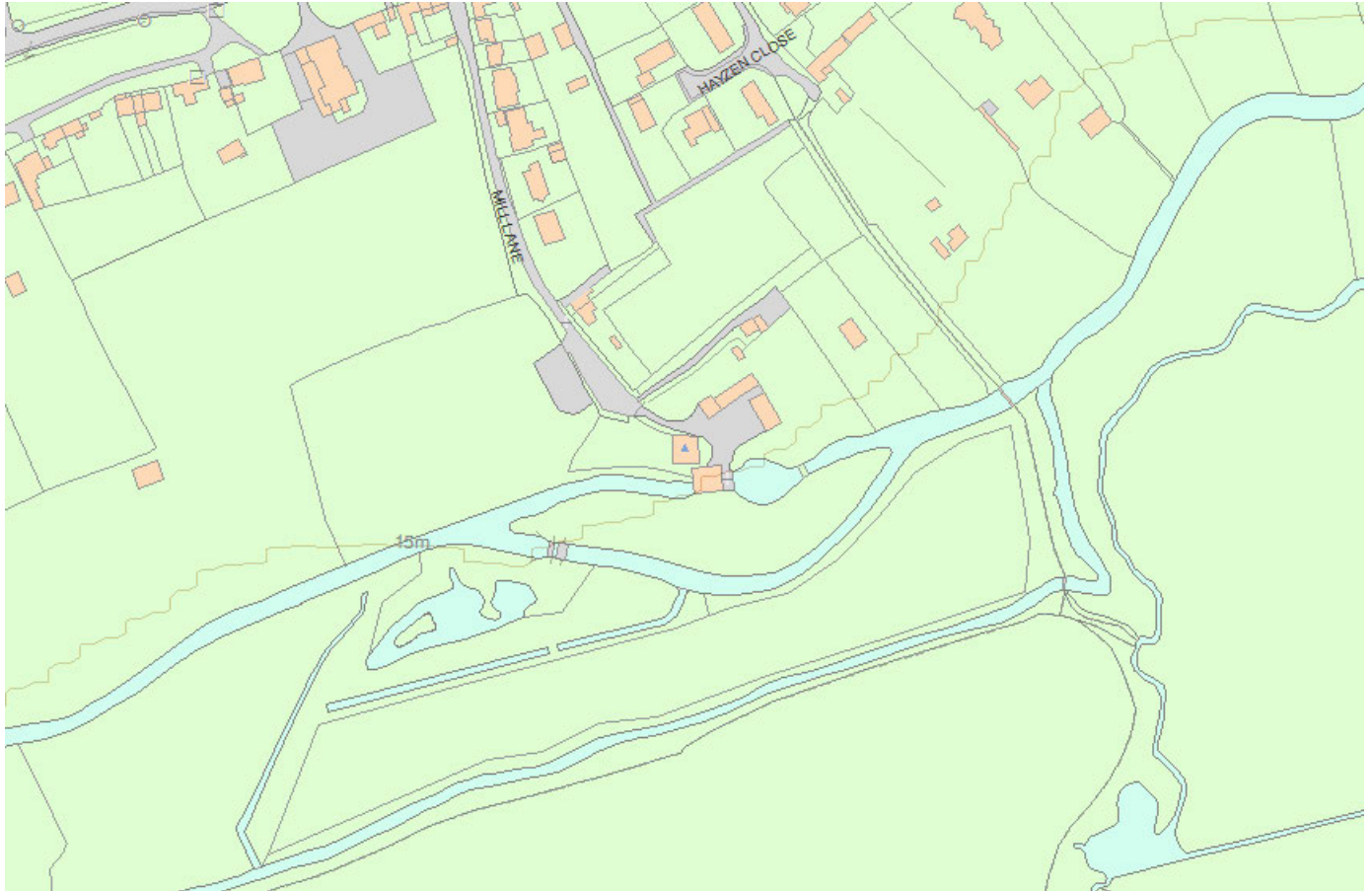
List Entry Number:
1127638

Date first listed:
22-Nov-1967

Date of most recent amendment:
18-Oct-1985

Statutory Address:
BULBECK MILL HOUSE, 14, MILL LANE

Map



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This copy shows the entry on 25-Oct-2019 at 14:44:25.

