



**BIDWELLS**

**BABRAHAM RESEARCH CAMPUS  
FIRST PROPOSALS CONSULTATION (REGULATION 18) – DEC 2021  
PLANNING REPRESENTATIONS  
APPENDIX 5 : INITIAL BUILT HERITAGE APPRAISAL**

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Babraham Research Campus Ltd  
November 2021



# **INITIAL BUILT HERITAGE APPRAISAL BABRAHAM RESEARCH CAMPUS**

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## Quality Assurance

Site name: Babraham Research Campus  
Cambridge  
CB22 3AT

Client name: Babraham Research Campus Limited

Type of report: Initial Built Heritage Appraisal

Prepared by: Daniele Haynes BA (Hons) MSc



Date: 23 November 2021

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Date: 23 November 2021



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## **Appendix 1**

STATUTORY LIST DESCRIPTIONS

## 1.0 Introduction

- 1.1 This Initial Built Heritage Appraisal has been prepared on behalf of Babraham Research Campus Ltd in support of representations to the First Proposals stage of the emerging Greater Cambridge Local Plan (Regulation 18 consultation) and in respect of Land at Babraham Research Campus (hereafter referred to as the “site”)
- 1.2 Babraham Research Campus is currently identified within the First Proposals consultation document, under Policy S/BRC, as a Policy Area, with a proposed policy direction to remove the developed area of the Campus from the Green Belt.
- 1.3 The draft Policy S/BRC notes that any proposals are required to preserve the appearance of the conservation areas, and the setting of the Grade II Listed Babraham Hall and the Grade I Listed St Peter’s Church.
- 1.4 This Appraisal therefore identifies the heritage assets which may be affected by any such allocation with reference to Section 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on built heritage assets or their settings is being considered (Paragraphs 194-207).
- 1.5 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.
- 1.6 This document has been prepared by Kate Hannelly BSc (Hons) MSc IHBC (Associate, Heritage and Design) and Daniele Haynes BA (Hons) MSc (Senior Heritage Consultant).

## 2.0 Heritage Legislation, 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 16(2) states “*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
  - Section 66(1) reads: “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
  - In relation to development within Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

#### National Planning Policy Framework (2019)

- 2.2 The National Planning Policy Framework (NPPF) was revised in July 2021. 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 189).
- 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 194).
- 2.5 Paragraph 195 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 199 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 200). 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 200 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 202 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 designed, to result in no harm to the significance of heritage assets.
- 2.12 In the case of non-designated heritage assets, Paragraph 203 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.
- 2.11 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.
- 2.12 With regard to Conservation Areas and the settings of heritage assets, paragraph 203 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While 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)

- 2.13 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.
- 2.14 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.
- 2.15 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)
- 2.16 This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a “*high test*”.
- 2.17 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)
- 2.18 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.*” (Paragraph: 039 Reference ID: 18a-039-20190723)

### Historic England ‘Conservation Principles: Policies and Guidance’ 2008



- 2.19 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:
- “New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future”* (page 59).



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

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

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

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

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

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

## **Local Policy**

### **South Cambridgeshire Local Plan (2018)**

- 2.23 The South Cambridgeshire Local Plan outlines the planning policies and land allocations which will guide future development. The relevant policies for any new development are:
- 2.24 Policy NH/14: Heritage Assets

"1. *Development proposals will be supported when:*

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

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

*2. Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly:*

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

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

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

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

*g. Historic places;*

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

## 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 194 of the 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:

*Table 1 Assessment of Significance*

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.

- 3.22 Once the value/significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. Table 2 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.

*Table 2 Assessment of Sensitivity*

<b>SENSITIVITY</b>	<b>EXPLANATION OF SENSITIVITY</b>
<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.

*Table 3 Assessment of Impact*

<b>MAGNITUDE OF IMPACT</b>	<b>TYPICAL CRITERIA DESCRIPTORS</b>
<b>Very High</b>	<b>Adverse:</b> Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.

	<b>Beneficial:</b> 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>	<b>Adverse:</b> 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. <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.
<b>Medium</b>	<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. <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.
<b>Minor/Low</b>	<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. <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.
<b>Negligible</b>	Barely discernible effect on baseline conditions but a slight adverse or beneficial impact.
<b>Neutral</b>	A change or effect which is neither adverse nor beneficial in impact.
<b>Nil</b>	No change in baseline conditions.

## Summary

- 3.26 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicted impacts which is being sought through undertaking this process. It should be clearly understood that the level of detail provided within these assessments is *“proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* as set out in Paragraph 194 of the National Planning Policy Framework.



## 4.0 Historic Context

- 4.1 Babraham has a varied history with a 'grand house' located on the site of Babraham Hall since the 1580s, when Babraham Palace was completed. The Palace had a number of owners, the most notable being Sir Horatio Palavicino. He collected the Pope's taxes in England during the reign of Mary, and converted them to his own use and became protestant on the accession of Elizabeth I. He became a favourite of the Queen; being one of her negotiators in Germany and crucial in financing her navy.
- 4.2 The Palace was taken over by Parliament in 1651 because its then owner, Thomas Bennet, supported Charles I during the Civil War. However, Charles II restored the Palace to the Bennet Family in 1660.
- 4.3 The Palace was demolished in 1767, and it wasn't until 1770 that a Director of the East India Company bought the empty site and built a 'small seat'. This was subsequently demolished to make way for Babraham Hall, which was constructed between 1833 and 1837 by Philip Hardwick for Henry John Adeane. It was considerably enlarged and remodelled in 1864.
- 4.4 The Hall was built in a Jacobean revival style of red brick with limestone dressings and a slate roof. The building, which has a symmetrical, three-gabled façade, may encase some of the earlier 1770 structure. The gardens, including a folly, were laid out in 1864 according to a 16<sup>th</sup> century plan.

