

M Scott Properties
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INITIAL HERITAGE ASSESSMENT FROG END, SHEPRETH

Quality Assurance


Site name:	Land at Frog End, Shepreth
Client name:	M Scott Properties
Type of report:	Initial Heritage Assessment
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1.0 Introduction

- 1.1 This Initial Heritage Assessment has been prepared on behalf of M Scott Properties. The purpose of this report is to identify and assess the significance of the heritage assets located around the proposed allocation site “Land at Frog End, Shepreth”, hereafter known as ‘the site’.
- 1.2 The site is located to the south-west of the village of Shepreth. There are no listed buildings located within the site; however, there are heritage assets in proximity it, including the Church of All Saints which is listed Grade II*. In addition, the site is located adjacent to the Shepreth Conservation Area.



Figure 1 Aerial indicating the location of the site (marked in red)

- 1.3 This Initial Heritage Assessment identifies the relative heritage value of the assets which may be affected by the potential development of the site, including an assessment of the extent to which settings contribute to that significance. It utilises these assessments to then make an appraisal of the likely impacts of the proposed development. Both elements have been conducted with reference to with reference to Sections 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and NPPF Paragraphs 189-197.
- 1.4 Through this process, the role of the site and assets can be defined in heritage terms. This will provide a clear framework from the outset for designers to respond to with proposals for potential development which take their values fully into account.
- 1.5 This document has been prepared by Daniele Haynes BA (Hons) MSc (Senior Heritage Consultant), and reviewed by Kate Hannelly BSc (Hons) MSc IHBC (Associate, Heritage and Design).

2.0 Heritage Policy and Guidance Summary

National Policy

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 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 development within Conservation Areas, Section 72(1) reads: *“with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.*

National Planning Policy Framework (2019)

- 2.2 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’.
- 2.3 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).
- 2.4 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).
- 2.5 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.
- 2.6 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.”*
- 2.7 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.

- 2.8 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.”*

- 2.9 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.”

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

- 2.11 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.

- 2.12 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.

- 2.13 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) (2014)

- 2.14 The Planning Practice Guidance (PPG) was published in April 2014 as a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. The document was updated in February 2018.

- 2.15 In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance, and explains how the tests of harm and impact within the NPPF are to be interpreted.

2.16 In particular, the PPG notes the following in relation to the evaluation of harm: *“In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest... The harm may arise from works to the asset or from development within its setting.”* (Ref ID: 18a-018-20190723)

2.17 This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a *“high test”*.

2.18 In relation to non-designated heritage assets, the PPG 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.” (Paragraph: 039 Reference ID: 18a-039-20190723)

2.19 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.”*

Historic England ‘Conservation Principles: Policies and Guidance’ 2008



2.20 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England’s historic environment, including changes affecting significant places. The guide sets out six high-level principles:

- *“The historic environment is a shared resource*
- *Everyone should be able to participate in sustaining the historic environment*
- *Understanding the significance of places is vital*
- *Significant places should be managed to sustain their values*
- *Decisions about change must be reasonable, transparent and consistent*
- *Documenting and learning from decisions is essential”*

2.21 ‘Significance’ lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:

- **“Evidential value:** *the potential of a place to yield evidence about past human activity*
- **Historic value:** *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.*

- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.

2.22 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 58)”.*

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

2.23 This document provides advice in relation to aspects of addition and alteration to heritage assets:

“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” (paragraph 41).

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

2.24 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the NPPF (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” (para 1).*

2.25 Paragraph 52 discusses ‘Opportunities to enhance assets, their settings and local distinctiveness’ that encourages development: *“Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation”.*

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

- 2.26 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 2.27 Page 2, states that *“the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”*
- 2.28 The document goes on to set out ‘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 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 that significance or on the ability to appreciate it;*
 - *Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;*
 - *Step 5 - make and document the decision and monitor outcomes.”* (page 8)

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

- 2.29 This document provides guidance on the NPPF 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.
- 2.30 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 The Historic Environment and Site Allocations in Local Plan Advice Note 3 (October 2015)

- 2.31 This advice note provides information on evidence gathering and site allocation policies to ensure that heritage considerations are fully integrated into site allocation processes.
- 2.32 It provides a site selection methodology in stepped stages:
- “STEP 1 Identify which heritage assets are affected by the potential site allocation
- *Informed by the evidence base, local heritage expertise and, where needed, site surveys*

- *Buffer zones and set distances can be a useful starting point but may not be appropriate or sufficient in all cases. Heritage assets that lie outside of these areas may also need identifying and careful consideration.*

STEP 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:

- *Understanding the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations (e.g. cultural or intellectual)*
- *Understanding the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility (for example, the impact of noise, dust or vibration)*
- *Recognising that additional assessment may be required due to the nature of the heritage assets and the lack of existing information*
- *For a number of assets, it may be that a site makes very little or no contribution to significance.*

STEP 3 Identify what impact the allocation might have on that significance, considering:

- *Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views*
- *Form and appearance of development e.g. prominence, scale and massing, materials, movement*
- *Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use*
- *Secondary effects e.g. increased traffic movement through historic town centres as a result of new development*

STEP 4 Consider maximising enhancements and avoiding harm through:

- *Maximising enhancement*
- *Public access and interpretation*
- *Increasing understanding through research and recording*
- *Repair/regeneration of heritage assets*
- *Removal from Heritage at Risk Register*
- *Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design*
- *Avoiding Harm*
- *Identifying reasonable alternative sites*
- *Amendments to site boundary, quantum of development and types of development*
- *Relocating development within the site*
- *Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings*

- Addressing infrastructure issues such as traffic management

STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
- Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
- Effective in terms of deliverability, so that enhancement is maximised and harm minimised
- Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance

Decisions should be clearly stated and evidenced within the Local Plan, particularly where site allocations are put forward where some degree of harm cannot be avoided, and be consistent with legislative requirement.”

Historic England The Historic Environment in Local Plans Historic Environment Good Practice Advice (GPA) in Planning Note 1 (March 2015)

- 2.33 This advice note “emphasises that all information requirements and assessment work in support of plan-making and heritage protection needs to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time, those taking decisions need sufficient information to understand the issues and formulate balanced policies” (Page 1).

Local Policy

Emerging Greater Cambridge Local Plan

- 2.34 Cambridge City and South Cambridgeshire District Councils have committed to preparing a joint local plan for their combined district (known as Greater Cambridge). As part of this both council’s existing local plans will be reviewed. Once created the document will include the council’s Vision, Objectives and Spatial Development Strategy and policies for development within the Greater Cambridge district. A consultation and call for sites took place between 11th February and 26th March 2019, the results of which are currently being considered.

South Cambridgeshire Local Plan (2018)

- 2.35 The South Cambridgeshire Local Plan outlines the planning policies and land allocations which will guide future development. The document was adopted by the council policy is considered relevant:

- 2.36 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 innovatory 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.”

3.0 Methodology

Heritage Assets

- 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.

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	<u>Adverse</u> : 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 provide an early assessment of the heritage assets that may be affected by development on the site and some of the key parameters for that development to take into account aspects of built heritage impact.

4.0 Historic Context

- 4.1 Shepreth is a village in south Cambridgeshire located halfway between Cambridge and Royston and is enclosed by the River Cam in the north-west. It has been suggested that there was early habitation in the area, as evidenced by remains of Stone Age weapons and tools that were discovered near the village. The village is roughly rectangular in form and is largely flat but rises in the north-east, where there has been indication of Roman settlement. Despite cement works being introduced during the end of the 19th Century and the development of the village as a dormitory area in the 1960s, Shepreth remains largely agricultural.
- 4.2 The agricultural landscape of the village is evident in the 1840 Tithe Map. In this map, the village is shown to be a linear settlement mostly focused along the High Street, although, there are some cottages and house homesteads to the south of L Moor, located to the west. The damp condition of this area was produced by the clay subsoil causing the land to be waterlogged. The small settlement here was known as Moor End.
- 4.3 The tithe map demonstrates that the land in and around the site was owned by various landowners. The western plots, south of L Moor, were owned by Henry Blear. The plots east of the site had different landowners, but Jeremiah Brick owned the majority, and William Nash Woodham owned plots in the north-east.

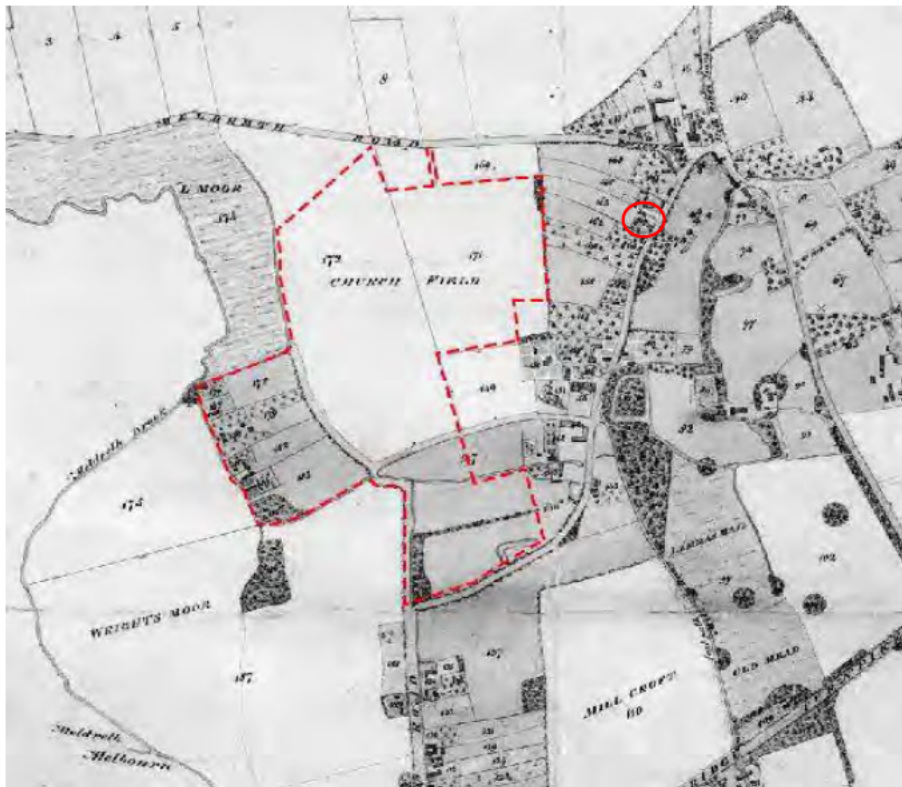


Figure 2 Extract from 1840 Tithe Map showing Shepreth. The approximate location of the site is marked by the red dotted lines.

