

# LAND OFF WHITECROFT LANE

Meldreth, Cambridgeshire



## Heritage Statement

March 2020  
FINAL v1

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## SUMMARY OF PROJECT DETAILS

<b>TJC Project Code:</b>	<b>D48</b>
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<b>National Grid Reference:</b>	TL 37381 45540 (centred)
<b>Postcode:</b>	SG8 6ND (nearest)
<b>County:</b>	Cambridgeshire
<b>District/Unitary Authority:</b>	South Cambridgeshire
<b>Parish:</b>	Meldreth
<b>Elevation:</b>	c. 20m above Ordnance Datum
<b>Planning Reference(s):</b>	20/02313/REM
<b>Designation Status(s):</b>	None.

<b>Fieldwork/site survey by:</b>	Dan Slatcher MCIFA
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## EXECUTIVE SUMMARY

*This report presents the results of a statement of heritage significance for a site at Whitecroft Road, Meldreth, Cambridgeshire. The site is located to the west of Whitecroft Lane and south of Chiswick End and is centred on National Grid Reference TL 37381 45540. It has been prepared further to inform a planning application for the development of the site for residential use and draws on documents already submitted.*

*The site comprises a former tree plantation forming part of an earlier larger area of agricultural land dating from the medieval period which was subdivided in the 19<sup>th</sup> Century.*

*There is no recorded archaeological remains at the site, nor within its immediate vicinity which would suggest potential for earlier periods of human activity at the site. The potential for as-yet-unknown archaeology will also have been impacted by its previous use, such that the likelihood of encountering, and potential significance, of any such archaeology at the site is deemed to be low.*

*The site is situated within proximity to a number of Grade II Listed buildings, and has been assessed to make a low contribution to the setting of nos. 12 & 14 Chiswick End (NHLE: 1331218), Chiswick Farmhouse (NHLE: 1317796) the Granary at no. 10 Chiswick Farm (NHLE: 1127551), Chiswick House (NHLE: 1164333) and The Dumb Flea (23 Chiswick End; NHLE: 1331217). Overall the listed buildings are of regional significance, predominantly deriving from their architectural interest with secondary contributions from their historic and archaeological interests. The setting of these assets, on the whole, makes a low contribution to their significance.*

*The proposed development may impact upon below ground remains, although given the nature of previous discoveries in the area and the character and past uses of the site it is not anticipated that any surviving below ground remains would require further investigation at this stage, nor be of sufficient significance to require preservation in situ. The proposed development will result in a very low-level impact to the setting of the Grade II Listed Dumb Flea, such that their heritage significance will be very slightly reduced.*

*Overall, it is considered that the scheme is in compliance with relevant planning policies, and will be acceptable where the public benefits can be demonstrated to outweigh the harm to the historic environment.*

## I INTRODUCTION

### BACKGROUND

This report presents the results of a statement of heritage significance for land off of Whitecroft Road, Meldreth, Cambridgeshire. The site is located to the west of Whitecroft Lane and south of Chiswick End and is centred on National Grid Reference TL 37381 45540 (**Figure 1**).

The document has been prepared to inform a reserved matters application following outline planning permission for the development of the site for residential use (ref: S/0971/18/OL). The site is currently disused and was previously a Christmas tree plantation.

### AIMS

In accordance with the requirements of National Planning Policy Framework para. 189 (MHCL 2019), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development. This has been undertaken in line with guidance published by the Chartered Institute for Archaeologists (2017) and Historic England (2019).

### SCOPE

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development.

The scope of this report included desk-based research and a site inspection and walkover survey.

The desk-based research considered inter alia those archaeological records covering a 500m radius around the site, and designated heritage assets covering approximately up to a 1 km radius around the site. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by the proposed scheme of works at the site.

