

# INITIAL HERITAGE APPRAISAL LAND TO NORTH OF HORSEHEATH ROAD, LINTON

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# Quality Assurance

Site name: **Land to north of Horseheath Road, Linton**

Client name: **Pembroke College**

Type of report: **Initial Heritage Appraisal**

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Signed:

Date: **18<sup>th</sup> February 2020**

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Signed

Date

**19<sup>th</sup> February 2020**



# 1.0 Introduction

- 1.1 This Initial Heritage Appraisal has been prepared on behalf of Pembroke College to assess the impact on heritage assets of the proposed allocation of land to the north of Horseheath Road, Linton for residential development.
- 1.2 The site is located to the east of Linton and may be regarded to fall within the setting of the Grade II listed Tosca Cottage and the Grade II listed Water Tower.



*Figure 1 – Indicative site location of land to west of Wilberforce Road*

- 1.3 This Initial Heritage Appraisal 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) 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 The document has been prepared by Kate Hannelly BSc(Hons) MSc IHBC (Associate, Heritage & Design) and reviewed by Chris Surfleet MA MSc PGDipUD IHBC (Head of Heritage).

## 2.0 Heritage Policy and Guidance Summary

### Legislation

- 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.”*
- 2.2 The revised National Planning Policy Framework (NPPF) was published on 19<sup>th</sup> 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 The Historic Environment and Site Allocations in Local Plan Advice Note 3 (October 2015)**

2.23 This advice note provides information on evidence gathering and site allocation policies to ensure that heritage considerations are fully integrated into site allocation processes.

2.24 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)**

- 2.25 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).

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

- 2.26 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)**

- 2.27 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).
- 2.28 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)**

- 2.29 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.
- 2.30 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.*”
- 2.31 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)**

- 2.32 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.
- 2.33 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.

## **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 11<sup>th</sup> February and 26<sup>th</sup> 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
<b>Very High</b>	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.
<b>High</b>	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).
<b>Good</b>	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).
<b>Medium/ Moderate</b>	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).
<b>Low</b>	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.
<b>Negligible</b>	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.
<b>Neutral/ None</b>	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note.



	Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.
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3.22 Once the value/ significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. The following table sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.

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

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

SENSITIVITY	EXPLANATION OF SENSITIVITY
<b>High</b>	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.
<b>Moderate</b>	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.
<b>Low</b>	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
<b>Very High</b>	<u>Adverse:</u> Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. <u>Beneficial:</u> 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.
<b>High</b>	<u>Adverse:</u> 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

	<p>integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><b>Beneficial:</b> 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.</p>
<b>Medium</b>	<p><b>Adverse:</b> 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.</p> <p><b>Beneficial:</b> 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.</p>
<b>Minor/Low</b>	<p><b>Adverse:</b> 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.</p> <p><b>Beneficial:</b> 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.</p>
<b>Negligible</b>	Barely discernible change in baseline conditions and/or slight impact. This impact can be beneficial or adverse in nature.
<b>Neutral</b>	Some changes occur but the overall effect on the asset and its significance is neutral.
<b>Nil</b>	No change in baseline conditions.

## Summary

- 3.26 The aim of this Initial Heritage Assessment 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 Linton is a village located in south Cambridgeshire on the branch of the River Cam and is said to have had Roman and Saxon settlements. Although, it is likely that the village settled before Roman times, as remains from the early Iron Age were found in 1948 near Hadstock Road. The centre of the village is a Conservation Area with buildings, flint walls, trees and hedges dating from the 14<sup>th</sup> and 15<sup>th</sup> centuries. The majority of the former market town was dedicated to arable farming for a significant period of time and remains largely agricultural.
- 4.2 In the 1839 tithe map it is clear that the majority of the area was agricultural, with the land divided into plots; which were largely allotments. Although, a small plot, situated just outside of the site boundary, which was owned and occupied by Robert Carsbolt, contained a house and garden. In 1830, Linton retained many of its timber-framed, plastered houses, including some that remained thatched. The steady increase in population and lack of development in the area lead to overcrowding in 1831, when 315 households were crammed into 214 houses.



*Figure 2 Extract from 1839 Tithe Map showing Linton. The approximate location of the site is marked by the red line. At this time the site was wholly agricultural land and crossed over 3 different plots, each with different landowners.*

- 4.3 The population continued to gradually increase until it reached 1,858 in 1851, and subsequently declined in 1861 when 33 houses were empty, potentially as a result of emigration. However, the village did continue to expand (albeit at a slow rate), which can be seen in the 1885 Ordnance Survey. Some of the plots were subdivided and additional buildings were built in the south-west.



Figure 3 Extract from 1885 Ordnance Survey Map showing Linton. The approximate location of the site is marked by the red line. The map shows that the site remained arable in the late 19<sup>th</sup> century. The only notable change which occurred during this time was the addition of tracks that ran through the site and led to a road, which is currently known as Balsham Road.