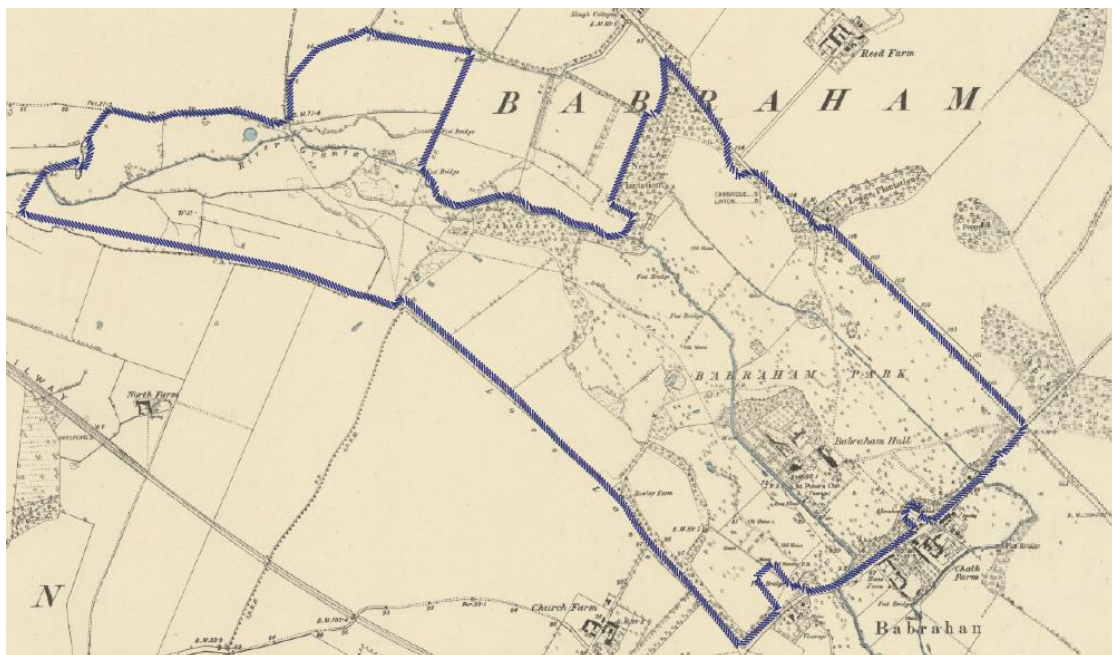


Figure 1 Extract from the 1885 Ordnance Survey (OS) map with the wider Campus site marked in blue.

- 4.5 In 1948, Babraham Hall and 400 acres of land were sold to the Agricultural Research Council. All work directly related to agriculture ceased in 1998 when the campus specialised in Biotechnology and Biological Sciences. The north-west service wing of Babraham Hall, which was constructed circa 1900, was replaced by offices and laboratories in 1952-3. In the 1960 OS map below, some new structures had been built in the grounds to the south of the hall by this date and the new offices attached to the north-west of the hall can also be seen.

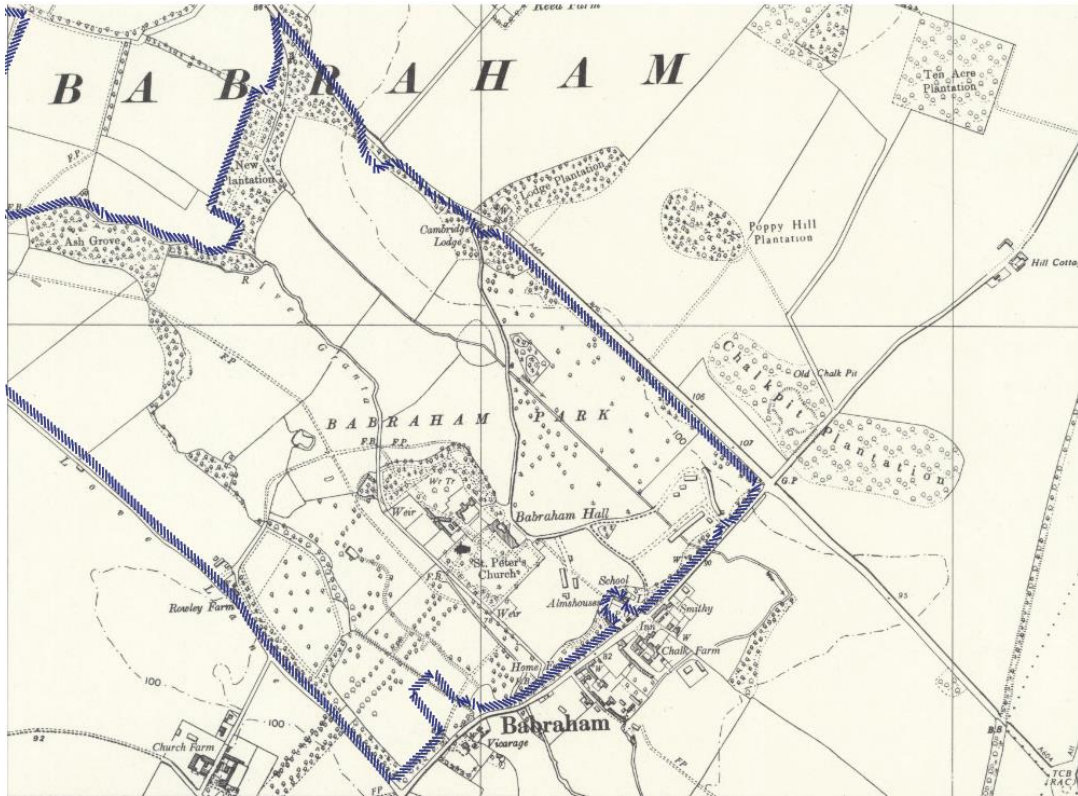


Figure 2 Extract from the 1960 OS map with the wider Campus site marked in blue.

- 4.6 The aerial below shows the current level of development of the Research Campus around Babraham Hall. Here, the land to the south of the hall has been developed with several new structures. The area to the north of the Hall has been completely redeveloped with the built form of the campus extended to the north of the site.



Figure 3 Current Aerial (Google Earth) showing the wider Campus site marked in blue.

## 5.0 Heritage Assets

- 5.1 This section identifies heritage assets which surround the site. In this case, the following heritage assets are local to the proposed development and have been identified as they may be affected by any future development proposal at the Campus. The identification of these assets is consistent with '**Step 1**' of the GPA3 The Setting of Heritage Assets.
- 5.2 Although there are a number of assets within the local surrounding area, the location and significance of many of them results in them having no perceptible individual relationship with the site. For this reason, only the heritage assets which may be considered to be affected by the proposed allocation have been identified.
- 5.3 In the case of the proposals, the following heritage assets may be affected by the current allocation:
1. Babraham Hall – Grade II Listed;
  2. Parish Church of St Peter – Grade I Listed;
  3. Babraham Conservation Area;
  4. The School House and Nos 1,2,3 and 4 The Almshouses – Grade II;
  5. The Old Post Office – Grade II;
  6. Statue of Jonas Well opposite Chalk farmhouse – Grade II;
  7. Nos 39, 40 and 41 High Street – Grade II;
  8. Home Farmhouse, High Street – Grade II;
  9. Chalk Farmhouse – Grade II;
  10. Barn and Granary to west of the George PH – Grade II;
  11. The George PH – Grade II;
  12. Nos 25, 26, 27, 28, 29 30 and 32 High Street – Grade II;
  13. The Icehouse Chalkpit – Grade II;
  14. Church Farmhouse, Sawston Road – Grade II.