- 4.4 There were two public houses in the village at this time, one of which was located in the High Street (later known as the Plough Inn). The public house is not marked in this map, but by using later maps the location of the public house was located in the area marked by the red circle seen on figure 2 above.

- 4.5 In the Ordinance Survey from 1886, it appears that there has not been a significance amount of development since the 1840 the Tithe Map. However, this map does identify where buildings are, such as the Plough Inn. One major development since 1840 was the introduction of the railway line which passes the edge of the site from Shepreth Station in the north of the village.

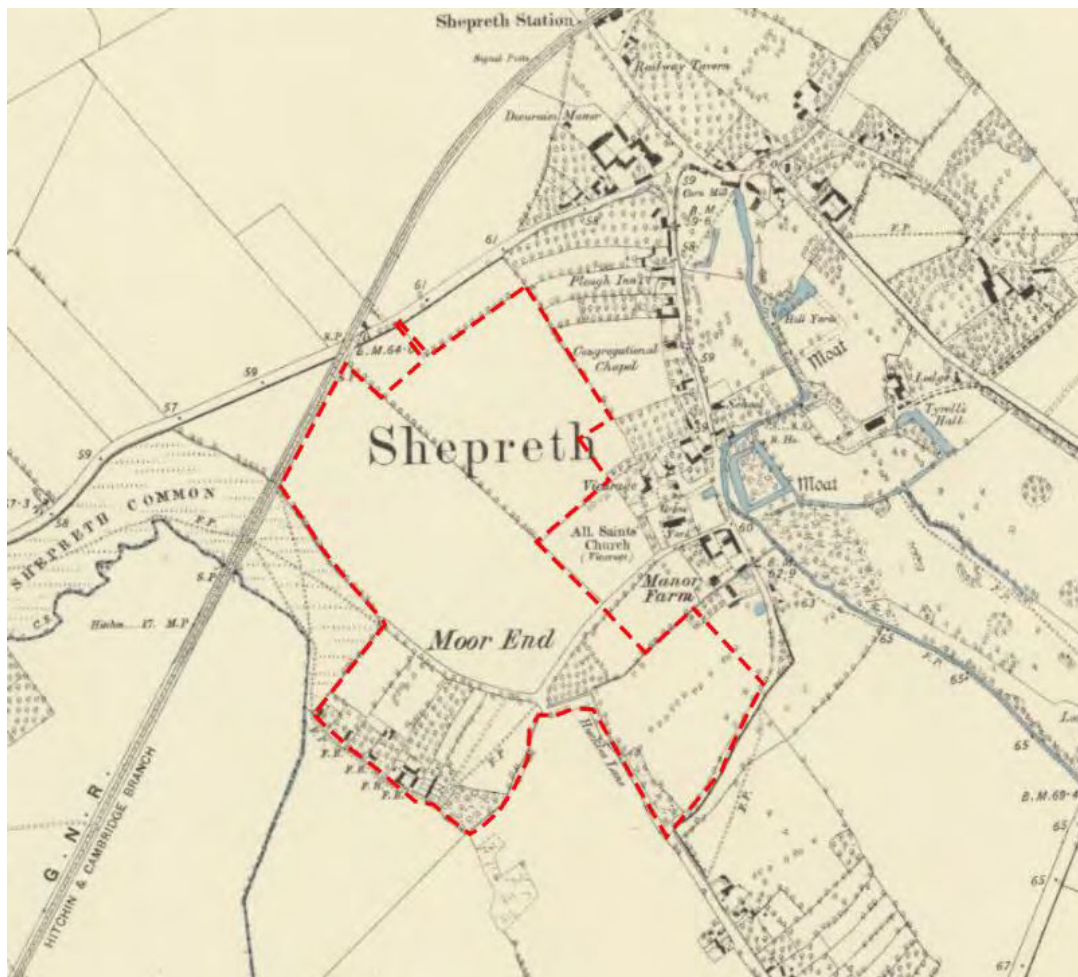


Figure 3 Extract from 1886 Ordnance Survey Map showing Shepreth. The approximate location of the proposed allocation site is marked by the red dotted lines.

- 4.6 By the 1903 Ordnance Survey there had been some growth in the village, accommodating the enlarged population which had almost doubled in size between 1886 and 1891. The population increase was due in part to the erection of cement works which had attracted labour to the village. By 1903, Edieham Cottages had been built in Barrington field south of the railway. Another change, not immediately apparent on the map happened in 1896 when the original Plough Inn had burnt down and was rebuilt in brick.

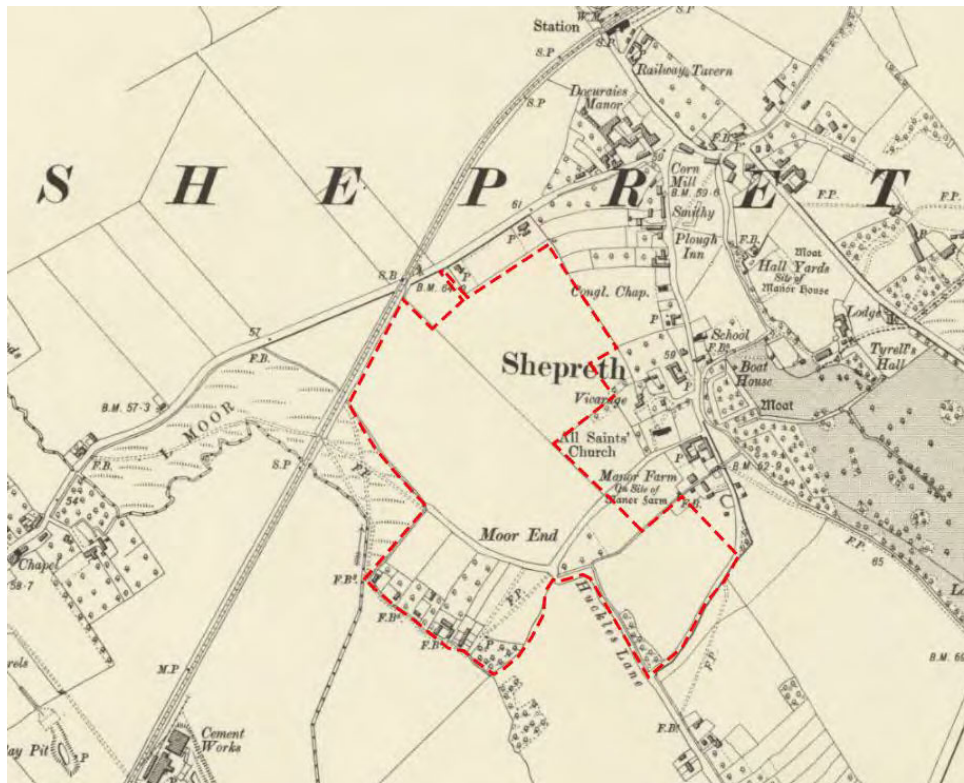


Figure 4 Extract from 1903 Ordnance Survey Map showing Shepreth. The approximate location of the proposed allocation site is marked by the red dotted lines.

- 4.7 The 1950 Ordnance Survey map is significant as it displays that, since 1903, no noticeable change had occurred in the historic core of the village. However, the village did continue to gradually be built up with infill development.

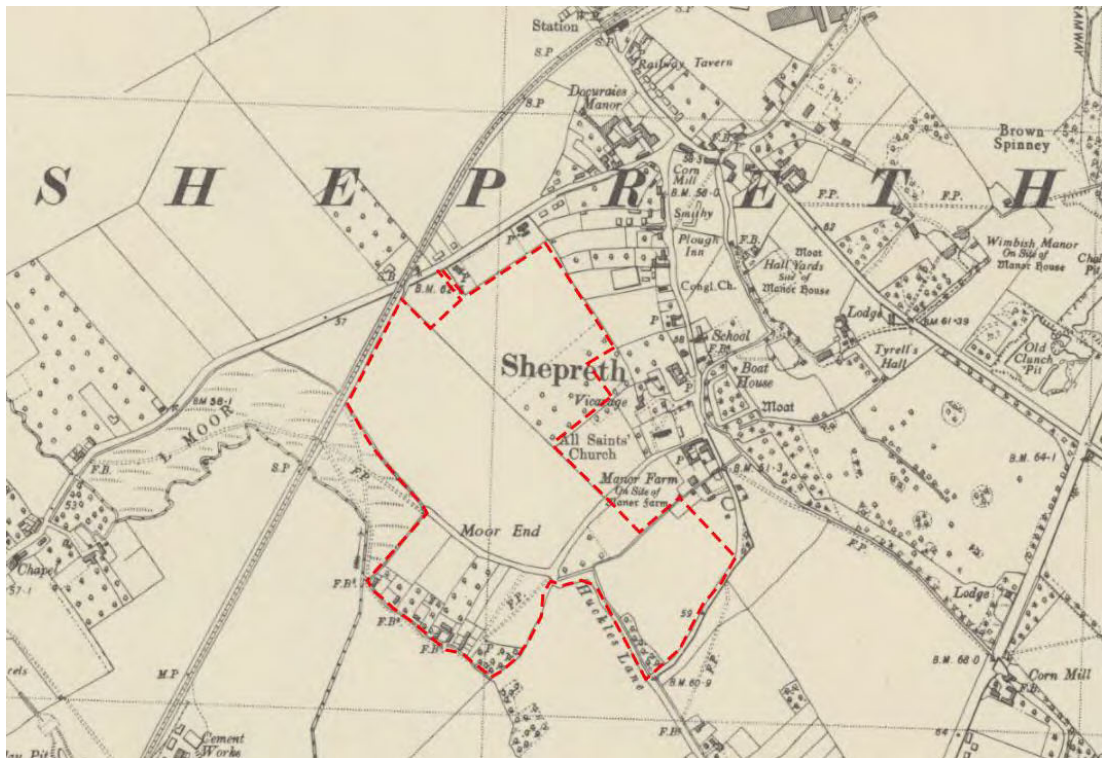


Figure 5 from 1950 Ordnance Survey Map showing Shepreth. The approximate location of the proposed allocation site is marked by the red dotted lines.