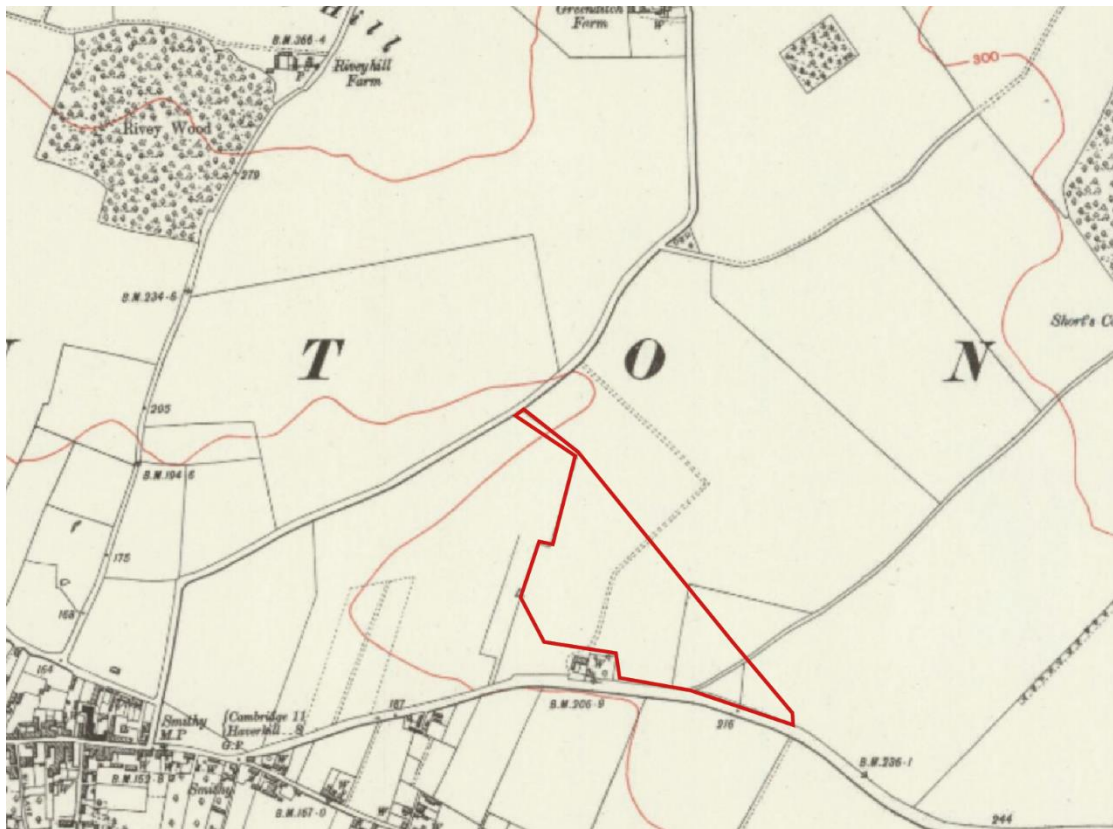
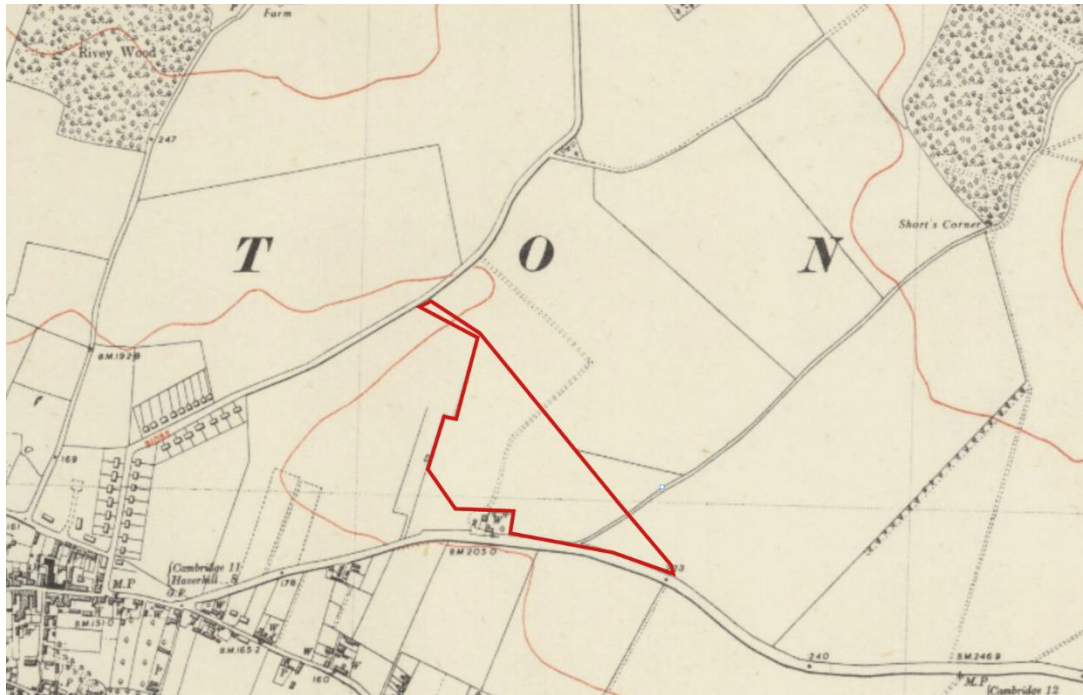


Figure 4 Extract from 1924 Ordnance Survey Map showing Linton. The approximate location of the site is marked by the red line. At the beginning of the 20<sup>th</sup> century the site remained unchanged and continued to be used as arable land.