Figure 4 Aerial showing the location of the assets noted above

- 5.4 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 it contains; 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, this includes the buildings which are considered to make a positive contribution to the Conservation Area.
- 5.5 All relevant Statutory List descriptions can be found in Appendix 1. Any buildings or structures considered to fall within the curtilage of the above listed buildings will be considered to form part of the listed building and impacts will be assessed accordingly.

## 6.0 Significance Assessment

- 6.1 The significance of each assets 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, as the proposals progress.
- 6.2 From an initial review, it is apparent that the site does contribute, to varying extents and in separate parts, to the setting of a number of heritage assets. In some cases, the site forms part of an ‘immediate’ setting; for example, the Grade I listed Parish Church of St Peter, whilst in other cases, the site forms part of what may be termed an ‘extended’ setting; or in other words, a more distant connection, for example the Grade II listed Church Farmhouse, Sawston Road.
- 6.3 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.
- 6.4 Whilst some identified assets will be assessed individually, there are a number of the identified assets are located within a close proximity of the each other and are of a similar scale and importance. For the purposes of this report the following assets are being initially assessed to help provide a context for the proposals:
- Babraham Hall – Grade II;
  - Parish Church of St Peter – Grade I listed;
  - Babraham Conservation Area.

### **Babraham Hall – Grade II Listed**

- 6.5 Babraham Hall was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on 30<sup>th</sup> September 1985, at Grade II.



*Figure 5 Babraham Hall as seen from the south-east*

- 6.6 The existing building dates to 1829-32, although it stands on the site of earlier buildings and is thought to possibly contain fragments of a building from 1770. The building was substantially altered in 1864 and again in 1900 whilst still in use as a private home. It was altered again in the late 20<sup>th</sup> century whilst used by the Agricultural Research Council, these alterations included the demolition of the north-west service wing and the construction of offices and laboratories in its place.
- 6.7 The Hall was built in a Jacobean revival style from red brick with limestone dressings and a slate roof. The original building has a symmetrical three-gabled façade with rusticated limestone quoins, moulded bands between floors and copings to parapets and gables. Many details, such as the rainwater goods, include the Adeane family crest. Internally, the ground floor rooms have decorative plaster ceilings with pendants in a Jacobean style.
- 6.8 The Hall was built by Philip Hardwick between 1829 and 1832 for Henry John Adeane as a private home. Its current use as office and laboratory space ensures that the building continues to be a private space however, it has a greater level of appreciation than was historically the case. The Hall is also the focal point of the research campus making the building a significant feature of the local area.
- 6.9 In addition to the current building's historic links, the site of the hall also is associated with notable families with connections to Queen Elizabeth I and Kings Charles I and II.

#### Overall Significance

- 6.10 Overall, Babraham Hall is considered to hold a **good** level of significance through its retained historic fabric and its association not only with notable families and with the Research Campus.

#### Setting

- 6.11 The Hall sits within the Babraham Research Campus. The setting of the Hall has changed considerably over time due to the development of the research campus around it, introducing built form into the former parkland in the north and south. These new buildings relate to the institutional use of the hall and its parkland, although not all of the recently-constructed elements are supportive of the Hall's setting and those buildings to the north have reduced the building's connection with its rural wider surroundings in this direction.
- 6.12 However, a sense of the spacious and green character of the parkland can be had to the west and east of the building where formal lawns and gardens still exist. These open areas either side of the hall ensure that the building continues to be a focal point of the estate. The sense of space to the west of the hall is compounded by views of the fields beyond the River Granta hinting at the rural wider setting of the building.
- 6.13 The prominent boundary wall and the tree-line along the southern boundary creates an awareness of the estate and the grand house, from the A1307 and the village, suggesting the historic grandeur of the hall.
- 6.14 Therefore, the setting of Hall makes a **moderate beneficial** contribution to its significance.

#### Contribution of the site to setting

- 6.36 The various parcels which are proposed for development, six in total, are all located within the wider estate associated with Babraham Hall and therefore form part of the immediate and extended setting of the hall. The majority of the parcels are located away from the hall and are

not visible due to intervening built form and vegetation which screen them. As a result, these sites are considered to make a neutral contribution to the setting of the hall in their current form.

- 6.15 The site which is located directly to the north of the hall is formed by landscaping and built form associated with the research campus. The landscaping is considered to make a positive contribution to the hall whilst the built form makes a neutral contribution as it is seen within the wider context of the research buildings. As a result, the various sites identified contribute to the setting of the building to varying degrees with the sites closest to the hall contributing to the highest extent.

#### **Parish Church of St Peter – Grade I Listed**

- 6.16 The Church of St Peter was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on the 22<sup>nd</sup> November 1967, at Grade I.



*Figure 6 The Church of St Peter as seen from the north*

#### Evidential and Aesthetic Value

- 6.17 The Church is an ecclesiastic building retaining a great deal of historic fabric. The oldest elements of the building are the west tower and chancel both of which date to the 13<sup>th</sup> century with the nave, south porch, north and south aisles dating to the 15<sup>th</sup> century. The tower was restored in the early 17<sup>th</sup> century with two buttresses built projecting into the nave and the east wall was enclosed. The building was restored in the late 18<sup>th</sup> century rebuilding the nave roof and again in the late 19<sup>th</sup> century with the north aisle windows dating to this time.
- 6.18 The building elevations are of flint rubble with clunch and Barnack limestone dressings. Most of the roofs are covered with slate although the chancel roof is covered with pantiles.

- 6.19 Internally, the building retains a number of decorative features monuments of various dates. These demonstrate the long history of the church and commemorate many of the families associated with the building.
- 6.20 The Church would have been the focal point of life in Babraham for centuries. Due to the fact the Church is slightly removed from the body of the village adjacent to the Hall, it has been considered whether the village was moved from its original site. However, there has not been any archaeological or other evidence to support this theory.
- 6.21 As such, the Church of St Peter is considered to hold a **high** level of evidential and historic value.

#### Historic and Communal Value

- 6.22 The Church dates from the 13<sup>th</sup> century and is linked to local and national events through its internal monuments and the fabric of the building.
- 6.23 It is also associated individuals of note such as John Hallier, Vicar of Babraham, who was burnt at the stake in Cambridge for refusing to renounce the protestant faith during the Marian persecutions of 1556. As well as being associated with a number of important families such as the Adeane and Bennet (Benet) families. While it is not clear who the original architects of the building were, the later restorations were carried out by Robert Jones and possibly by J.T. Michlethwaite.
- 6.24 Despite being removed from the village and positioned within the grounds of Babraham Hall, the Church was and continues to be a communal centre of the area and a public place of worship.
- 6.25 The Church of St Peter is considered to hold a **high** level of historic and communal significance.