- 4.8 This Ordnance Survey from 1980 depicts a significant change from the map in 1950. In the 1960s, a small private estate, named Huttles Green, was developed in the centre of the village, which coincided with a population growth to 530 inhabitants in 1961. No buildings remained at Moor End from 1970, although a number of scattered thatched cottages and small houses still stand at Frog End and along High Street. During the later 20th century, further development can be seen along Meldreth Road and the High Street.

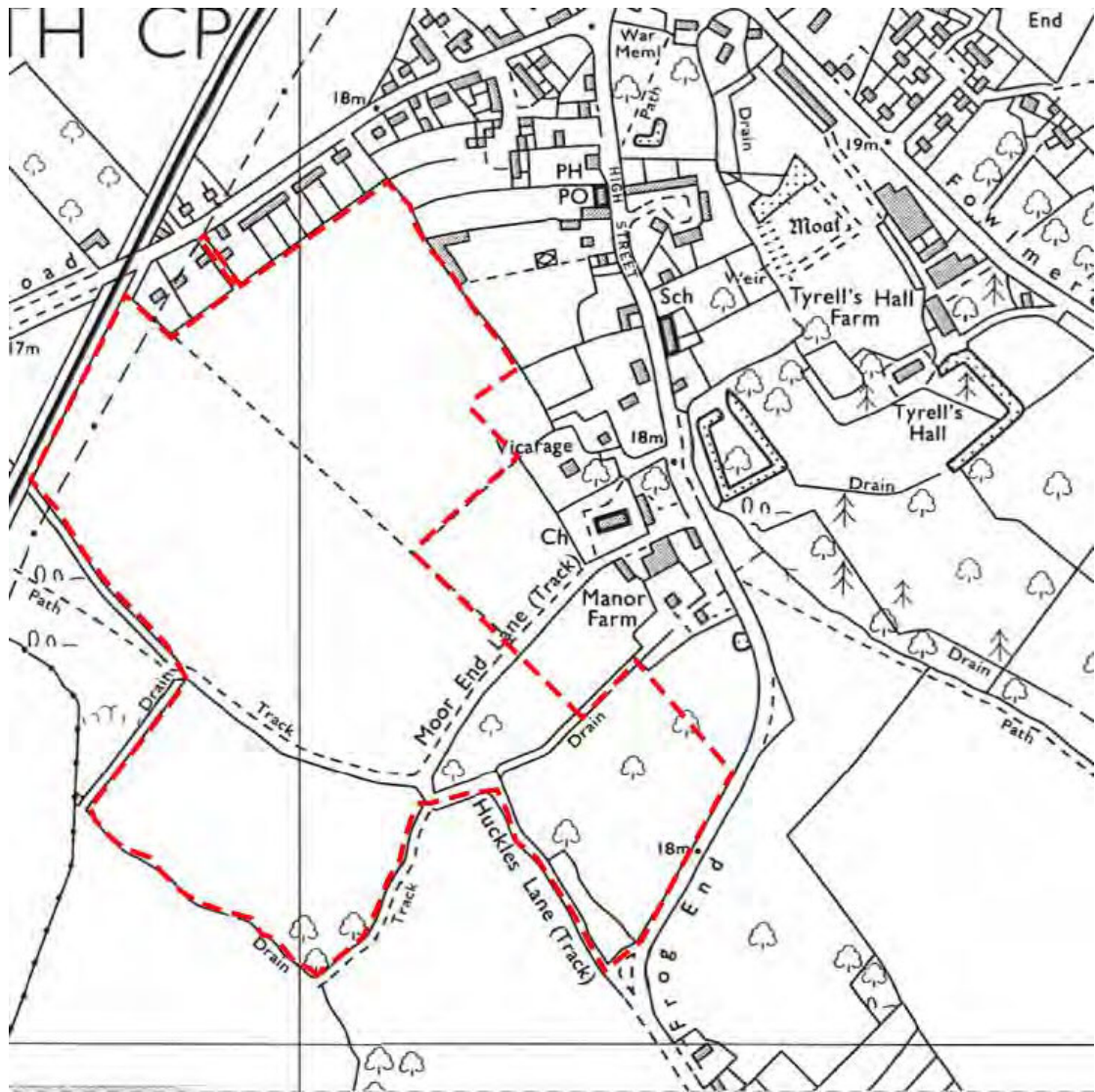


Figure 6 from 1980 Ordnance Survey Map showing Shepreth. The approximate location of the proposed allocation site is marked by the red dotted lines

5.0 Heritage Assets

- 5.1 This section identifies heritage assets which have a close or perceptible relationship to the site. The list below contains assets identified taking a broad consideration of their relationship with the site and how development on the site may relate to them. The identification of these assets is consistent with '**Step 1**' of the GPA3 The Setting of Heritage Assets.

Off-site Assets

- 5.2 Within the boundaries of the proposed allocation site, there are no statutorily designated heritage assets. However, there are heritage assets located in proximity to the site which may be affected by any proposed development. In the case of this allocation, the following designated heritage assets may be affected by the proposed development of the site:

1. Home Farmhouse – Grade II Listed Building
2. Meadow Thatch – Grade II Listed Building
3. Riverside Cottage – Grade II Listed Building
4. Church of All Saints – Grade II* Listed Building
5. Lords Manor – Grade II Listed Building
6. Nunn's Manor – Grade II Listed Building
7. 67 Frog End – Grade II Listed Building
8. Shepreth Conservation Area

- 5.3 All relevant Statutory List descriptions can be found in Appendix 1.

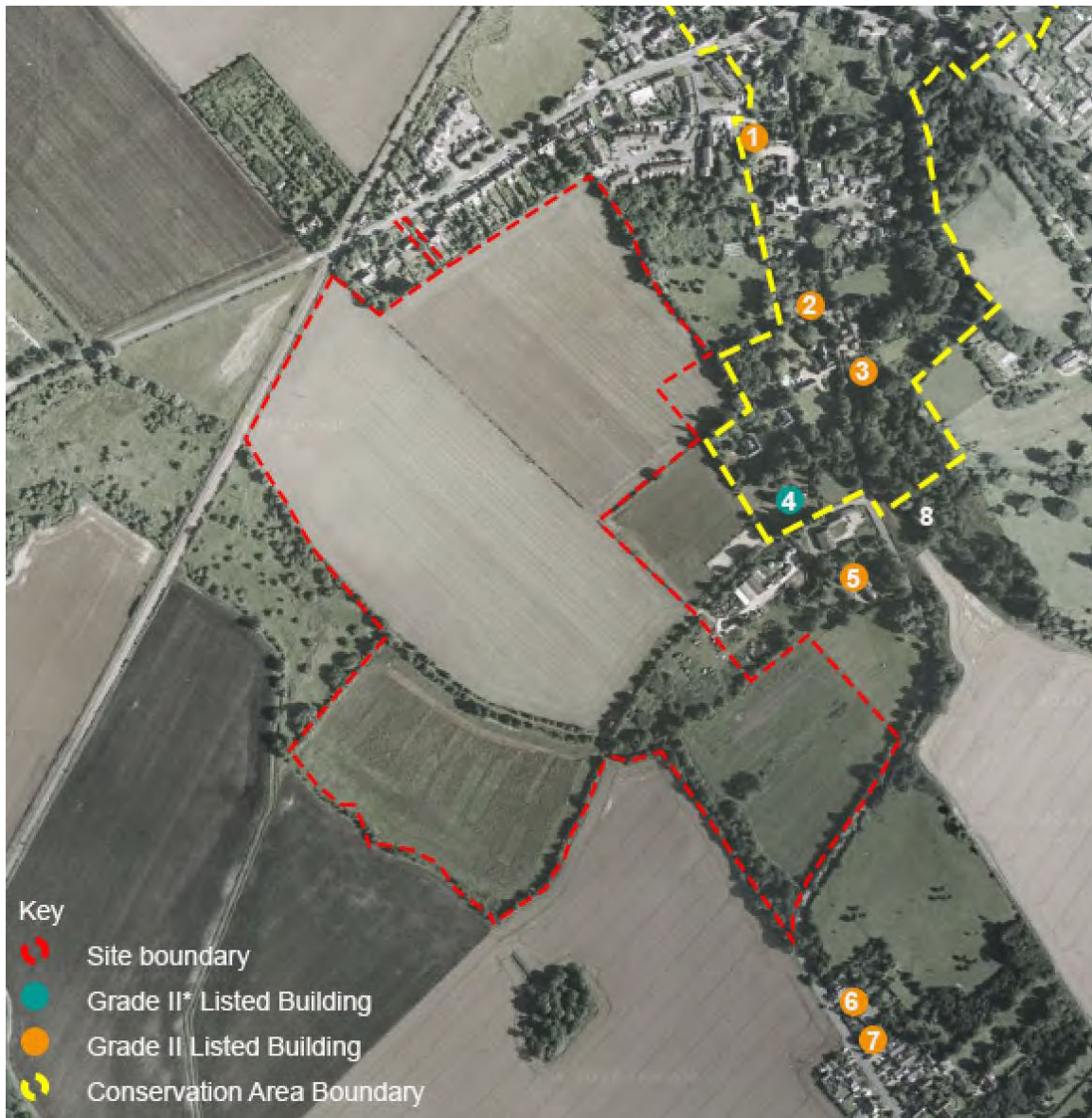


Figure 7 Aerial demonstrating the location of the assets discussed within this report

Wider Assets

- 5.4 In addition to the above heritage assets, a number of further heritage assets are located within the vicinity of the site. However, due to the degree of separation these assets are considered to have a more distant relationship with the site. Therefore, they are not at this time considered to be affected by the proposed allocation of the site. They may need to be considered moving forward as the detail of the site's development is known, however.
- 5.5 Many of these wider assets are located within the Shepreth Conservation Area. For the purposes of this assessment, where we consider the Conservation Area, we are considering it as a term of designation but also with reference to the built assets which they contain; in other words, we do not assess the Conservation Area in two dimensions but rather 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.