4.4 The 1924 map shows that additional structures had been constructed in the south-west since 1885, although the population continued to decrease to 1,455 by 1901. During the 20<sup>th</sup> century many new buildings were built; this growth in the village is depicted in the 1924 and 1951 Ordnance Survey's.

4.5 In this map from 1951, the expansion of the village that occurred since 1921 is evident, with more buildings and houses constructed in the west. In 1936 a water tower was built in the north of the village, to the west of Balsham Road. Additional streets had been laid out by 1951, south and north of the river. After the Second World War the population in the village began to increase again, reaching 1,813 by 1961. This indicates that the village's developments coincided with a need to facilitate the growing numbers of its population.



*Figure 5 Extract from 1951 Ordnance Survey Map showing Linton. The approximate location of the site is marked by the red line. The map indicates that the site and immediate area surrounding it were still agricultural at this time and no developments had been made.*

4.6 By 1984, a significant amount of growth had taken place in the village, with new developments and an increase in the number of its inhabitants, as Linton's population reached 2,627 by 1971. New houses were built, including many council houses at the south end of Balsham road and on the slopes north and east of the village. Since the 1951 map, a lot of the development had moved from the south-west towards the boundary of the site and further north. However, the east of the village and the site boundary remained wholly agricultural with no noticeable changes.

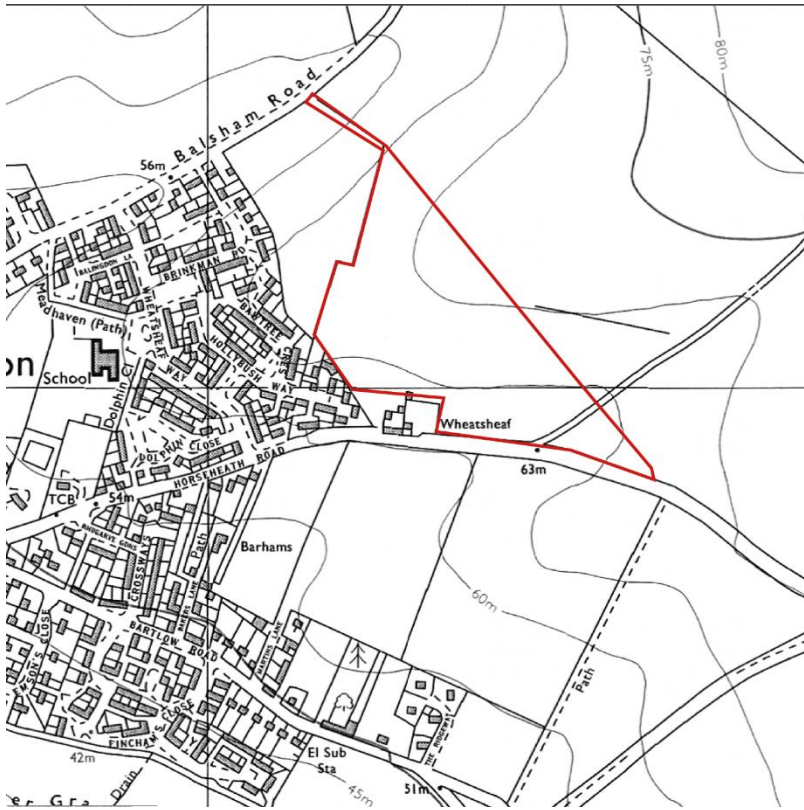


Figure 7 Extract from 1984 Ordnance Survey Map showing Linton. The approximate location of the site is marked by the red line. Despite the growth of the village, the site remained agricultural and almost completely unchanged at end of the 20<sup>th</sup> century.



Figure 6 Extract from 2020 Aerial Map showing Linton. The approximate location of the site is marked by the red line. This is how the site looks currently, with very little change from the end of the 20<sup>th</sup> century. Although, the western boundary of the site has been lined with mature trees.

## 5.0 Heritage Assets

5.1 This section identifies heritage assets which have a relationship with the development site. In the case of this application, the following designated heritage assets are local to the proposed development and have been identified as they may be affected by the current proposals. The identification of these assets is consistent with '**Step 1**' of the GPA3 The Setting of Heritage Assets.

5.2 In the case of this site, the following assets may be affected by the current proposals:

1. Wheatsheaf – non-designated heritage asset;
2. Tosca Cottage – Grade II;
3. Water Tower – Grade II.

5.3 The Linton Conservation Area, and the built form it contains, is located within the wider vicinity of the site; however, due to the degree of separation and intervening built form between it and the site, it is not considered to be affected by the proposed allocation.