#### Overall Significance

- 6.26 Overall, the Church of St Peter is considered to be of a **high** level of significance primarily due to its retained fabric and historic associations.

#### Setting

- 6.27 The immediate setting of the church is formed by its associated churchyard containing funerary monuments. To the north and south of the churchyard are formal gardens associated with Babraham Hall, with the Hall itself located to the south of the church complete with its associated formal lawn. Pathways through the gardens of Babraham Hall maintain a link between the church and the hall.
- 6.28 Mature vegetation around the churchyard and within the gardens of Babraham Hall give the church a sense of enclosure and tranquillity whilst the tower marks the church out as a monument in the area. To the west is the River Granta with open fields beyond, ensuring that in this direction the church can be understood within a rural setting.
- 6.29 However, beyond the gardens the Research Campus has resulted in development within the setting of the Church diminishing its connection with the wider rural countryside around it although the landscaping within the Research Campus ensures that a green and spacious character is retained.



- 6.30 The setting of the Church of St Peter is considered to make a **moderate/good beneficial** contribution to the building's significance.

Contribution of the site to setting

- 6.31 As with the Hall, the church is located within the grounds of the Babraham Research Campus. The various sites which have been highlighted for potential development are all located within the Babraham estate grounds, and therefore form part of the wider setting of the church.
- 6.32 The majority of the parcels are set away from the church and due to the intervening built form and vegetation there is no inter-awareness between them resulting in them making a neutral contribution to the setting of the church. However, there is one parcel which is adjacent to the church. The landscaping within this parcel is deemed to form a positive aspect of the church's setting. Where the parcel contains existing built form this add to the research campus context of the church and therefore are considered to be a neutral contributor.

**Babraham Conservation Area**

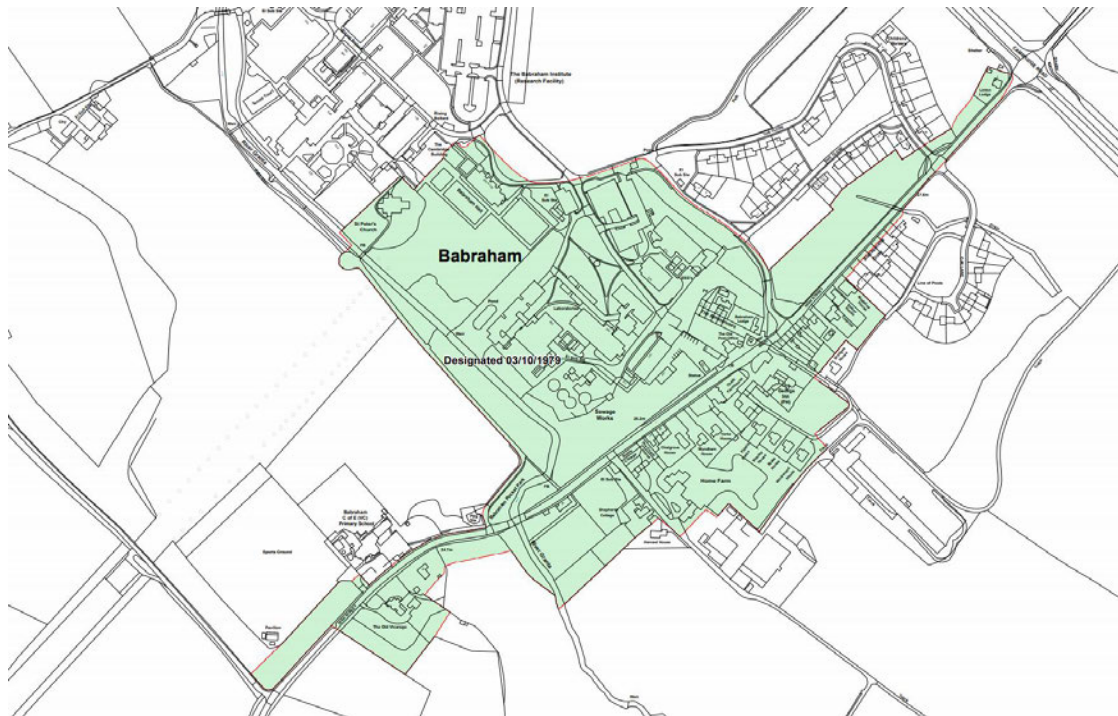


Figure 7 Map of the Babraham Conservation Area, South Cambridgeshire DC

- 6.33 Babraham Conservation Area was designated on 3<sup>rd</sup> October 1979. The designated area includes the High Street, from the A1307 to Rowley Lane and extends north-westward to include the Hall and Parish Church. There have been no revisions to the Conservation Area boundary and a Character Appraisal has not been produced by the Local Planning Authority.
- 6.34 The historic form of the village is very linear with many of the village's properties located to the south of the High Street. To the north of the High Street there is also a small distinct cluster of residential development comprising the Old Post Office, Babraham Lodge, the Almshouses, the School House and School. However, the north of the High Street is dominated by the Babraham Research Campus. This area feels very distinct from the rest of the village due to the ribbon of mature trees which line the campus' southern boundary limits and views between the campus and the High Street.

- 6.35 There are nine Grade II listed buildings within the Conservation Area (including Babraham Hall) and one Grade II\* listed building – the Alms-houses and School House. The Parish Church of St Peter is also included within the Conservation Area, and this is Grade I listed.
- 6.36 The village of Babraham has retained much of its historic linear plan. The development of the Research Campus has resulted in additional built form being constructed on the grounds of the Hall. It is considered that the Babraham Conservation Area holds a **good** level of significance.

#### Setting

- 6.37 The setting of the Babraham Conservation Area is rural in its character with open fields almost completely surrounding the designated area. To the east of the Conservation Area boundary is some later development in The Close, located in the Research Campus and Blacksmiths Close and Oak Lane to the south of the High Street. Both developments are of a very open grain, allowing for views of the surrounding area.
- 6.38 To the north-west of the Conservation Area are further laboratories and offices built as part of the research campus. This has somewhat diminished the relationship between the Conservation Area and its rural setting in this location. However, the institutional character of the Campus extension relates to the new use of the grounds of Babraham Hall and is therefore not considered to be a negative feature of the Conservation Area's setting.
- 6.39 As such, the setting of the Babraham Conservation Area is considered to make a **minor beneficial** contribution to its significance.