Location

Statutory Address:

BULBECK MILL HOUSE, 14, MILL LANE

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Barrington

National Grid Reference:

TL 39495 49430

Details

TL 3949 BARRINGTON MILL LANE

17/29 22.11.67 No. 14 (Bulbeck Mill House) GV II

Mill House. C17 rear range with main range of c1740. Rear range timber framed, rendered. Rear wall removed and rebuilt. Tiled, steeply pitched roof. Two storeys. c.1740 principal range of red brick, flemish bond. Tiled roof and tumbled gable end parapets on kneelers. Flush end stacks. Two storeys and attics. Two original hipped dormers. Symmetrical facade of five, eighteen pane hung sashes in opening boxing with ovolo moulded glazing bars and cambered arches. Central doorway in moulded architrave and round headed arch. Raised and fielded panelled door with radial glazing bars to fanlight. Flat hood on shaped brackets. Inside: Original closed-string staircase with column-on-vase balusters and moulded rail. One ground floor room has original raised and fielded panelling in two heights with dentil cornice and moulded dado. Fireplace, now replaced, flanked by original niches in half round arches, with raised key blocks and panelled pilasters. Original shutters to windows.

R.C.H.M. West Cambs. mon. (15) V.C.H. Cambs. Vol. 5

Listing NGR: TL3950349418

Legacy

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

Legacy System number:

52071

Legacy System:

LBS

Sources

Books and journals

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

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



BULBECK MILL

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1309962

Date first listed:
18-Oct-1985

Statutory Address:
BULBECK MILL, MILL LANE

Map



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Location

Statutory Address:

BULBECK MILL, MILL LANE

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Barrington

National Grid Reference:
TL 39505 49417

Details

TL 3949 BARRINGTON MILL LANE

17/30 Bulbeck Mill GV II

Water mill now a factory, c1810 and 1863. Gault brick and white brick with slate roof. Three storeys and loft with timber lucarn to East end Undershot water wheel now removed. East front has a central hoist opening to each storey flanked by a small metal frame, fixed light window with central pivot opening in segmental arch. The windows on third floor were inserted in mid-C20. Including the road bridge on the east side.

A.T. Smith: Wind and Watermills of Cambs.V.C.H. Cambs. Vol. 5 R. Stephens: Wind and Watermills of Cambs. (forthcoming) (Cambs. Wind and Watermill Society)

Listing NGR: TL3950349418

Legacy

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

Legacy System number:
52078

Legacy System:
LBS

Sources

Books and journals

Salzman, L F, The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1973)
Stephens, R, Wind and Watermills of Cambridgeshire, (1985)

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



CHURCH OF ALL SAINTS

Overview

Heritage Category:

Listed Building

Grade:

I

List Entry Number:

1331176

Date first listed:

22-Nov-1967

Statutory Address:

CHURCH OF ALL SAINTS, HASLINGFIELD ROAD

Map



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This copy shows the entry on 25-Oct-2019 at 15:10:51.

Location

Statutory Address:

CHURCH OF ALL SAINTS, HASLINGFIELD ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Barrington

National Grid Reference:

TL 39664 49963

Details

TL 3949 BARRINGTON HASLINGFIELD ROAD (East side) 17/11 Church of All 22.11.67 Saints GV I