## 6.0 Initial Significance Assessment

### Wheatsheaf – Non-designated

- 6.1 Wheatsheaf is located on the north side of Horseheath Road, on the east side of Linton. It is not Statutorily Listed nor is it located within a Conservation Area.
- 6.2 The Wheatsheaf building appears to date from at least the early 19<sup>th</sup> century when it is shown on the 1839 Tithe map of Linton. At this date, Robert Arber is noted as both the landowner and occupier – although he does not own or occupy any land beyond the immediate curtilage of the building. The transcript for the tithe map also notes the site as a ‘House and Garden’.
- 6.3 By 1885, the Ordnance Survey map of Linton notes the building as a Beerhouse. Beerhouses were formed in the early 19<sup>th</sup> century to promote the drinking of beer, which was at the time safer than water, and to stop working class from drinking spirits. The Beerhouse Act of 1830 abolished the beer tax and extended opening hours of licensed public house taverns and alehouses. This act also introduced the beerhouse, where beer could be consumed on the premise, and beershops, which were premises that were only allowed to sell beer. This former use is likely where the name Wheatsheaf is from, as a nod to the use of wheat within the beer fermenting process.
- 6.4 The building is two storeys in height with a rendered façade and a pantile roof. There are two brick stacks on the gable ends, one of which is modern, and there is an off-centre entrance with windows to either side. Extensions to the building are present to both the side and rear of the building and the windows appear to be 20<sup>th</sup> century replacements.
- 6.5 The building appears to have been altered and extended overtime and, although not inspected internally for the purposes of this report, as a result is considered to hold a **low** level of significance which is strengthened by the former beerhouse use.

### Setting

- 6.6 The setting of the building is formed by the immediate curtilage in which it sits which is bounded by mature trees/hedges to the north and east. To the west the building has been separated from its former outbuildings, which are now in separate ownership.
- 6.7 Beyond this immediate curtilage, to the north and east is arable land whilst to the west is the modern built form of Linton. To the south is further arable land although it is separated from Wheatsheaf by Horesheath Road and further mature vegetation.
- 6.8 It is considered that the setting of the building makes a moderate/good contribution to the significance of the building.

### Contribution of the proposed allocation site to Wheatsheaf

- 6.9 The proposed allocation site is located immediately adjacent to Wheatsheaf. The mature vegetation along the garden boundary creates a physical and visual separation between the two elements. However, although it is separated by mature vegetation the site does form part of the wider arable context of the building. As such, the site is considered to make a **moderate/good** contribution to the setting.

## **Tosca Cottage – Grade II**

- 6.10 Tosca Cottage is located on the north side of Horseheath Road, to the east of Linton. It was added to the Statutory List of Buildings of Special Architectural or Historic Interest in September 1985.
- 6.11 The building is an early 17<sup>th</sup> century structure and is constructed in timber frame, with plaster, and a thatched hipped roof. The building is one storey in height with an attic above.
- 6.12 The building retains a strong vernacular character and although not inspected internally for the purposes of this report, the building appears to retain its plan form generally. The building has however been altered overtime, with the central chimney stack appearing to be rebuilt and a 20<sup>th</sup> century porch added.
- 6.13 It does not appear to be associated with an occupant or architect of historic interest.
- 6.14 The building is considered to hold a **moderate/good** level of significance predominantly as a result of its age and construction materials.

### Setting

- 6.15 The immediate setting of the building is formed by its domestic curtilage, which is formed by both a rear and front garden, and the relationship with Horseheath Road.
- 6.16 The extended setting is formed by the wider Horseheath Road and the built form along it. Historically, the building was surrounded to a large extent by arable fields. During the 20<sup>th</sup> century this setting has altered significantly, and the building is now encompassed by 20<sup>th</sup> century development.
- 6.17 Overall, the immediate setting is considered to make a **moderate/good** contribution to the building whilst the wider setting makes a **limited** contribution.

### Contribution of the proposed allocation site to the setting of Tosca Cottage

- 6.18 The site is circa 215m north-east of the cottage at its closest point. Due to the intervening 20<sup>th</sup> century housing, there is no visual connection with the two sites. There is also no apparent historic connection between the two. As such, the proposed allocation site is considered to make **no contribution** to the setting of the cottage other than to provide a wider arable context.

## **Water Tower – Grade II**

- 6.19 The Water Tower is located to the north of Linton, west of Balsham Road. It was added to the Statutory List for Buildings of Special Architectural or Historic Interest in July 2008, at Grade II.
- 6.20 The Water Tower dates to 1935-6 and is constructed in red brick with concrete dressings under a slate roof. The internal tank and girders are constructed in steel. The building has 12 tapering buttresses at the angles of the tower, between which are narrow rectangular stepped recesses. To the east side of the building is a round-arched doorway at ground level, with a commemorative metal plaque above. The building has been little altered since its construction and is one of three surviving water towers in the area.

- 6.21 Unusually for its date, the tower has been constructed in brick rather than concrete. The Statutory List description notes that this was “*in order to harmonise with the landscape.*” The List also notes that the building is a “*striking example of Art Deco design*”. The building is a landmark feature, due to its positioning on Rivey Hill.
- 6.22 In 1934, South Cambridgeshire Rural District Council approved a scheme to supply mains water to residents of Linton and its surrounding villages as a result of sewer water shortages that had occurred in the area. This scheme saw over 34 miles of cast iron pipework laid; a 60 foot-deep well created; a new pumping station built on Back Road; and the construction of the tower on Rivey Hill, costing a total of £42,600.
- 6.23 The engineers for the tower were Sands & Walker of Nottingham, with the steelwork supplied by R. Watson of Bolton and the brickwork supplied by the Linton firm of H. J. Paintin. During the 1960s/ 70s two reservoirs were built in the grounds near the tower, with two further towers were constructed nearby.
- 6.24 The provision of fresh water to the local community had a significant impact on the district and enabled the construction of a secondary school in the village of Linton in 1937. The Village College still has the water tower as its emblem to mark this.
- 6.25 As a result of the above, the Water Tower is considered that the tower has a **good** level of significance.