#### Contribution of the site

- 6.40 Part of the Babraham Research Campus is located within the boundaries of the Conservation Area forming part of the institutional area in the north of the Conservation Area. In this area there is only one proposed parcel of development wholly located within the designated area. This area already contains built form associated with the research campus. As such, in its present form, the area adds to the institutional character of the Conservation Area within the Babraham Campus and is considered to make a neutral contribution to the designation's character and appearance.
- 6.41 In the south east of the research campus, the proposed development parcel is partially located within the Conservation Area containing part of the wooded boundary of the Research Campus, which is considered to be a beneficial feature of the designation. Adjacent to the Conservation Area boundary is an area of 20<sup>th</sup> century housing development which forms part of the Research Campus and is considered to be a neutral feature of the Conservation Area's setting.
- 6.42 The remainder of the proposed development sites are located outside of the Conservation Area boundary. The majority of the proposed development parcels are located away from the Conservation Area boundary and as a result of intervening built form and vegetation, there is only a limited shared awareness between the parcels and the Conservation Area.
- 6.43 There is one proposed site located adjacent to the boundary of the Conservation Area. The existing laboratory buildings within and around this proposal site in addition to the landscaping within it, ensure that it experienced as part of the Research Campus, adding to the institutional character of the Conservation Area's setting in this direction.

## 7.0 Proposed Illustrative Masterplan

- 7.1 Future proposals for the site comprise the development of further employment land within and adjoining the existing built up area of the Campus. In addition, low density redevelopment of existing campus-linked housing is proposed. A supporting infrastructure and renewable energy zone is also shown south of the River Granta.
- 7.2 A Campus Strategy Plan and emerging Illustrative Masterplan have been prepared to indicate the locations of the key development zones. These plans have been shaped by, and respond to, the historic and landscape context of the site.



Figure 8 Illustrative masterplan (Babraham Vision Document November 2021)

- 7.3 The illustrative masterplan shows the proposed extension of the Babraham Research Campus to the south and west in order to create additional employment floorspace. In these areas would be new laboratory and office buildings with associated parking and landscaping. These new buildings would be a maximum of two storeys high with plant above.
- 7.4 Within the existing central campus and in the south-east of the campus, several buildings are proposed to be demolished and replaced with new office and laboratory buildings. Again, these new structures would be a maximum of two storeys with plant above, ensuring consistency with the retained campus buildings.
- 7.5 The masterplan also seeks to redevelop The Close with a new residential development linked to the campus. Here the campus would contain a mix of detached and semi-detached dwellings as well as student accommodation and amenities for the residents. To the south-west of the campus, south of the River Granta, the existing complex of farm buildings would also be redeveloped providing renewable energy and support infrastructure. This development parcel is proposed to be retained within the green belt as part of the proposals and would contain primarily single storey structures with a few two storey structures.

## 8.0 Impact Considerations

### Listed Building considerations

- 8.1 The statutory duty under Section 16(2) states “*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*” At this stage, there are no current plans for the listed buildings on site, however if a scheme is progressed for the wider site there is the potential for the inclusion of listed buildings and structures within this. Any works will be required to maintain and enhance the special interest of these buildings.
- 8.2 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that any development should “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
- 8.3 ‘Setting’ is defined as the “*surroundings in which the asset is experienced*”, and a reduction in the ability to appreciate the existing character of this site may result in a reduction in the ability to appreciate the identified listed buildings in a setting which supports their significance.
- 8.4 As discussed, the setting of Babraham Hall has been altered considerably by the development of the Research Campus, with the campus having been constructed on its historic parkland and severing the building’s connection to the rural landscape in the north. Nonetheless, the campus buildings relate to the hall’s new institutional use and provides an understanding of the evolution of the site. Landscaping around the campus buildings ensures some continued sense of the parkland within the campus, whilst the open spaces to the east and west of the hall also allow for a sense of the historic park and the area’s connection with the wider rural setting.
- 8.5 This is also true of the Church of St Peter located adjacent to the Babraham Campus. The development of the Research Campus around the church has reduced the building’s connection to the green parkland of Babraham Hall and the wider rural setting however, a sense of the green character of the area has been maintained through the landscaping around the campus.
- 8.6 With regard to both listed buildings, the appearance of new development should carefully consider the hierarchy and prominence of the listed buildings and look to retain and enhance the green character of the campus and the areas in which there is a continued connection to the rural landscape outside of the campus.
- 8.7 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

- 8.8 The statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to “*the desirability of preserving or enhancing the character or appearance of the Conservation Area*”. In relation to the Babraham Research Campus, the land only partially falls within a Conservation Area. The part of the site located beyond the boundaries of the Babraham Conservation Area is however, considered to form part of the wider setting of the Conservation Area and therefore the contribution the site makes to character and appearance of the Conservation Area and to its the setting needs to be fully considered.

- 8.9 When considering the proposed sites 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 the setting and significance of the asset.
- 8.10 The Research Campus forms the planned institutional character in the north-west of the Conservation Area which differs from the village character in the south-east. The high wall and thick tree boundary along the campus's boundary with the High Street, reinforces the distinction between the two areas and limits the intervisibility between them.
- 8.11 Due to the intervening tree boundary, views between the Conservation Area and the sites can only be had from within the Babraham Research Campus itself and even then, the more northerly application sites cannot be viewed as a result of intervening built form and vegetation. Where the proposal sites can be viewed, it is clear that they form part of the Babraham Research Campus and thus add to the institutional character of the Conservation Area's setting in the north and west. Development in these areas should take the appearance, scale and landscaping of the wider campus into account.
- 8.12 The farmland parcel in the south-west also makes a contribution to the Conservation Area albeit relating more to the wider agricultural setting of the area. It is likely that a reduction in the ability to appreciate the agricultural character of this site will result in a reduction in the ability to appreciate the Conservation Area in a setting which supports its significance. However, it must be appreciated that it is not necessarily the case that the whole site forms an equally significant part of the Conservation Area's wider rural setting. Therefore, the degree to which a sense of openness and agricultural character can be maintained within this site will relate directly to the extent to which the integrity of the setting can be preserved.
- 8.13 It is considered that much of the site forms part of the institutional character and Research Campus context found in the north-west of the Conservation Area and beyond its boundaries whilst the parcel in the south-west forms part of the surrounding farmland. As such, when considering the impact of the proposed future developments on the Babraham Conservation Area, under the relevant policies of the National Planning Policy Framework (NPPF) paragraphs 193-196, it should be noted that depending on the development parcel, it is the impacts on both the character and appearance and on the setting of the Conservation Area which should be considered - taking into account any adverse and beneficial impacts arising.
- 8.14 In this regard, the alteration or loss of any identified characteristics may be considered to cause some harm to the setting of the Conservation Areas – albeit that this level of harm would be “less than substantial” in the terms of the NPPF. There may be other opportunities, however, that reinforce existing positive characteristics or provide other benefits to the character or appearance of the Conservation Area.
- 8.15 To accord with national policy, any potential harm arising from the development would need to be clearly outweighed by “public benefits” arising from the development. Public benefits could be achieved in a number of ways to be explored through the evolution of the proposals and their content. They could also entail ‘heritage benefits’, by which existing heritage considerations could be improved as a result of the proposals.