Parish Church. Nave, chancel and north and south aisles, early C13. West tower early C13, C14 and completed C15. North aisle enlarged and clerestorey added late C14. Dressed clunch, and some limestone. Roman cement render to some of the clunch. Plan of West tower, nave with north and south aisles, and chancel. West Tower has some limestone to plinth but otherwise is dressed clunch. Some limestone repairs to fenestration. Four stages with angle buttressing, stepped embattled parapet and main cornice with central gargoyles. On moulded plinth. Ground stage, late C13, with upper stages of C14 and C15. Restored C15 West window. First stage has lancet window, C13 to each side. Bell stage of two cinquefoil openings in four centred arch. Nave with late C14 clerestorey and low pitched roof. Original gable visible in west wall of tower. Clerestorey of five windows to each side. Two cinquefoil lights in pointed arches with square heads and dagger tracery to spandrels. South aisle is C13 but openings are late C14-C15. Two original windows of three cinquefoil lights with vertical tracery. South porch also late C14. Much worn outer arch, C13 inner archway, restored. Two centred arch of keeled roll moulding with dog tooth and other ornament, on engaged shafts with leaf capitals and hold-water bases. South door of vertical planks with moulded cover strips, the head with blind tracery. C19 vestry on south side of south aisle. Chancel has early C14 flowing tracery to two windows in the south wall. East window, C14-C15 with vertical tracery. The north aisle is partly obscured by the Bendyshe mortuary chapel, formerly a chantry chapel. C15. Late C14-C15 windows in the north wall of the north aisle. Interior: Five bay nave arcade, early C13. Two centred arches of two orders, each with two hollow mouldings on columns of quatrefoil section each with moulded capital, enriched with nail head ornament and base. The roof is late C14. In five bays. King posts on arch braced tie beams with dagger and quatrefoil ornament to the spandrels. The jack-posts have stone corbels carved with angel and mask heads. The westernmost columns of the nave arcade have been partly obscured by the late C13 west tower. North aisle has late C14 early C15 roof. Chapel, originally a chantry chapel, now a mortuary chapel to the Bendyshe family. Two C15 bays. Two centred arches of two orders, the outer continuous, the inner on half octagonal responds. Inside, C18 stone paving with black sets and wall monuments to Bendyshe family including: Robert Bendyshe (1687) and Margaret, his wife (1673); Thomas Bendyshe (1684); and Constantia Gyles 1663) daughter of Thomas Bendyshe. South aisle, narrower than enlarged North aisle. Reset C13 arch with nail head ornament leads to C19 vestry on site of south chapel. Chancel arch early C13. Two centred of two hollow moulded orders on responds of semi-quatrefoil section, one with nail head ornament to the capital. The north wall of the chancel is part C13 and has a lancet with a deep splay. In the south wall, the piscina to an ogee arch with label, mask stops and finial. Doorway, now blocked, in north wall of chancel. C14-C15. Continuous moulded two-centred arch. Wall monument, north wall of chancel. Anna Lyng. 1586 Pulpit: oak. Early C17 with original sounding board but cut down stem. Pews: In nave. Late C15 or C16. Oak. Some repairs but others with original seats. End and fronts are panelled and have tracery to the heads and two stage buttressing. Moulded rails. Font: C13 limestone bowl with shafted corners on clunch base, C14, with panelled sides. Chest C16 oak with interlacing iron straps. Coffin bearer: in north aisle. There are numerous scratchings in the church, medieval to modern. Late medieval wall painting is visible in part of the south wall of the nave arcade.

Pevsner: Buildings of England p.297 R.C.H.M: West Cambs. Mon. (1). V.C.H.: West Cambs. Vol. 5

Listing NGR: TL3966449963

Legacy

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

Legacy System number:

52055

Legacy System:

LBS

Sources

Books and journals

Pevsner, N, The Buildings of England: Cambridgeshire, (1954), 297

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

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: 02 Oct 1999

Reference: IOE01/01880/01

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Archive image, may not represent current condition of site.