#### Setting

- 6.26 The tower is located to the north of the village of Linton on a plateau of land which is set above the village below. Due to the location of the building in a prominent and exposed position, combined with its overall height of 100 feet, the setting of the building is not confined to its immediate context but has a much wider range. As a result of the tower being visible in the landscape, it acts as a focal point in the landscape and in particular as a marker to the village of Linton. This wider appreciation of the tower is important to its overall understanding. The setting of the building therefore makes a **good** contribution to its overall significance.

#### Contribution of the proposed allocation site to the setting of the Water Tower

- 6.27 The allocation site is located approximately 770m south-east of the tower, at its closest point. As a result of the raised topography and the plateau, where the tower is located, there are views to and from the receptors. Although these views are apparent the site does not have a significant historical or functional relationship with the water tower other than forming part of its wider agricultural context. As such, the allocation site is considered to make a **moderate** contribution to the significance of the Water Tower.

## 7.0 Impact Considerations

### Listed Building considerations

- 7.1 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 Due to the intervening distance and development, the site is not considered to make a meaningful contribution to the setting of Tosca Cottage and no impact from development will result.
- 7.4 In terms of the Water Tower, the site is considered to make a moderate beneficial contribution to its setting (as part of the wider open landscape). As such, proposals for development on the site should take into account this contribution and seek to minimise impacts arising.
- 7.5 To accord with national policy, any potential harm arising from the development would need to be balanced with the benefits arising from the development.

### Non-designated asset considerations

- 7.6 In terms of any non-designated heritage assets which may be affected, paragraph 197 of the National Planning Policy Framework requires a balanced judgement to be undertaken when considering impact on these assets.
- 7.7 The relative significance of these assets should be acknowledged within the proposals and that significance taken in account in the evolution of proposals which affect them.
- 7.8 In terms of Wheatsheaf, the proposed residential development of the site is likely to result in the reduction of the ability to appreciate the open character of the site and the contribution this makes to the building. However, it must be appreciated that it is not necessarily the case that the whole site forms an equally significant contribution to Wheatsheaf. Therefore, the degree to which a sense of openness and arable character can be maintained within the site will relate directly to the extent to which the integrity of the setting can be preserved. Thus, maintaining the sense of the functional and visual contribution this site, or elements of the site, make to the setting of the building.

## 8.0 Design Parameters

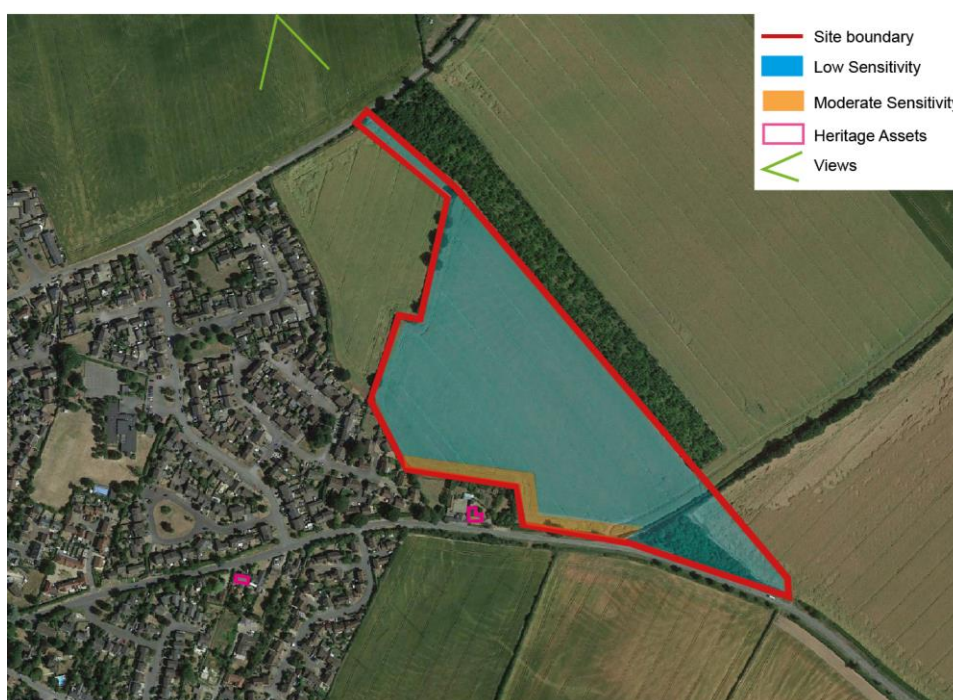
- 8.1 The following section identifies where proposals for the development should take into account the relevant heritage considerations and how these considerations can be taken forward into the proposed design to minimise impacts and maximise benefits to character and appearance.

### Location of development

- 8.2 Development within the site will result in an apparent change to the setting of the non-designated asset, Wheatsheaf. A reduction in the ability to appreciate the open character of the site will result in a reduction in the ability to appreciate the asset in a setting which supports its significance. However, as discussed it is not necessarily the case that the whole site forms an equally significant part of the 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.
- 8.3 When considering a potential approach to the location of development for the site, the setting of the identified asset will need to be taken in to account. To help with this a sensitivity map is shown below to highlight the differing levels of sensitivity the site holds, in terms of heritage. The most sensitive part of the site is the southern element adjacent to the Wheatsheaf which provides an open setting to the building. However, as a result of the topography views from the Water Tower to the north-east will also need to be considered.