## 9.0 Design Parameters

- 9.1 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

- 9.2 Development within the site will result in an apparent change to the setting of the identified built heritage assets. A reduction in the ability to appreciate the arable character of these fields 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.
- 9.3 A site sensitivity plan, relating to built heritage only, is shown below which should help guide a potential approach to the location of zones of development. This takes into account the significance and setting of the identified built heritage assets as well as views in, out and across them. These identified zones will need to be further refined and worked through as the detailed design of the proposals are brought forward in order to further mitigate or remove any elements of harm. They also need to be considered alongside below ground heritage and landscape considerations.



Figure 9 – Sensitivity of site, in terms of built heritage only. This should be considered alongside below ground heritage and landscape considerations.

### Landscape

- 9.4 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 an agricultural context and the use of 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 Conservation Areas and listed buildings.

## 10.0 Initial Heritage Impact

- 10.1 It is apparent that development within the site may result in an apparent change to the setting of a number of identified built heritage assets, as discussed in Section 6 of this report. This may result in a reduction in the ability to appreciate the open and green character of the site, resulting in a reduction in the ability to appreciate the assets in a setting which supports their significance.
- 10.2 However, it is not necessarily the case that the whole site forms an equally significant part of the identified assets' settings. 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 settings can be preserved. A site sensitivity plan, relating to built heritage only, has provided a guide to the potential approach to the location of zones of development. This takes into account the significance and setting of the identified built heritage assets as well as views in, out and across them.
- 10.3 As such, the initial impacts in terms of built heritage are discussed below in the context of the proposed illustrative masterplan.
- 10.4 Where we consider the effect on Conservation Areas, we are considering the Conservation Areas 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 - including listed buildings.
- Key views to, from and across Babraham Hall are maintained. It is noted that some of the proposed developments are likely to be seen in the context of Hall and as such, their detailed design, scale and massing will have to be carefully considered moving forward. This is also the case for the sites which are in proximity to the Parish Church of St Peter and the Babraham Conservation Area.
  - A significant landscape is retained around the site maintaining a clear sense of the open and green landscape setting it currently holds. As such, the historic functional and visual contribution the site makes to the setting of the listed buildings within the site and the Conservation Area (and the assets this holds) is maintained. This also ensures a retained connectivity between the assets and the wider countryside which contributes to their wider setting, context and understanding.
  - Additional woodland, individual trees, copses planting, scrub planting, orchard and grassland planting are all proposed to strengthen the biodiversity of the site and enhance its green character. This is further reinforced with the addition of a proposed wetland and restored pond.
  - Where areas of additional built form are proposed, the placement and location of these have been carefully considered. As shown on the illustrative masterplan, these are limited to areas which are either already developed or within areas that are in close proximity to developed areas. This creates a clear grouping to the built form within the site, providing a clear understanding of the evolution of it and allows for its continued growth to be achieved in a manner which respects the heritage and landscape setting in which the site is located.
- 10.5 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.

- 10.6 At this early stage, if masterplanning is further developed to ensure impacts on built heritage assets are mitigated or removed altogether these impacts are likely to be at the level of “less than substantial” harm in terms of the policies of the NPPF – although it is not possible to define any more precisely the levels of impact at this stage until more detail is available.



## 11.0 Summary and Conclusions

- 11.1 This Initial Built Heritage Appraisal has been prepared on behalf of Babraham Research Campus Ltd in support of representations to the First Proposals stage of the emerging Greater Cambridge Local Plan (Regulation 18 consultation) and in respect of Land at Babraham Research Campus .
- 11.2 As a result of the initial assessment of the proposed development sites, a series of impact considerations have been set out which have informed the emerging illustrative masterplan for the Campus. It is likely that development on certain areas could result in some harm to the significance of heritage assets and, as such, great care will be required to mitigate these impacts through the location, form, scale and design of the proposals as they emerge. However, only at the point of further detail will it be possible to be more precise on the levels of impact on setting and then how these impacts would materially affect the significance of the assets. 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.
- 11.3 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 “less than substantial” harm in terms of the policies of the NPPF – although it is not possible to define any more precisely the levels of impact at this stage until more detail is available.
- 11.4 It is the intention that the Bidwells Heritage team will continue to advise Babraham Research Campus as the illustrative masterplan progresses to ensure that the principles laid out in this document are fully considered and developed in detailed design, to enable impacts on built heritage assets to be avoided, minimised or mitigated wherever possible.
- 11.5 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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# BABRAHAM HALL THE INSTITUTE OF ANIMAL PHYSIOLOGY

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1127745

Date first listed:

30-Sep-1985

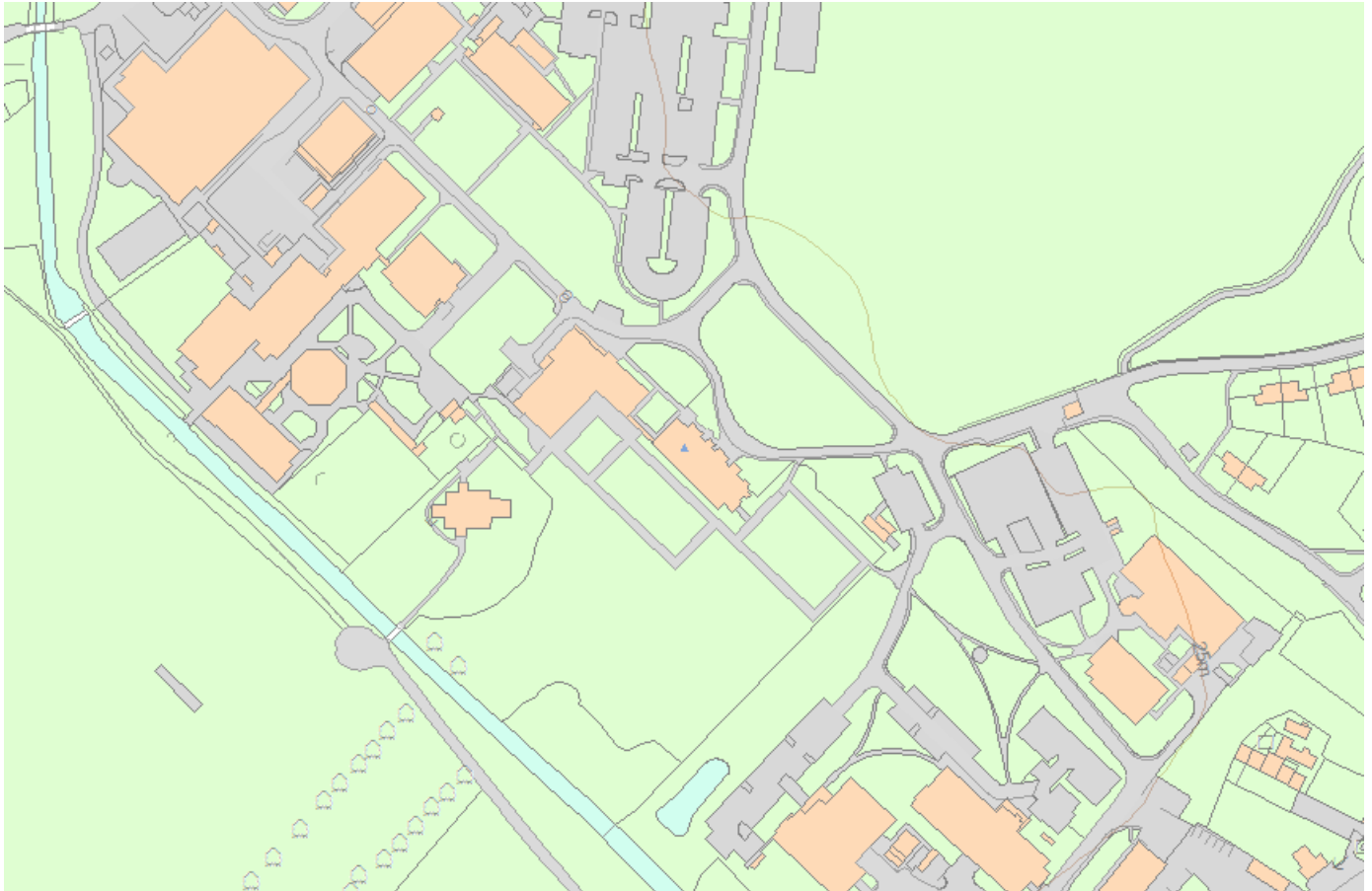
Statutory Address:

BABRAHAM HALL, HIGH STREET

Statutory Address:

THE INSTITUTE OF ANIMAL PHYSIOLOGY, HIGH STREET

## Map



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This copy shows the entry on 05-Jul-2021 at 11:36:29.

## Location

Statutory Address:

BABRAHAM HALL, HIGH STREET

Statutory Address:

THE INSTITUTE OF ANIMAL PHYSIOLOGY, 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:**

Babraham

**National Grid Reference:**

TL 51051 50555

## Details

TL 5050 BABRAHAM HIGH STREET (North West Side)

8/45 Babraham Hall, The Institute of Animal Physiology

GV II

Country house 1832-33 by Philip Hardwick (1792-1870), for H J Adeane, Jacobean revival style with addition and alteration in 1864 and c.1900. Red brick with limestone dressings; slate roofs and metal coverings to tower and corner turret. Three storeys and basement; two storey and attic north west range. The original building with symmetrical three gabled facade perhaps encases part of c.1770 building. Extended to south-east by one bay and to north-west beyond north tower by a range including a billiard room, and unified in the garden facade by a loggia raised over the semi-basement (The north west service wing c.1900 was replaced by offices and laboratories in 1952-3). Entrance facade facing north-east. Rusticated limestone quoins, moulded band between floor and coping to parapet and gable. Lime tone dressing to mullioned window with transome at ground and first floors. Chimney stacks with short octagonal shafts. Mid C19 single storey porch of three 'bays' divided by pilasters with blind balustrade and entablature surmounted by ball finial; round arched doorway with side light; recessed double panelled doors and fanlight with glazing bars. Two projecting three storey 'bays' on either side with shaped parapet gables similar to central gable with crest of Adeane and Adeane impalling Stanley in gable head. Side stack to left hand with crest of Adeane impalling Yorke. Square north tower with shaped pyramidal roof terminating with ball finial similar to south corner turret. Loggia in garden facade of fourteen 'bays' with square pier and balustrade over an arcade of segmental headed arches. Rainwater heads with initials H.I.A. 1833. Interior: Ground floor rooms with plastered ceilings on raised ribs forming geometric pattern with pendant in Jacobean style. Former drawing room with two fireplaces flanked by elaborate shaped and enriched pilasters with mirrors above. Former dining room with bolection moulded panelling. Staircase with flat shaped and pierced balustrade. An early house, Babraham Place c.1580 was owned by Sir Horatio Palavicino in 1589, it was demolished in 1766 and the materials sold (some seen by Wm. Cole, used to repair Chesterton sluice). Robert Jones, an East India Company director rebuilt the house on the same site. The present house was sold to the Agricultural Research Council by Col. Sir Robert Philip Wyndham Adeane in 1948. The gardens, including a folly, were laid out in 1864 according to a C16 plan.

V.C.H., Vol. VI, p22,26 R.C.H.M. Report 1951 Colvin, H. English Architects, p262 Pevsner. Buildings of England, p294 Palmer, M.W. The Neighbourhood of Hildersham, p31, 1924

Listing NGR TL5105150555

## Legacy

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

**Legacy System number:**

51831

**Legacy System**

LBS

## Sources

### Books and journals

Colvin, H M , A Biographical Dictionary of English Architects 1600-1840, (1954), 262

Palmer, W M, The Neighbourhood of Hildersham, (1924), 31

Pevsner, N, The Buildings of England: Cambridgeshire, (1970), 294

Salzman, L F, The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1978), 22

Salzman, L F, The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1978), 26

### Other

Reports on Buildings in the Parishes of Babraham Great Abington Hildersham Linton Little Abington and Pampisford Cambridgeshire, (1951)

## 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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# PARISH CHURCH OF ST PETER SOUTH WEST OF BABRAHAM HALL