GRANARY NORTH EAST OF TYRELL'S HALL

Overview

Heritage Category:
Listed Building

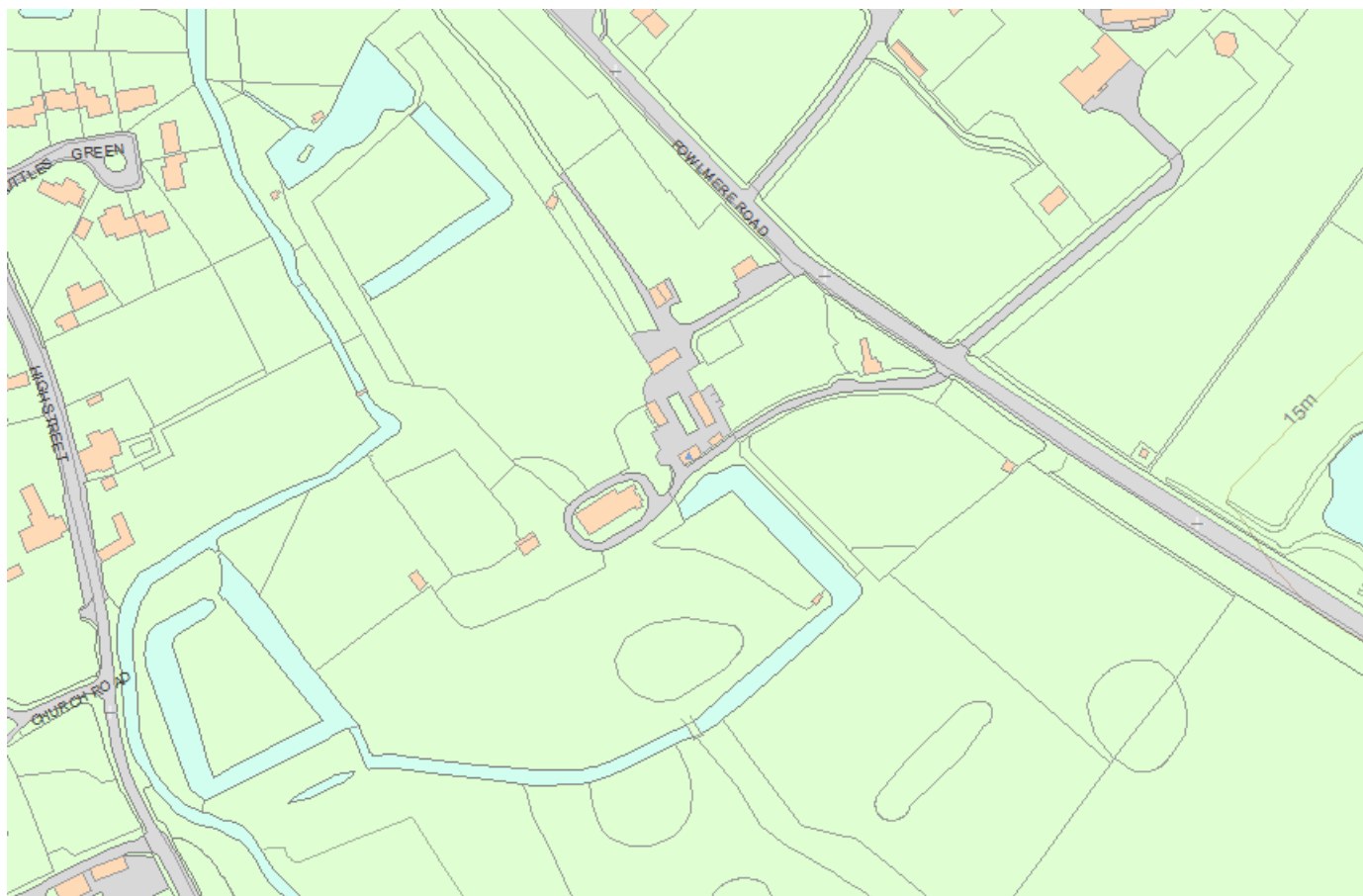
Grade:
II

List Entry Number:
1330823

Date first listed:
18-Oct-1985

Statutory Address:
GRANARY NORTH EAST OF TYRELL'S HALL, FOWLMERE ROAD

Map



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This copy shows the entry on 25-Oct-2019 at 15:19:32.

Location

Statutory Address:

GRANARY NORTH EAST OF TYRELL'S HALL, FOWLMEERE ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Shepreth

National Grid Reference:
TL 39586 47641

Details

SHEPRETH FOWLMERE ROAD TL 3947 (South west side) 21/316 Granary, North east of Tyrell's s Hall GV II

Granary. C18. Timber framed, part weatherboarded and part plaster rendered. Tiled half hipped roof. Two storeys. Hoist opening at first floor. The granary stands at the entrance to the stable yard and the gable end has a clock removed from the stable block, now demolished. There is a lean-to addition at one end.

Listing NGR: TL3958647641

Legacy

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

Legacy System number:
52368

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

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 May 2004

Reference: IOE01/10008/17

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Archive image, may not represent current condition of site.