6.0 Significance Assessment: Off-site Assets

Home Farmhouse – Grade II Listed Building

- 6.1 Home Farmhouse is located on the western side of High Street. It was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on the 18th October 1985.
- 6.2 The building was first constructed in the early 16th century as an open hall house, complete with flanking service and parlour bays. It was subsequently altered in the 17th, 18th, 19th and 20th centuries. The building is not associated with an architect or occupier of note. It was constructed as a private home and continues in this use resulting in a very limited appreciation of the building by the public.
- 6.3 Home Farmhouse is a small timber framed property with rendered and painted external walls. A single storey porch has been added to the principal elevation. The roof is thatched but features two chimney stacks; one behind the main entrance into the property, located on the ridge of the roof, whilst the other on the north gable end. Both chimneys are later additions to the structure. The building stands at one and a half storeys high and is three bays wide. The doors and windows throughout are mostly dated to the 20th century. Internally, the building has been remodelled. These works include the installation of an upper floor into the hall during the 17th century and the insertion of a kitchen and bathroom into the former service wing during the 20th century. Despite these alterations, the original plan form can still be appreciated.
- 6.4 Overall, Home Farmhouse is considered to hold a **good/moderate** level of significance in heritage terms. This is primarily due to the building's evidential value arising from the retention of much of the building's original plan form, ensuring that the building is considered to be a good example of a 16th century open-framed house.

Setting

- 6.5 Home Farmhouse is located at the centre of its plot surrounded by its private gardens. The north, south and eastern boundaries of the plot are formed mature vegetation whilst to the west the plot boundary is lined with modern outbuildings. The surrounding boundaries restrict views of the building ensuring that its immediate setting has very private character.
- 6.6 Beyond the gardens of Home Farmhouse is the village of Shepreth. The farmhouse is located near to the centre. The village itself has a very green character particularly areas in the south and east where there is a looser, more scattered grain. Areas of later development, some of which is located directly to the east of Home Farmhouse, has a more urbanised character with regulated plots and densely built form. These later structures have partially separated the asset from the open fields located around the village, reducing the rural context of the building. Home Farmhouse has an awareness of the later form, although it should be noted that this relationship is limited by the outbuildings found to the rear of the asset's plot.
- 6.7 The site is located a minimum of 150m to the west of Home Farm. Despite this relatively close proximity, the intervening built form and vegetation has resulted in there being little to no inter-awareness between the site and the asset.
- 6.8 Overall, the setting of Home Farmhouse is very green in its character although later development to the west of the asset has reduced the rural nature of the asset's context. Therefore, the setting of Home Farmhouse is considered to make a **moderate/low beneficial** contribution to its

significance. The site is considered to make a **negligible beneficial** contribution to the asset's setting.

Meadow Thatch – Grade II Listed Building

- 6.9 Meadow Thatch is located on the western side of High Street. It was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on the 18th October 1985.
- 6.10 The listed building is a private dwelling first constructed in 1700. It's interest can be easily appreciated externally, but the interior cannot be viewed by the public. The building does not appear to be associated with an architect or occupier of note.
- 6.11 The building was constructed in several phases. The oldest range is three bays wide and one and a half storeys high. This range is timber framed with rendered and painted external elevations, the roof is thatched and with an off-centre ridge stack. To the west of the chimney stack the ridge height of the roof lowers slightly suggesting that this bay was either added to the building or the roof was rebuilt. The windows are predominantly casement windows, one of which is thought to be original. The gable end features a nine-pane sash window flanked by shutters suggesting an attempt by a previous owner to make the property more fashionable particularly on the road-facing elevation. Internally the building features some historic detailing such as visible timber framing and a redbrick inglenook. To the west are lower extensions to the building added in the late 20th century. These are not considered to be of historic interest.
- 6.12 Overall, Meadow Thatch is considered to hold a **moderate/good** level of significance in heritage terms as a result of its aesthetic value and in part due to its evidential value.

Setting

- 6.13 The setting of Meadow Thatch is defined by its location on High Street. The asset's immediate setting is formed by its private gardens which have a very domestic character. The boundary with High Street is formed of a low hedgerow allowing for the building to have a visual relationship with the roadway, although it should be highlighted that the building is south facing suggesting a more deliberated relationship with the land to the north and south rather than with High Street itself. The building has a very restricted views westward due to the presence of mature trees on the garden's western boundary.
- 6.14 The wider setting of the asset is formed by the southern half of the village. This area has a very green and rural character with a very open in its grain. The built form in this part of the village is primarily positioned along the High Street although there are some recent houses constructed in a backland area directly to the south of Meadow Thatch. Beyond the building plots are open fields creating a rural context. The site, located approximately 100m to the west of Meadow Thatch, forms part of these surrounding open fields. However, awareness of this agrarian landscape from the asset is limited by presence of mature tree belts to the west of the asset.
- 6.15 The setting of Meadow Thatch is considered to make a **good** contribution to the significance of the asset. Although the site is located in close proximity to the asset an inter-awareness between the asset and the site is restricted by the intervening trees thus the site is considered to make a **low beneficial** contribution to the setting of Meadow Thatch.

Riverside Cottage – Grade II Listed Building

- 6.16 Riverside Cottage is located on the east of High Street and was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on the 12th December 1980.

- 6.17 The building is one and a half storeys high with painted render exterior walls. The roof is thatched. The building is clearly visible from the public roadway ensuring that the exterior is easily appreciable. However, as the Riverside Cottage is a private dwelling, the interior is not publicly appreciable. It is not associated with any architects or occupiers of note.
- 6.18 Riverside Cottage was constructed in two phases. The oldest range sits on an east-west axis and dates to the late 17th century. This range is a timber framed and was a lobby entry structure. The building appears to have retained this planform. In the late 20th century an additional wing was added to the eastern end of the original building. The newer range of the building has an additional entrance doorway as well as two dormer windows.
- 6.19 Overall, Riverside Cottage is considered to hold a **moderate/good** level of significance in heritage terms, primarily as a result of the building's evidential and aesthetic values.

Setting

- 6.20 The immediate setting of Riverside Cottage is formed by its private gardens. Those to the north of the house have partially been converted to car parking and now contain a separate garage. This section of the gardens has a clear inter-visible relationship with the High Street as a result of the low fence and hedgerow marking the western plot boundary. The southern gardens have a less clear relationship with the High Street due to the higher timber fence along this part of the plot boundary.
- 6.21 Beyond the property's plot, the area around Riverside Cottage has a very rural character despite Riverside Cottage having a clear visual relationship with a number of the other structures located along High Street, particularly to the north. The structures to the south however, have a significantly less obvious relationship with Riverside Cottage as the visual relationships are disrupted by the intervening mature trees which line the river Shep.
- 6.22 To the east and west of the asset are dense tree belts, beyond which are open fields. The site is formed of the fields to the west. However, the intervening trees and built form, limit the relationship between Riverside Cottage and the fields around.
- 6.23 As such, the setting of Riverside Cottage is considered to make a **moderate beneficial** contribution to the asset's setting as it creates a rural context within which the asset is experienced. The site is considered to make a **negligible/minor beneficial** contribution to this setting as it adds to the rural context, however it does not have a clear relationship with Riverside Cottage.

Church of All Saints – Grade II* Listed Building

- 6.24 The Church of All Saints was first added to the Statutory List of Buildings with Special Architectural or Historic Interest on the 22nd November 1967. It is located on the west of High Street.
- 6.25 The building is a high-medieval parish church with elements dating from the 12th, 13th, 14th and 15th centuries. The building underwent numerous alterations during the late 18th century including the replacement of the spire on the west tower with a pyramidal roof. Extensive restoration works were carried out on the church in the late 19th century, for instance the lancet windows in the nave and the aisles all date from this restoration.
- 6.26 The older external walls are mostly formed of dressed clunch stone, limestone from Barnack and flintwork, all of which are locally available materials. However, much of the 19th century alteration

was carried out in brick, symptomatic of the improved transportation of materials which occurred in the 19th century as a result of the introduction of the railways.

- 6.27 The building is a key feature of Shepreth in that it is still an active community space allowing for easy appreciation of the building. However, the position of the church, away from the village centre and the loss of the building's spire has reduced its ability to be a key visual feature within the village.
- 6.28 Overall, the Church of All Saints is considered to hold a **good/high** level of significance in heritage terms due primarily to its historic, evidential and communal values.