## Overview

Heritage Category:  
Listed Building

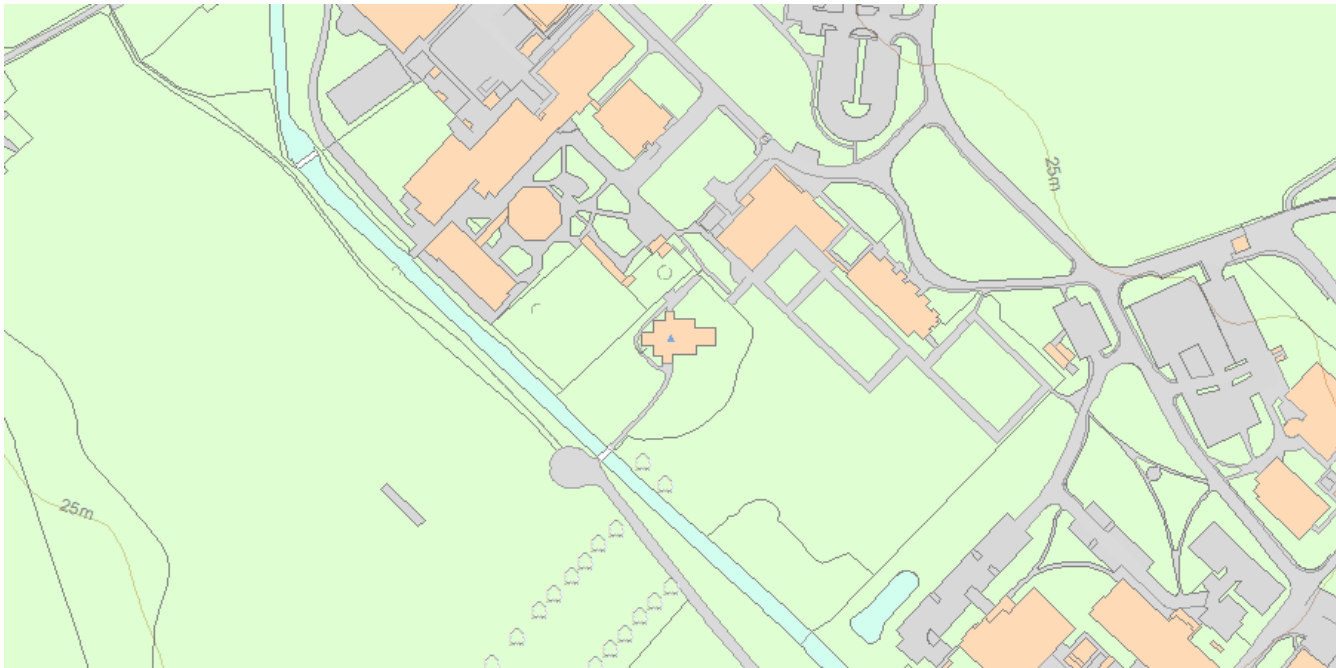
Grade:  
I

List Entry Number:  
1331111

Date first listed:  
22-Nov-1967

Statutory Address:  
PARISH CHURCH OF ST PETER SOUTH WEST OF BABRAHAM HALL, HIGH STREET

## Map



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# Location

## Statutory Address:

PARISH CHURCH OF ST PETER SOUTH WEST OF BABRAHAM HALL, 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:

Babraham

## National Grid Reference:

TL 50959 50529

# Details

TL 5050 BABRAHAM HIGH STREET (North-West Side)

8/46 Parish Church of 22.11.67 St Peter, south-west of Babraham Hall

GVI

Parish Church. West tower c.1200, chancel early C13, nave and north and south aisles mid C15, south porch mid C15, clerestory and north porch C16. Restoration of the tower, early C17, by enclosing east wall and building two buttresses projecting into the nave. Restorations 1770-4 rebuilding of nave roof by Robert Jones and in late C19 possibly by J.T. Michlethwaite, north aisle windows dated 1899. Walls of flint rubble with clunch and Barnack limestone dressings. Slate roofs with pantiled chancel roof. South Elevation: West tower unbuttressed of three stages with clunch bands, limestone quoins and embattled parapet. One quatrefoiled-light and one two-light belfry window. Four two-light clerestory windows with square headed labels. C19 panelled buttresses to south aisle and three, restored, three-light windows. South porch largely rebuilt with C15 two-centred arch with semi octagonal responds. Chancel unbuttressed with west window of two transomed trefoiled-lights with quatrefoil in plate tracery in two-centred arch; east window C15 restored of three cinque-foiled lights, (blocked lancet windows in east and north walls), priest's doorway with chamfered two-centre arch, between the windows. Interior: Nave arcades each of four bays mid C15, two-centred arches of two orders with continuous double ogee moulded outer order, with semi octagonal responds with moulded capitals and bases. Chancel arch mid to late C13 two-centred of two chamfered orders with moulded labels on both sides, semi octagonal responds with moulded capitals and abaci continuous to side walls. Large trefoiled C13 niche with shafted capitals to west wall. Mutilated sedilia and piscina. Hinges for shutters to south window. Aumbry in north wall divided in two. Reredos of bolection moulded panelling with cornice and pediment, angel heads over side panels and cartouche in pediment with painted inscription 'Dua Juditha Levini Benet Bar Vidva una cum Juditha utrius filia Deco et Ecclesiae obtulere 1700', panels painted with Creed, Commandments, Lords Prayer and quotations in small panels above. Font, octagonal bowl on octagonal pedestal with chamfered base c.1200, font cover with crocketed ribs and moulded flat-topped finial. Pews, C15, pulpit and two decker reading desk. Fragments of C14 glass in north window of chancel; modern memorial glass by John Piper in east window. Monuments: Table tomb in chancel with black marble slab with inscription to Thomas Feltham 1631. Wall monuments in chancel; white marble tablet with urn and drapery to Katharine Judith wife of Henry John Adeane 1825, white marble pedimented tablet to Robert Jones Adeane and his wife 1823, 1842, neo-gothic monument with inscriptions to General James Whorwood Adeane of Babraham and Chalgrove 1802 and to Anne his wife 1832. Table tomb in south aisle by J. Bushnell (d.1701), black and white marble with inscribed front panel 'Here lie buried Richard and Thomas Benet two brothers and both of them Baronets. They lived together and were brought up together at Schoole, at the university and at Inns of Court. They married two sisters the Daughters and Heirs of Levinus Munch Esq. 1658, 1667'. On the tomb are two life size figures with a circular plaque in a wreath between them, behind and to the full height of the figures black marble drapery. Wall monuments in south aisle; white marble plaque flanked by Corinthian columns and flowered apron with two putti supporting a cartouche to Judith Benet 1713, white marble tablet to John Henry Adeane and his wife 1847, 1850. C20 tablet in memory of John Hallier, Vicar of Babraham burnt in Cambridge during the Marian persecution 1556, Floor slab in chancel to Gulielmus Cole died XI Jan MDCCXXXIII Actat LXIII, father of William Cole. Four hatchments in north and south aisles bearing the Adeane arms. Brass indent for small figure C15. Broken fragment of coffin in south porch with raised cross.

R.C.H.M. Report 1951 V.C.H., Vol. IV, p28 Pevsner. Buildings of England. p294 Gunnis. British Sculptors, p72

Listing NGR: TL5095950529

# Legacy

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Legacy System number:

51832

Legacy System:

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## Books and journals

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Pevsner, N, The Buildings of England: Cambridgeshire, (1970), 294

Salzman, L F , The Victoria History of the County of Cambridgeshire and the Isle of Ely, (1953), 28

#### Other

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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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