### Landscape

- 8.4 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 views from Horseshoe Road across the site towards the Water Tower. The retention of landscaping around Wheatsheaf and the provision of a buffer zone between it and the new development should be incorporated into the scheme to ensure a sense of separation.



## 9.0 Indicative Masterplan

- 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. The indicative masterplan provides a new residential development of 100 dwellings, separated into four parcels which are separated by green corridors.



Figure 8 - Indicative masterplan

- 9.2 An initial assessment of the potential impact considerations of the proposed development is as follows:

- The retention/strengthening of landscaping around Wheatsheaf, including a green buffer zone, provides a clear sense of separation between the new development and existing built form. This allows for a breathing space around the building whilst retaining its sense of isolation within mature vegetation.
- Tress and landscaping are strengthened throughout the site to help reinforce the green aspect of the site.
- Green corridors across the site link it with the wider landscape. These corridors help to maintain a green character which has a context with the wider arable landscape.
- The corridors and breaking up of the development parcels also allow for views across the site, both to and from, the Water Tower.

- 9.3 At this stage of the process, it is considered that the introduction of built form in this location will result in a **negligible adverse** impact on the setting of the Water Tower and a **minor/moderate adverse** impact on the setting of Wheatsheaf. There will be **no impact** on the setting of Tosca Cottage.

## 10.0 Summary

- 10.1 This Initial Heritage Appraisal has been prepared on behalf of Pembroke College to identify heritage assets, in and around the site, and to inform the design of proposals for potential development on the land to the north of Horseheath Road, Linton.
- 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 which takes account of the contribution which the site makes to the setting of various built heritage assets. It is likely that development on certain areas of the site could result in a **negligible adverse** impact on the setting of the Grade II-listed Water Tower and a **minor/moderate adverse impact** on the non-designated Wheatsheaf, and great care will be required to mitigate such impacts through the location, form, scale and design of the proposals as they emerge. It is considered that there will be **no impact** on the setting of the Grade II Tosca Cottage.
- 10.3 In order to accord with the provisions of the 1990 Act, great weight will be attached to the objective of preserving the settings of listed buildings and other impacts arising would need to be clearly outweighed by public benefits arising from proposals.
- 10.4 At this early stage, if masterplanning is informed by the content of this initial appraisal and the parameters set, there is potential that impacts would be at the level of negligible adverse on the setting of the Water Tower, equating to “less than substantial” harm, at the lowest end of the scale, in terms of the policies of the NPPF – although it is not possible to define any more precisely the levels of impact at this stage until more detail is available.
- 10.5 In terms of non-designated assets Paragraph 197 of the NPPF, it is considered there will be a **minor/moderate adverse** impact on the setting of the building which will require a “*balanced judgement*” to be made, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 10.6 It would be our intention to continue to advise the design team through the development of the scheme to ensure that the principles laid out in this document are fully considered and developed in forward masterplanning and detailed design, to enable impacts on built heritage assets to be minimised where possible.
- 10.7 The result of this iterative and informed design approach will be that the aspects of heritage impact will be fully addressed through the design process, with the intention to ensure that the provisions of the relevant legislation are satisfied, and that National and Local Policies are adhered to.