Setting

- 6.29 The church is located towards the southern boundary of the village of Shepreth near to the High Street. The church is set within its associated churchyard, the boundaries of which are marked with a low wall and fences as well as belts of mature trees. However, the tree belt to the west of the church is less dense allowing for views of the fields to the west. The site is located approximately 140m to the west of the Church of All Saints forming part of its rural context and allowing it to be appreciable as a rural parish church.
- 6.30 As such, the setting of the Church of All Saints is considered to make a **good** contribution to its significance. The site is considered to make a **good** contribution to this setting.

Lords Manor – Grade II Listed Building

- 6.31 Lords Manor, now called Pithayes was first added to the Statutory List of Buildings with Special Architectural or Historic Interest on the 18th October 1985, at Grade II. This building is located on the west of High Street and is the southernmost dwelling on this part of the village. Lords Manor is now used as a private farmhouse and can therefore be appreciated in external views.
- 6.32 The building is a late example of timber-framed construction. It is almost square in plan, formed of two adjoining rectangular ranges. It rises to two storeys with a three-bay wide principal elevation. The external walls are covered in painted render. The double pitched roof is tiled.
- 6.33 The building was constructed predominantly in the mid-19th century. It was built on the site of a manor house built by the antiquarian John Layer, in the late 16th or early 17th century. This older building also incorporated an earlier rectory. John Layer's structure was partially destroyed in the mid-19th century and replaced with the current house. Again, the current building appears to have incorporated elements of the earlier buildings including overmantels and beams dating to the 16th and 17th centuries in two of the ground floor rooms. Although the earlier buildings on site are associated with nationally notable occupiers, the current building is not.
- 6.34 Overall, Lords Manor is considered to hold a **good/moderate** level of heritage significance primarily as a result of its evidential, aesthetic and historic value.

Setting

- 6.35 Lords manor is set within its associated gardens and farmland. The house itself is partially concealed behind copses of mature trees ensuring that the building itself is only glimpsed from the public realm, giving the house a sense of privacy. In contrast the house's surrounding farmland and farmyard (to the north and south) are far more open and easily seen. The visibility

of these elements of the asset's setting ensures that the building is experienced in an agrarian context.

- 6.36 This context is added to by the building's wider setting formed by the village of Shepreth. Lords Manor is located at the southern end of the High Street and is the built area seen as you approach Shepreth from the south. On the opposite side of the road is mature vegetation, through which the occasional glimpse of open fields can be had, again adding to the rural character of the asset's setting.
- 6.37 Overall, the setting of Lords Manor is considered to make a **good** contribution to its significance. The site is located to the south-west and west of Lords Manor. Although in many cases intervening belts of mature vegetation limit the relationship between the site and the asset, it is considered to make a **good** contribution to the rural context of Lords Manor. This is particularly the case with the southernmost parcel of the site.

Nunn's Manor – Grade II Listed Building

- 6.38 Nunn's Manor is located at the north of Frog End and was first added to the Statutory List of Buildings with Special Architectural or Historic Interest on the 18th October 1985 at Grade II.
- 6.39 Nunn's Manor is a timber framed double ended hall house, first built in the 16th century, the west cross wing was extended in the 17th century. The building was divided into three cottages in the 19th century. It is not associated with any architect of note although John Layer is reputed to have lived at the house, likely during the 17th century. The building is now private homes and can only be externally appreciated from the public realm.
- 6.40 The building is two storeys high with first floor jetties on the east wing, that on the northern elevation is a later addition. The external elevations are rendered, and the roofs are tiled. Internally the building has undergone a lot of alteration although it does retain many of the original beams some of which provide evidence for the building's historic planform.
- 6.41 Overall Nunn's Manor is considered to be of a **good** level of heritage value mostly as a result of its evidential, aesthetic and historic value.

Setting

- 6.42 Nunn's Manor is located at the north of Frog End and is set within its gardens with its principal elevation facing northwards. The rest of the built form of Frog End is located to the south of Nunn's Manor and is a range of scales and styles. The built form here is of a relatively open grain, but does not have a consistent building line, with some additional buildings constructed on backland sites. Directly north of the asset is a copse of trees whilst to the east and west are open fields creating a relatively rural context for the asset, although this has been marginally reduced by the development of Frog End which has a slightly more suburban character.
- 6.43 Overall the setting of Nunn's Manor is considered to make a **moderate** beneficial contribution to the significance of the asset. The site is located to the north of the asset; however, the intervening trees ensures that it shares little to no visual relationship with the asset. The trees also act as a bit of a barrier between the agrarian fields found directly opposite the asset and the pasture to the north. As such, whilst the site does add to the rural context of Nunn's Manor, it is considered that this is a **minor beneficial** contribution.

67 Frog End – Grade II Listed Building

- 6.44 No. 67 Frog End was first added to the Statutory List of Buildings with Special Architectural or Historic Interest on the 18th October 1985 at Grade II. It is located near to the north of Frog End.
- 6.45 The building is a timber framed private house, not associated with an architect or occupier of national note. It was first built in the 18th century as two separate cottages before being later combined and then renovated in the 20th century. Although not inspected internally for the purposes of this report this would have likely resulted in a great deal of changes to the historic internal plan form.
- 6.46 No. 67 is two storeys high and three bays wide, at ground floor level are two canted bay windows added in the 20th century. The southernmost bay of the building also appears to be a later extension. The external walls are covered with painted render and the roof is thatched.
- 6.47 Overall, No. 67 Frog End is considered to be of a **good/moderate** level of heritage significance primarily as a result of its aesthetic value.

Setting

- 6.48 As is the case with Nunn's Manor, No. 67 Frog end is located at the north of Frog End. However, unlike Nunn's Manor, No. 67 Frog End is positioned in closer proximity to the rest of the built form in Frog End and stands facing onto the street, more closely relating it to the rest of the hamlet; resulting in its setting having a more suburban character. Despite this, the building still has an awareness of the agrarian landscape to the east of the hamlet ensuring it can still be understood within a rural context.
- 6.49 The setting of No. 67 Frog End is considered to make a **moderate** beneficial contribution to its significance. The site is located to the north of No. 67 Frog End and makes some contribution to the rural context of the asset. However, as is the case with Nunn's Manor, the asset does not have a direct relationship with the site as a result of intervening mature trees which limit the visual connection between the site and the heritage asset, thus it is considered to make a **minor beneficial** contribution.

Shepreth Conservation Area

- 6.50 The Shepreth Conservation Area was first designated in July 1975 and its boundaries have not been adjusted.
- 6.51 The Conservation Area focuses on the historic linear arrangement of the settlement. The built form is a range of scales and styles and a number of the buildings have been included on the Statutory List of Buildings with Special Architectural or Historic Interest. The buildings are located on a variety of plot sizes and have an irregular plot layout, suggesting ad hoc development of the area and resulting in a relatively open grain. This style has been continued with much of the later developments within the Conservation Area boundaries, although these are in most cases located away from the main thoroughfares.
- 6.52 All of the properties have landscaped gardens with only areas of some being converted into hardstanding. In addition to the rear gardens, there are two large areas of open green space, Old School Field and to the south of the Mill, whilst belts of mature trees line the boundaries of plots and the River Shep. The gardens, open spaces and abundance of trees ensures that the Conservation Area has a very green character.
- 6.53 Overall, the Shepreth Conservation Area has mostly maintained its historic linear form and irregular plot layout, it is therefore considered to hold a **good** level of heritage significance.

Setting

- 6.54 The setting of the Shepreth Conservation Area is quite rural in its character and usage. However, due to the surrounding mature trees, awareness of this agrarian context can only really be had when approaching the it from the south. In addition, the rural character has been slightly reduced through the introduction of later transport links which reduce the tranquillity of the Conservation Area's setting.
- 6.55 To the north and east of the Conservation Area are later extensions to the village which are far more regular in their plot layout and more densely grained. These developments also have moved away from the more linear arrangement historically seen, resulting in a clear differentiation between the historic ribbon of development seen in the Conservation Area and later parts of the village. It is considered that these later developments have reduced the rural context of the Conservation Area.
- 6.56 The site is located to the west of the Shepreth Conservation Area and is considered to contribute to its rural context. The site boundary is in proximity to the Conservation Area boundary, and abuts it in two instances, however, direct views both in and out are mostly restricted by the belts of mature trees along the western boundary. This results in the site making a limited visual contribution to the setting of the asset. However, aspects of the southern part of the site can be appreciated as you approach Shepreth from the south along the road from Frog End.
- 6.57 Overall, the setting of the Shepreth Conservation Area is considered to make a **moderate/good** contribution to its significance.
- 6.58 In most cases the site does not have a direct visual relationship with the Conservation Area, but it does form part of its wider agricultural context and therefore provides an understanding of its history and growth. There are areas of the Conservation Area which have a clear visual context with the site, including the southern element which provides a rural context as you enter the Conservation Area. As such, the site is considered to make a **minor - minor/negligible beneficial** contribution to its setting.

Wider Assets

- 6.59 As discussed in Section 5 of this document, there are a number of additional off-site assets which have the potential to be affected by proposed development within the site, depending on the scale, location and massing of any such proposal.
- 6.60 The significance of each asset will need to be fully assessed including an assessment of the extent and quality of their settings and to what level the site contributes to this setting. Through this process, a clear framework can be formed from the outset which designers can respond to with proposals for potential development that take these values fully into account.
- 6.61 The range of contribution which the site makes to the setting of heritage assets will vary. Some are likely to have a beneficial relationship with the site due to it forming a part of its context, whilst other will be either negligible or nil. Understanding these relationships of setting at an early stage is important for the following steps of masterplanning and impact-assessment.