LODGE AT ENTRANCE TO TYRELL'S HALL

Overview

Heritage Category:
Listed Building

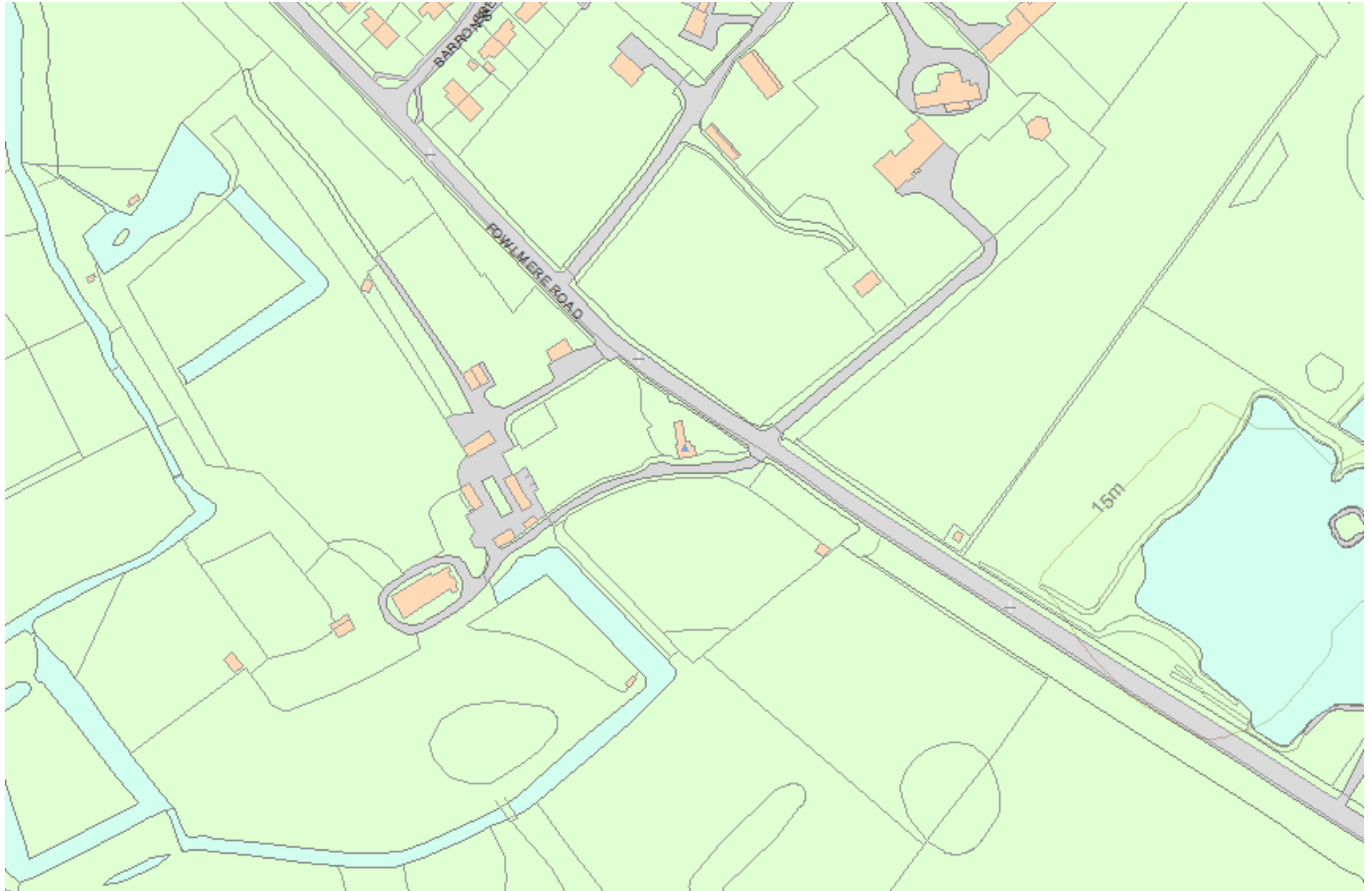
Grade:
II

List Entry Number:
1128326

Date first listed:
18-Oct-1985

Statutory Address:
LODGE AT ENTRANCE TO TYRELL'S HALL, 28, FOWLMERE ROAD

Map



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This copy shows the entry on 25-Oct-2019 at 15:19:18.