# APPENDIX 1

## STATUTORY LIST DESCRIPTIONS

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# TOSCA COTTAGE

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1309357

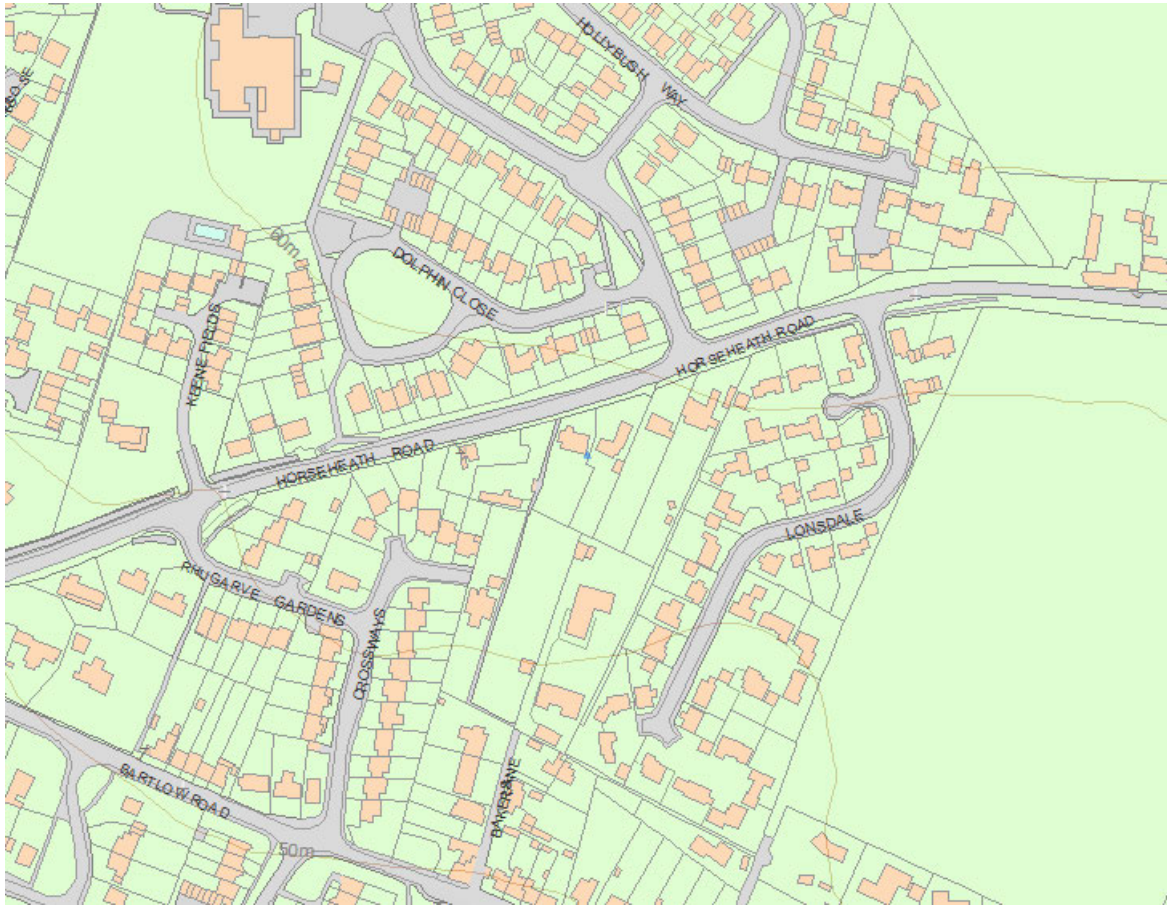
Date first listed:

30-Sep-1985

Statutory Address:

TOSCA COTTAGE, 28, HORSEHEATH ROAD

## Map



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This copy shows the entry on 05-Feb-2020 at 14:09:52.

## Location

Statutory Address:

TOSCA COTTAGE, 28, HORSEHEATH ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Linton

National Grid Reference:

TL 57011 46872

## Details

TL 5646 LINTON HORSEHEATH ROAD (South Side)

16/179 No. 28 (Tosca Cottage) GV II

Cottage. Early C17. Timber-framed and plastered. Thatched roof hipped to left hand. One storey and attic, original three unit lobby entry plan with slightly lower service end. Tall ridge stack rebuilt. Plastered plinth. Main entrance in C20 closed, thatched porch. Three three-light ground floor windows and one dormer window. Interior: Exposed timber-frame and floor frames; pargetted panel with fleur de lys.

Listing NGR: TL5701146872

## Legacy

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

Legacy System number:

51993

Legacy System:

LBS

## Legal

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

End of official listing

# Images of England

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

Date: 12 Mar 2005

Reference: IOE01/13712/34

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Archive image, may not represent current condition of site.

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# WATER TOWER

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1392652

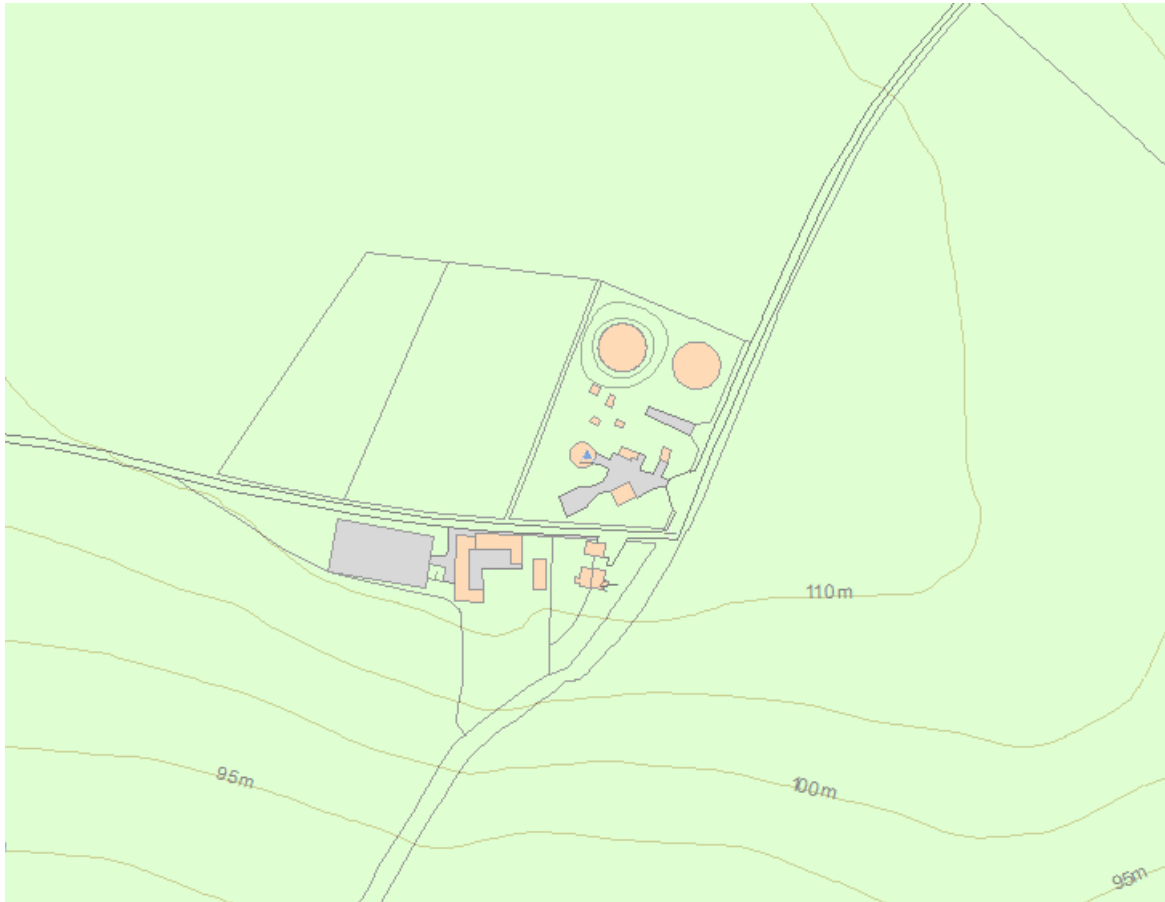
Date first listed:

16-Jul-2008

Statutory Address:

WATER TOWER, BALSHAM ROAD

## Map



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([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/353850/HLE\\_A4L\\_Grade](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/353850/HLE_A4L_Grade)

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This copy shows the entry on 11-Feb-2020 at 09:01:17.

## Location

Statutory Address:

WATER TOWER, BALSHAM ROAD

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

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Linton

National Grid Reference:

TL 56770 47943

## Reasons for Designation

The water tower on Rivey Hill, Linton is designated at Grade II, for the following principal reasons: \* Built in 1935-6 as part of the Linton water scheme, it is a striking example of Art Deco design \* Unusually for its date, it was constructed in brick rather than concrete, in order to harmonise with the landscape \* The dodecagonal brick exterior has a monumental presence, and a sculptural quality enhanced by the twelve tapering buttresses \* The impressive buttressed interior contains an open structure of steel girders supporting the water tank \* The tower has landmark value due to its prominent and exposed position on Rivey Hill

## Details

LINTON

467/0/10008 BALSHAM ROAD 16-JUL-08 RIVEY HILL WATER TOWER

II

Also Known As: WATER TOWER, RIVEY HILL, RIVEY HILL Water tower, 1935-6. Consulting engineers Sands & Walker of Nottingham. Brickwork by H. J. Paintin of Linton, steelwork by R. Watson of Bolton.

MATERIALS: Red brick with concrete dressings. The internal tank and girders are of steel. The roof is grey slate.

PLAN: Dodecagonal (12-sided).

EXTERIOR: Tower constructed of red brick in English bond, with a conical slate roof with 4 gablets and a finial. There are 12 tapering buttresses at the angles of the tower, with closers and concrete offsets. Between the buttresses there are narrow rectangular stepped recesses. At the bottom of the recesses there are tall metal windows on 4 sides, and at the top of the recesses there are small metal windows on all 12 sides. There is a round-arched doorway at ground level on the E side, with a commemorative metal plaque above. The top stage of the tower which conceals the water tank is blank, with a concrete band below and a concrete eaves cornice above. The mobile communications equipment affixed to the upper stages of the tower is not of

special interest.

INTERIOR: The cylindrical steel water tank is supported on a 4-stage open structure of steel girders, embedded into 12 internal brick buttresses. There is a concrete floor at the 3rd stage.

HISTORY: In August 1934, South Cambridgeshire Rural District Council approved a scheme to supply mains water to more than 5,000 people in Linton and the surrounding villages. The hill villages of South Cambridgeshire had been suffering from severe water shortages for some time; the only water supply came from wells, most of which were contaminated or privately owned. The Linton water scheme, costing around £42,600, included 34 miles of cast iron pipework; a 60 foot-deep well; a pumping station in Back Road; and the 100 foot-high tower on Rivey Hill, with its 87,500 gallon water tank. The engineers were Sands & Walker of Nottingham. Work began in March 1935 and was completed in June 1936. The steelwork for the tower was supplied by R. Watson of Bolton for £2,030. The brickwork was by the Linton firm of H. J. Paintin and cost £3,788. The provision of fresh water transformed life in the district and enabled the building of a secondary school in Linton in 1937. The Village College still has the water tower as its emblem.

As the population expanded and the demand for water increased in the 1960s and 70s, two reservoirs were built in the grounds near the tower. Two further towers made of reinforced concrete were erected on nearby hills, so that there are now three towers serving the area.

REASONS FOR DESIGNATION DECISION: The water tower on Rivey Hill, Linton is designated at Grade II, for the following principal reasons: \* Built in 1935-6 as part of the Linton water scheme, it is a striking example of Art Deco design \* Unusually for its date, it was constructed in brick rather than concrete, in order to harmonise with the landscape \* The dodecagonal brick exterior has a monumental presence, and a sculptural quality enhanced by the twelve tapering buttresses \* The impressive buttressed interior contains an open structure of steel girders supporting the water tank \* The tower has landmark value due to its prominent and exposed position on Rivey Hill TL5677047943

## Legacy

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## Legal

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

End of official listing



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