7.0 Impact Considerations

Listed Building considerations

- 7.1 The statutory duty under 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.*”
- 7.2 ‘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.
- 7.3 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.
- 7.4 Although development within the site will not physically impact any Statutorily Listed Buildings directly, it does form part of their wider setting. At present, the site has an agrarian character which contributes positively to the rural setting of the surrounding heritage assets. This character forms the context in which the surrounding listed buildings are experienced, adding to our understanding of them. Consequently, any new development within the site may have impact on the ability to understand the buildings within a context that contributes to their special interest.
- 7.5 However, it is not necessarily the case that the whole site forms an equally significant part of the setting of the listed buildings. 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.
- 7.6 If elements of harm are identified as a result of the proposed development, in order to accord with the national policy, this potential harm would need to be clearly outweighed by “*public benefits*”. have an impact upon the setting of the on-site assets and their design should be carefully considered.
- 7.7 If elements of harm are identified as a result of the proposed development, in order to accord with the national policy, this potential harm would need to be clearly outweighed by “*public benefits*”.

Conservation Area considerations

- 7.8 The statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, with applies to development within Conservation Areas, sets out that special attention shall be paid to “*the desirability of preserving or enhancing the character or appearance of the Conservation Area*”. Although not located within the Conservation Area itself, the site is in close proximity and does abut it in places. The site is therefore considered to form part of its setting and as a result, the contribution the site makes to the character and appearance of the Conservation Area needs to be fully considered in accordance with the policies of the NPPF.
- 7.9 When considering the proposed site within the context of the Conservation Area, it is important to consider the historic use and relationship of the site but also views in, out and through the site, and the contribution these make to its setting and overall significance.

Non-designated asset considerations

- 7.10 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.
- 7.11 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 the Development

- 8.2 The site appears to have been consistently used for agricultural purposes throughout its history. This can be seen in the below diagram which overlays the 1840 Tithe Map onto a current aerial of the site.



Figure 8 Aerial of the site overlaid with the 1840 Tithe Map

- 8.3 As can be seen, the main section of the site (in the north and centre) appears to have changed very little, bar the introduction of housing along the northern edge as well as the creation of the railway line to the north-west. These alterations have resulted in a reduction in the ability to publicly appreciate the site from the Meldreth Road.

- 8.4 To the south of the site a number of historic field boundaries have been lost, as has the historic settlement known as Moor End which was situated in the most south-westerly portion until the mid-20th century. This has resulted in the more southerly portions of the site having a more open character than would have historically been the case.
- 8.5 A potential approach to the location of development is shown below. This takes into account the historic subdivision of the site, the setting of the adjacent heritage assets; particularly of the Conservation Area and the Church of All Saints and Lord's Manor.

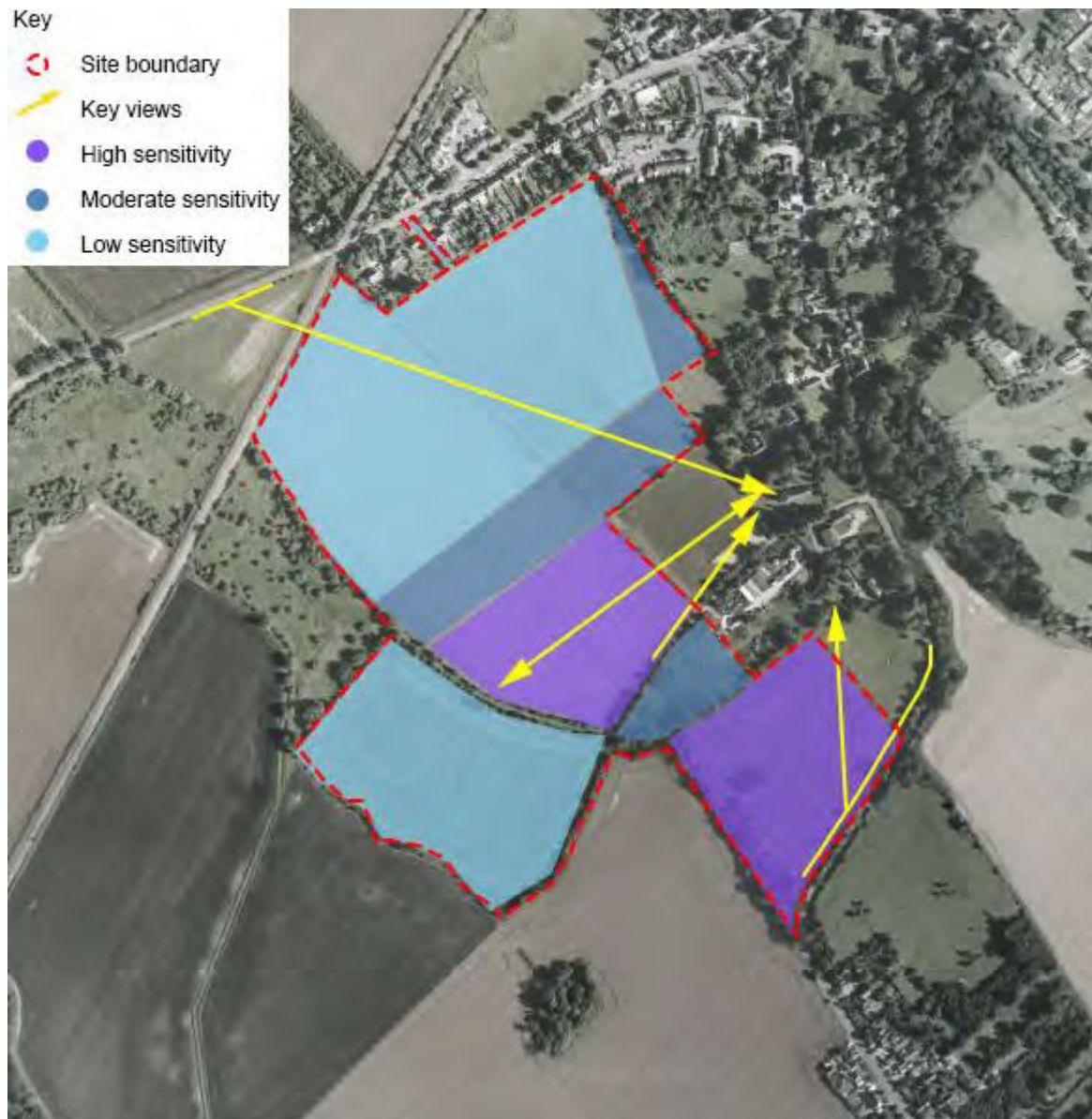


Figure 9 Aerial demonstrating the site's levels of sensitivity to development

- 8.6 The above plan shows areas of the site which are considered to have a low, moderate and high sensitivity to development. In the north of the site, there is an area considered to have a low level of sensitivity and is positioned near to the later development of the village. Views across this part of the site can be had from the public footpath along the west of the site. Although, due of the intervening mature tree lining the eastern boundary of the village, as well as the later development, the relationship between the village and this area is not in the most part easily appreciable, thus this area is considered to be least sensitive to development. It should however be noted that there is a view of the tower of the Church of All Saints which can be had from the

Meldreth Road, to the north of the railway line. This view adds to the rural context in which the church is experienced and should be maintained.

- 8.7 The intervening trees and the historic presence of a settlement has also resulted in the south-westernmost element of the site also having a low sensitivity to development.
- 8.8 Areas of high sensitivity are those which offer a clear appreciation of the village and the designated assets within a rural context. Areas of moderate sensitivity are those where the relationship between the site and the designated assets is still somewhat appreciable.
- 8.9 Development within the site will result in an apparent change to the setting of a number of listed buildings and the identified Conservation Area. A reduction in the ability to appreciate the arable character of this field will result in a reduction in the ability to appreciate the assets in a setting which supports their significance. However, as discussed it is not necessarily the case that the whole site forms an equally significant part of an assets setting. Therefore, the degree to which a sense of openness and existing character can be maintained within the site will relate directly to the extent to which the integrity of the setting can be preserved.

Landscape

- 8.10 The importance of landscaping to the context of the assets is essential to the successful development of the site. As a result, the intention should be to retain the effectiveness of landscaping in providing an agricultural context and the use of low timber fencing, mature hedgerows and trees to subdivide the site. This approach will assist in retaining the site's existing contribution to the setting of the adjacent listed buildings and the conservation area.

Heritage Assets

- 8.11 Although there are no heritage assets located within the proposed allocation site, the site does form part of the setting of a number of statutorily listed buildings and of the Shepreth Conservation Area. Additionally, it could possibly form part of the wider setting of surrounding assets. Any development within the site will alter the setting of the assets and should be designed to respond to the rural context in which they are experienced to varying degrees.

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 concept masterplan provides for a maximum of 240 dwellings with commercial and community areas. The residential space has been divided into smaller clusters helping to open the grain of the development. These will be predominantly located towards the north of the site with an area of mix use development proposed for the south-easternmost parcel. The site will also provide areas of public open space, which ensure the visual relationship between the existing village and its wider, rural context is retained. In addition, a green corridor will allow for continued appreciation of the Church of All Saints, from Madingley Road, to be retained.



Figure 10 Initial proposed masterplan

- 9.3 An initial assessment of the potential impact considerations of the proposed development is as follows:
- Partial loss or erosion of the open setting of the village of Shepreth will result in a reduction of the rural context of the Conservation Area. This is also the case when considering development adjacent to the designated heritage assets which line the High Street, particularly the Church of All Saints and Lords Manor. This loss could be mitigated through the inclusion of buffers of open space near to the southern approach to the village as well as adjacent to the church where views of the surrounding rural context are more apparent.

- The creation of a open corridor will allow for views of the Church of All Saints to still to be had from Madingley Road, Allowing for the continued appreciation of the church as a local landmark
- There is less of a visual link between the site and assets to the north of the church due to the presence of intervening mature trees. Nonetheless, the change in character of the site could affect the appreciation of the assets in their wider surroundings. However, the extent of the impact on the assets through change to their settings reduces northwards.