Location

Statutory Address:

LODGE AT ENTRANCE TO TYRELL'S HALL, 28, FOWLMEERE ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Shepreth

National Grid Reference:
TL 39662 47679

Details

SHEPRETH FOWLMERE ROAD TL 3947 (South west side) 21/317 Lodge at entrance to Tyrell's Hall(No. 28) LV II

Lodge. Early C19. Clay bat, plastered and long straw thatch, hipped roof with stack to rear wall. Cottage orne. One storey and attic. Two dormers. Pointed arches to two hung sashes with arched top panes. Doorway at east end. Lower kitchen wing at the rear is also thatched. Tithe Map, 1844. C.R.O. P.139/27/1

Listing NGR: TL3966247679

Legacy

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

Legacy System number:
52369

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

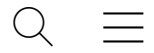
Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery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

Date: 03 May 2004

Reference: IOE01/10008/21

Rights: Copyright IoE Mr Chris Burtenshaw. Source Historic England Archive

Archive image, may not represent current condition of site.



TYRELL'S HALL

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1165779

Date first listed:

22-Nov-1967

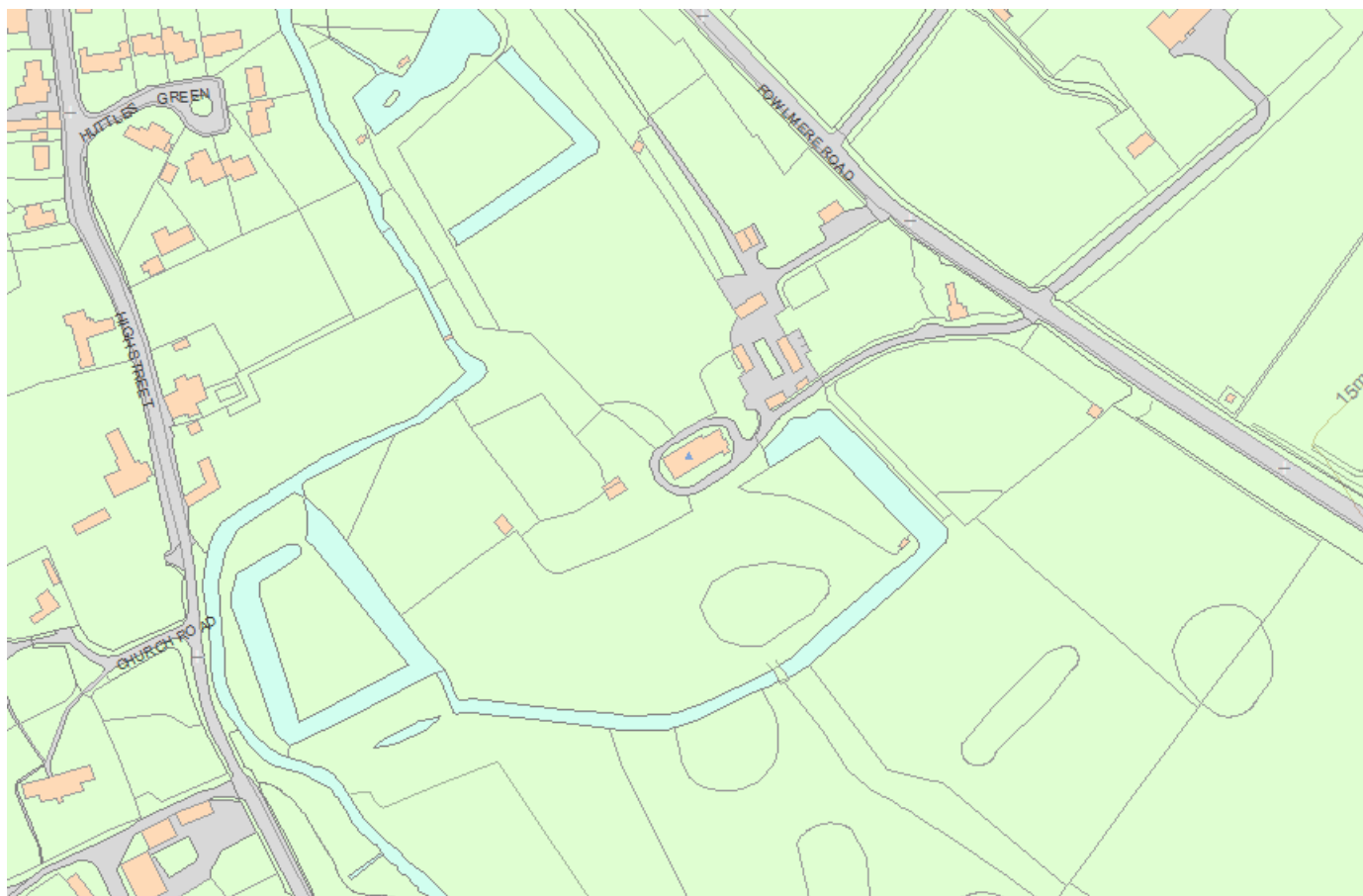
Date of most recent amendment:

18-Oct-1985

Statutory Address:

TYRELL'S HALL, 30, FOWLMERE ROAD

Map



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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 25-Oct-2019 at 15:19:35.

Location

Statutory Address:

TYRELL'S HALL, 30, FOWLMERE ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Shepreth

National Grid Reference:
TL 39550 47618

Details

SHEPRETH FOWLMERE ROAD TL 39.47 (South west side) 21/315 Tyrell's Hall (No. lo) 22.11.67 GV II

Manor house. Mainly C18 but external appearance is now early C19 following an extensive remodelling by Thomas Nash of Cockett and Nash, architects of Royston, Herts. in 1825. North east end is probably C16. Part timber framed and part gault brick with the principal entrance front now on the north side, stuccoed. Hipped, early C19, slate roof with internal and end stacks of similar period. Two storeys. Symmetrical facade of four flush frame, twelve pane hung sashes on either side of taller central window of fifteen panes. Below is a central doorway with open modillion pediment on engaged Tuscan columns. Panelled door with fanlight and radial glazing bars. A lower service wing adjoins with two storey canted bays flanking the doorway in the end wall. Stuccoed and roughcast walls with slate roof. The garden front is of gault brick and has a range of five recessed hung sashes, shuttered, and a central glazed doorway flanked by full length hung sashes. The site is partly moated. The early C19 alterations to the house, the lodge, bridge, Gothick summer house and garden shelter (q.v.) reflect the taste of the Woodham family at the time. A bath house of similar period is now ruinous (1985). Plans and elevations for the proposed alterations to the house by Cockett and Nash are deposited in Cambridge Record Office. The original scheme shows that the main front was on the south side. The drawings also show that the bays at the east end of the service/office range were an alteration to the proposed scheme. Tyrell's manor was acquired by William Woodham in 1759. The Nash-Woodham family also owned Docwra's Manor, Shepreth (q.v.).