9.4 At this stage of the process, it is considered that there would be **minor adverse** harm caused to the setting of the Church of All Saints and Lord's Manor, with **negligible adverse** harm caused to Home Farmhouse, Meadow Thatch, Riverside Cottage, Nunn's Manor and 67 Frog End. It is also considered, that at this stage, there is likely to be a **minor adverse** harm caused to the setting of the Shepreth Conservation Area.

10.0 Summary

- 10.1 This Initial Heritage Appraisal has been produced on behalf of M Scott Properties Ltd accompany proposals to allocate the site known as the “Land at Frog End, Shepreth”. The purpose of this report is to identify and assess the significance of the heritage assets located around the proposed allocation site.
- 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 can begin to develop a response that accounts for the contribution made by the site to the various built assets around it. It is likely that development on certain areas of the site may result in 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.
- 10.3 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 Church of All Saints and Lord’s Manor whilst **negligible adverse** harm would be caused to the setting Home Farmhouse, Meadow Thatch, Riverside Cottage, Nunn’s Manor and 67 Frog End. We also consider that **minor adverse** harm would be caused to the setting of the Shepreth Conservation Area. These adverse impacts are considered in all cases to represent “less than substantial” harm, in terms of the policies of the NPPF.
- 10.4 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.
- 10.5 Although the proposals are at an early stage, the indicative masterplan has been informed by the findings of this initial heritage appraisal and has responded to the parameters set out to ensure that potential impacts to heritage assets are minimised. Based on the initial masterplan, there is potential that impacts on heritage assets would be at the level of “less than substantial” harm, in terms of the policies of the NPPF.
- 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 master planning and detailed design to ensure that any impacts can be minimised and mitigated.
- 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 DESCRIPTION

CHURCH OF ALL SAINTS

Overview

Heritage Category:
Listed Building

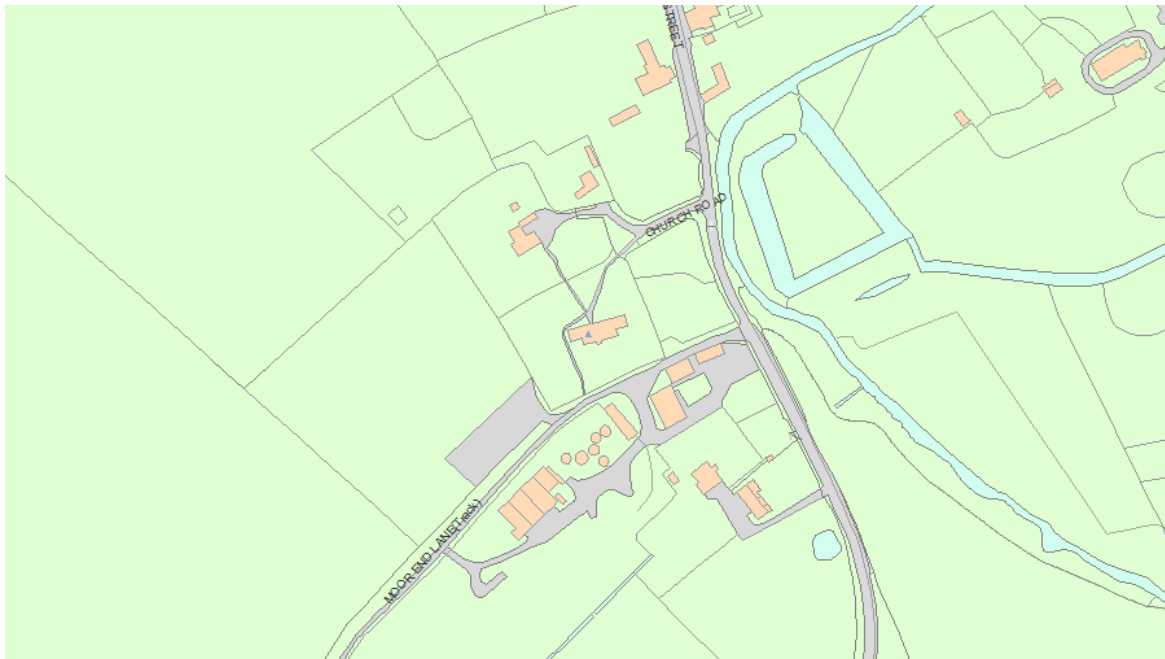
Grade:
II*

List Entry Number:
1330821

Date first listed:
22-Nov-1967

Statutory Address:
CHURCH OF ALL SAINTS, CHURCH ROAD

Map



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Location

Statutory Address:

CHURCH OF ALL SAINTS, CHURCH 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 39282 47479

Details

SHEPRETH CHURCH ROAD TL 3947 (South Side) 21/307 Church of All Saints 22.11.67 II*

Parish Church. C12 chancel arch, c.1200 nave, C13 South aisle and C14-C15 West Tower. Restored extensively in 1870, including north and south walls and fenestration of nave. West Tower C14-C15. Dressed clunch with some Barnack limestone and flint flushwork in the plinth and buttresses. Spire removed and tower much remodelled and repaired in 1774. Pyramidal roof. West window of Ketton limestone, restored in C14-C15 style with vertical tracery. Nave of c.1200 origin with repairs of 1370. North wall of gault brick with slate roof. C13 style fenestration but a c.1200 north doorway reinstated. Two centred arch of two chamfered orders, the outer order is on columns with one capital carved with volutes and the other with foliate ornament. The south aisle was narrowed by three feet in 1774. The chancel was repaired in 1777. The walls are now rendered and the roof is C19. Inserted in the north wall of the tower is a late C17 or early C18 headstone. Inside: C14-C15 tower arch. Two centred arch of two chamfered orders, the outer continuous and the inner on half octagonal responds with moulded capitals and bases. South arcade of c.1200. Four bays and part of a fifth bay presumably removed when the tower was built. Two centred arches of two hollow moulded orders on piers of quatrefoil section and moulded capitals. Two of the bases are unmoulded suggesting another alteration to the church. The chancel arch, C12, is round headed and on the west side has a roll moulding on angle shafts with capitals, one carved with volutes and an abacus with chamfered lower edge. Inserted south of the chancel arch is a C13 trefoil arch of clunch roll moulded, probably used a squint opening from a south chapel to the chancel. Another C13 opening, blind, on North side has been partly removed by the C19 north wall of the nave. North wall of chancel has monument to John Layer (c.1586 - 1640) the antiquarian. The pulpit is early C17 of oak on modern base and there are some C15-C16 enriched poppy head finials, reset on modern bench ends. The font, C13 has an octagonal bowl with volutes at the corner on central stem and four supports at the corners.

Pevsner: Buildings of England p.455 V.C.H.: Cambs. Vol. 5 p.261 R.L.H.M.: Record Card (1949)

Listing NGR: TL3928247479

Legacy

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

Legacy System number:

52359

Legacy System:

LBS

Sources

Books and journals

Pevsner, N, The Buildings of England: Cambridgeshire, (1954), 455

Salzman, L F, The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1973), 261

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: 15 Mar 2007

Reference: IOE01/16134/03

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HOME FARMHOUSE

Overview

Heritage Category:
Listed Building

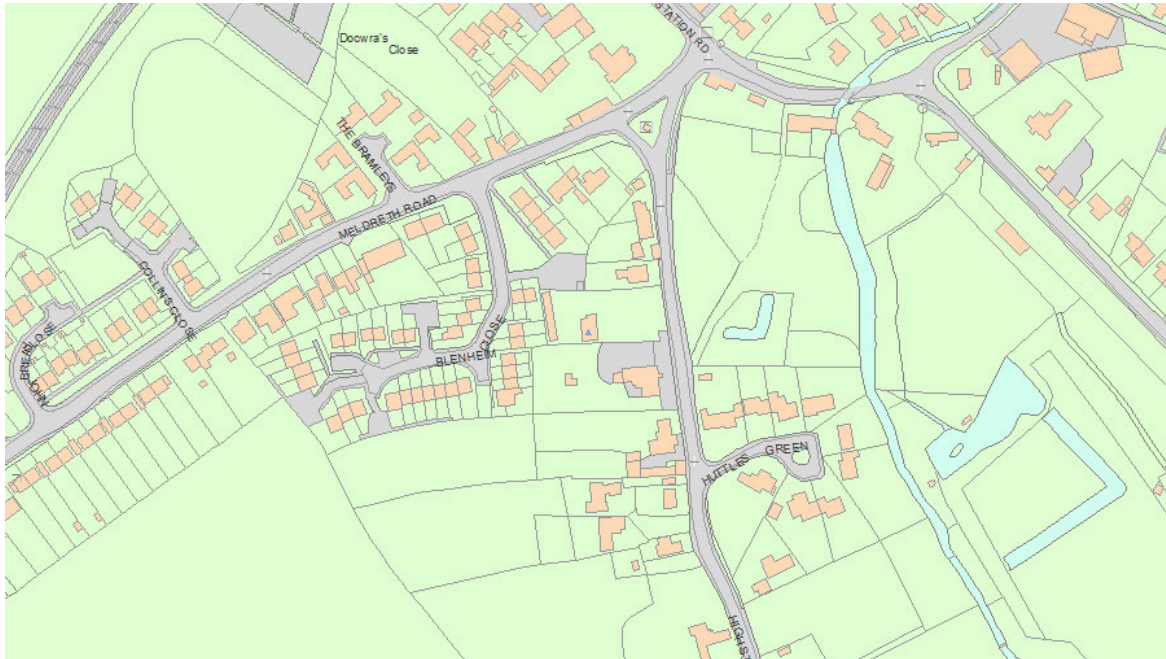
Grade:
II

List Entry Number:
1165970

Date first listed:
18-Oct-1985

Statutory Address:
HOME FARMHOUSE, 10, HIGH STREET

Map



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Location

Statutory Address:

HOME FARMHOUSE, 10, 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:

Shepreth

National Grid Reference:

TL 39238 47827

Details

SHEPRETH HIGH STREET TL 3947 (West side) 21/331 No. 10 (Home Farmhouse) II

Small house. Early C16 with C17 alteration and further remodelling and alteration in C18, C19 and late C20.

MATERIAL: Timber-framed construction, now rendered and painted. Long straw thatch roof covering with ridge and north gable chimney stacks.

PLAN: 3 bay open hall house with cross passage, later remodelled to form hall chamber with fixed stair access from the ceiled hall.

EXTERIOR: East elevation. Single storey and attic. 3 bays with gabled thatched enclosed porch added to south bay, enclosing doorway opening onto original cross passage, now altered. To the north of the porch, 2 large C20 multi-pane 2-light casement windows, to the south, a small 6-pane window to former service end, now bathroom. To the attic storey, a single dormer window with C20 frame. Shouldered external stack to north end, with single multi-pane window to the right of the stack within the gable apex. Rear elevation with 2, C20 2-light casement windows, and in a slightly advanced south bay a C20 door and integral 2-light small-paned window.

INTERIOR: Spatial divisions of the original plan are still visible within the remodelled interior, the principal hearth set against the original through passage, now remodelled to accommodate a kitchen and bathroom within the former service bay at the south end. The through passage is defined by 2 tie beams. Exposed wall framing, ceiling joists and spine beams visible at ground floor level, together with brick-lined hearth incorporating side ovens beneath former full-width hearth beam with evidence of mortice for a supporting post at its east end, now carried on a brick pier. The partition between the former open hall and the parlour at the north end has been removed, and replaced by C20 bookshelves and imported and re-used post and brace timbers. To the left of the hearth and hall doorway, a winder stair gives access to bedrooms within the attic. Severely deflected purlins and rafters are visible within the upper floor, which also incorporates the upper part of the former smoke hood, now supported by the ground floor brick hearth.

HISTORY: The early C16 form of the house is believed to have been an open hall with flanking storeyed service and parlour bays. The hall was then floored in the C17. At this time, the original hearth hood is thought to have been replaced in brick, together with the re-building of the north end wall.

REASONS FOR DESIGNATION DECISION

Home Farmhouse, Shepreth is listed for the following principal reasons:

- * It as a well-preserved example of a small C16 timber-framed open hall house,
- * There is interest in the C17 flooring over of the hall and insertion of a stack.
- * The original plan form characteristics have survived the subsequent internal modifications of the C17, C19 and C20.

Listing NGR: TL3923847827

Legacy

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

Legacy System number:

52383

Legacy System:

LBS

Legal

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

End of official listing

Images of England

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Date: 03 May 2004

Reference: IOE01/10008/13

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MEADOW THATCH

Overview

Heritage Category:
Listed Building

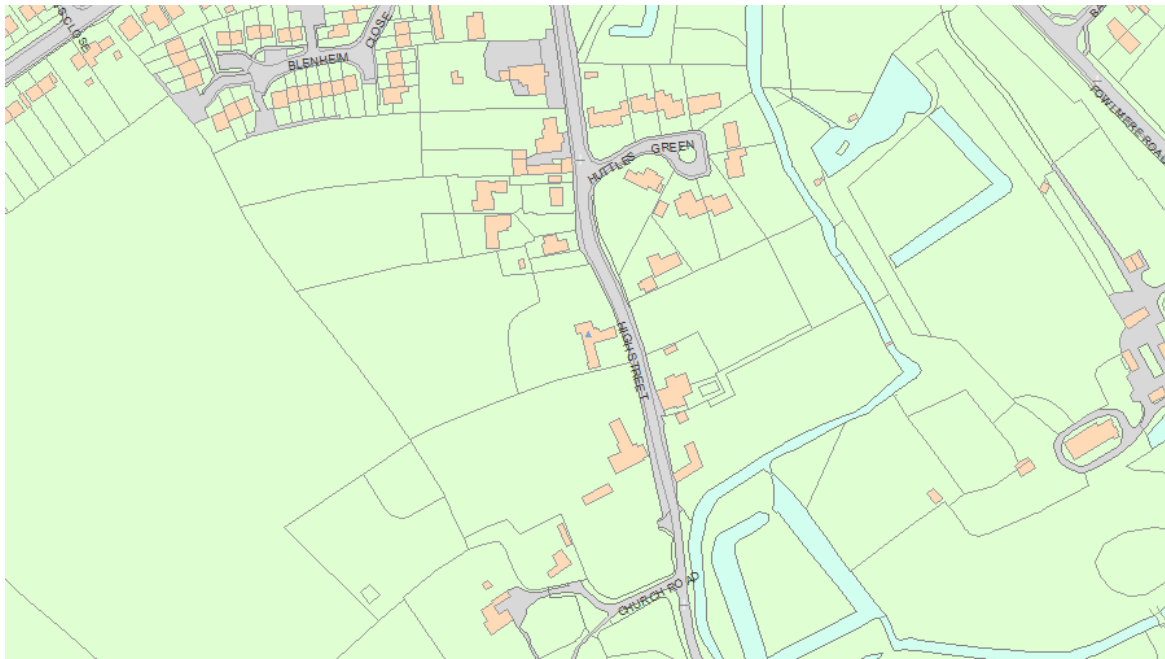
Grade:
II

List Entry Number:
1165982

Date first listed:
18-Oct-1985

Statutory Address:
MEADOW THATCH, 28, HIGH STREET

Map



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Location

Statutory Address:

MEADOW THATCH, 28, 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:

Shepreth

National Grid Reference:

TL 39296 47672

Details

SHEPRETH HIGH STREET TL 3947 (West side) 21/333 No. 28 (Meadow Thatch) II

Cottage. c.1700, extended at west end C20. Timber framed, rendered and half-hipped, long straw thatch with ridge stack. The roof to the west end was rebuilt C20 with ridge at lower level. End to road and three bay plan, including a narrower bay at the rear of the stack. One storey and attic. Two dormers. Doorway to centre bay. Two windows, including one, possibly original, three-light iron casement with central light opening and retaining original spring catch. Nine pane hung sash to gable end. Inside: some exposed framing and an inglenook of red brick.

Listing NGR: TL3929647672

Legacy

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Legacy System number:

52385

Legacy System:

LBS

Legal

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

End of official listing

Images of England

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Date: 20 Apr 2003

Reference: IOE01/10009/34

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RIVERSIDE COTTAGE

Overview

Heritage Category
Listed Building

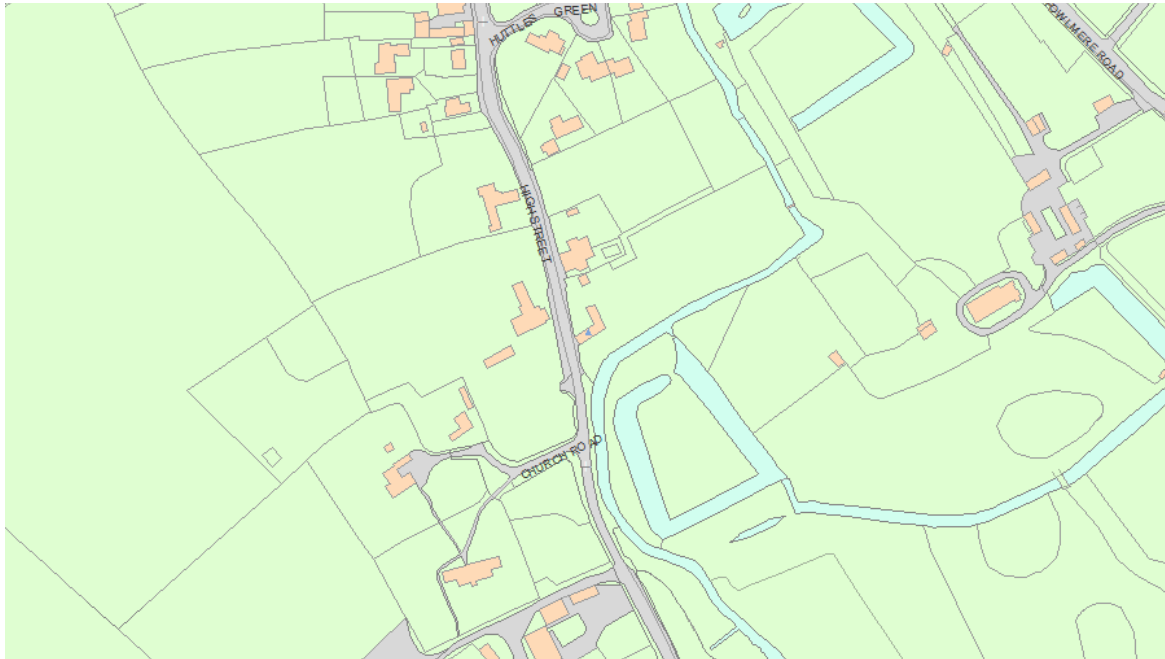
Grade
II

List Entry Number
1128330

Date first listed
12-Dec-1980

Statutory Address
RIVERSIDE COTTAGE, 21, HIGH STREET

Map



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Location

Statutory Address

RIVERSIDE COTTAGE, 21, 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

Shepreth

National Grid Reference

TL 39346 47603

Details

SHEPRETH HIGH STREET TL 3947 (East side) 21/334 No 21 (Riverside Cottage) 12 12 80 II

Cottage Late C17, extended at east end, mid-late C20 Timber framed, rendered and long straw thatch roof Ridge stack, and end stack Three bay lobby entry plan and end to road One storey and attic Two dormers, one gabled and three casements, with leaded lights and narrow wood drip boards Doorway to lobby entry with cut bracketted hood

Listing NGR TL3934647603

Legacy

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Legacy System number

52386

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



BIDWELLS