V.C.H. Cambs. Vol. 5 p.256 R.C.H.M. Record Card (1949) C.R.O.: 296/B.53

Listing NGR: TL3955047618

Legacy

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

Legacy System number:
52367

Legacy System:
LBS

Sources

Books and journals

Salzman, L F, The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1973), 256

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

WIMBISH MANOR

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1165841

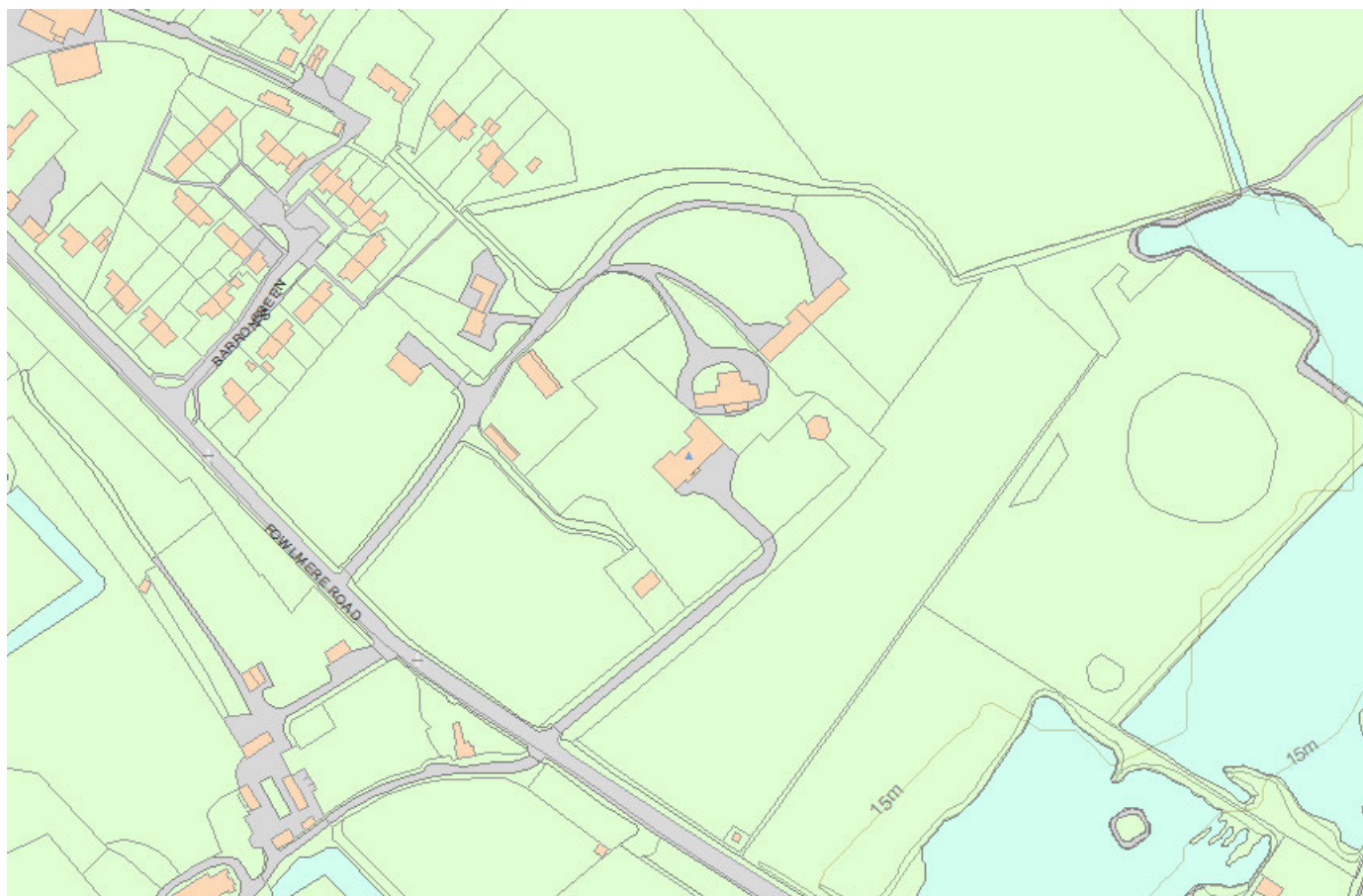
Date first listed:

18-Oct-1985

Statutory Address:

WIMBISH MANOR, 29, FOWLMERE ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1165841.pdf**

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 25-Oct-2019 at 15:19:14.

Location

Statutory Address:

WIMBISH MANOR, 29, FOWLMERE ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:
Shepreth

National Grid Reference:
TL 39756 47801

Details

SHEPRETH FOWLMERE ROAD TL 3947 (North east side) 21/322 Wimbish Manor(No. 29) II

Manor house. Early C18 and mid C19. Red brick with patterned red and burnt brickwork to mid C19 front wall and some timber framing from C18 or earlier house visible internally in the rear wall. Embattled, slate roofs with moulded brick eaves cornice to front. North range has C18 red brick ridge stack and range to south end stacks. Plan of two parallel linked ranges, with small extensions on the north side and ends. Three storeys. Range of three flush frame hung sashes with central glazing bars, in gauged brick arches. Central Roman Doric portico of Ketton stone but the entablature is wood and has a dentil cornice. Inside: one ground floor room has some raised and fielded panelling below the dado and to the overmantel and shutters. There is a cellar. Principal staircase of C19-C20 wrought-ironwork. The - principal front was originally on the north side.

R.C.H.M.: Record Card

Listing NGR: TL3975647801

Legacy

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

Legacy System number:
52374

Legacy System:
LBS

Sources

Books and journals

Salzman, L F, The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1973), 255

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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