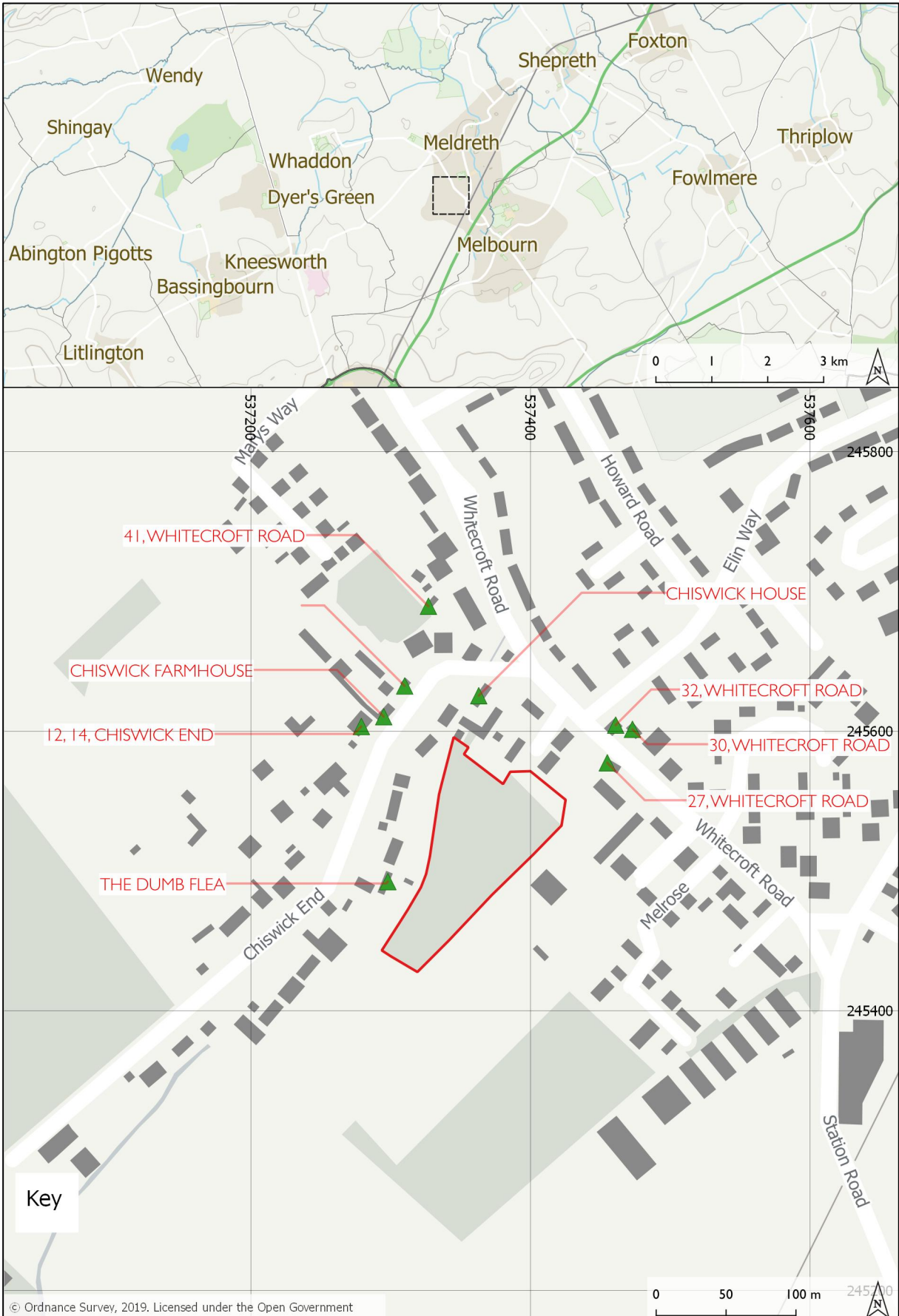


Figure 1: Site location and designated assets



## 2 METHODOLOGY

### INTRODUCTION

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section II** of this report, and include:

- The Cambridgeshire Historic Environment Record (HER);
- Published archaeological and historical reports; and
- Online sources and relevant publications held by The JESSOP Consultancy.

Records and information held by the local archives and library were not available to consult on account of closures in response to the COVID-19 pandemic.

### SITE APPRAISAL

The site was inspected in October 2020 by Dan Slatcher MClfA in order to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains. The scope is based on a Level 1 (visual record) landscape record (HE, 2007a).

### ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations. Details of the methodology and terminology adopted for assessment significance (and setting), sensitivity and impacts is provided in **Section 10** with consulted guidance listed in **Section II**. The assessment is undertaken in reference to relevant legislation and planning policy, as set out in **Section 7**

### 3 SITE DESCRIPTION

#### LOCATION

The site is located between Cambridge and Royston, some 14.5 km southwest of Cambridge Railway Station, 4.7 km northeast of Royston Railway Station, 350 m east of Meldreth Railway Station, and immediately southwest of Whitecroft Road. The site is centred on National Grid Reference TL 37381 45540, and lies at an elevation of approximately 20 m above Ordnance Datum (**Figure 1**).

The site is broadly triangular in shape, and narrows from its entrance off Whitecroft Road towards the southwest. The site was formerly used for growing Christmas trees and is currently disused. Parts of it are overgrown. There is a stand of trees towards the south-western end of the site. The site is relatively level, and is bounded by fencing, hedges and trees.

#### GEOLOGY

The underlying bedrock geology at the site is chalk of the West Melbury Marly Chalk Formation. No superficial deposits are recorded (BGS 2020).

#### DESIGNATIONS

The site is undesignated. Meldreth Conservation Area (South Cambridgeshire District Council Policy NH/14) is located within the northern part of the village and does not include the site. The following listed buildings, each listed at Grade II are located within the vicinity of the site:

- 27 Whitecroft Rd (NHLE: 1128338)
- 30 Whitecroft Rd (NHLE: 1128339)
- Granary at Number 10 Chiswick Farm (NHLE: 1127551)
- Chiswick House (NHLE: 1164333)
- Chiswick Farmhouse (NHLE: 1317796)
- 41 Whitecroft Rd (NHLE: 1330829)
- 32 Whitecroft Rd (NHLE: 1330830)
- The Dumb Flea (NHLE: 1331217)
- 12, 14 Chiswick End (NHLE: 1331218).

## PLANNING BACKGROUND

An outline planning application was made to South Cambridgeshire District Council for residential development of (nine dwellings) with some matters reserved except for access. Permission was granted on appeal on 21<sup>st</sup> May 2019 (Appeal Ref: APP/W0530/W/18/3214047). No conditions concerning below ground archaeology formed part of this permission.

A further application for approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/0971/18/OL for residential development (nine dwellings) (Ref: 20/02313/REM) was made in May 2020. This application was refused on 4<sup>th</sup> September 2020.

The reasons for refusal of the reserved matters application specifically referenced heritage considerations, comprising:

- The proposed dwelling in Plot 1, as a result of their siting, bulk and massing was considered to dominate the Grade II Listed Building of 23 Chiswick End (formerly The Dumb Flea).

## 4 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

### INTRODUCTION

The following baseline has been prepared in reference to sources outlined in **Section 2** and listed in **Section 8**. A figure showing the sites of heritage assets, referred to within the text by **HA** numbers, is reproduced as **Figure 2**, corresponding to a full gazetteer of sites is included in **Appendix 3**.

### ARCHAEOLOGICAL AND HISTORICAL BASELINE

#### *Prehistoric and Roman (pre 30,000BC to 450AD)*

There is some recorded evidence for prehistoric and Roman (43 to 450AD) activity around the site. A find of an early Neolithic (4000 to 2200BC) flint was made during an evaluation carried out at 70 Whitecroft Road (**HA 1** on **Figure 2**) and further finds of Neolithic and undated prehistoric material have been made in the wider area (**HA2-3** on **Figure 2**). Later prehistoric finds have also been made in the wider area (**HA4-6** on **Figure 2**).

Evidence of Iron Age (800BC to 43AD) and/ or Roman occupation activity is recorded in the wider area in the form of Iron Age/Roman rectilinear enclosures, trackways, ring ditches, pit alignments and field boundaries, visible as cropmarks on air photographs (**HA12-18** on **Figure 2**).

Evaluation undertaken on land to the west of the High Street recorded Roman finds from several features, including a sherd of glass from a Roman bottle and at least one piece of Roman pottery. In addition, the finds of a single fragment of Roman tegula (roof tile), a piece of Roman flue tile may indicate the presence of a Roman building in the vicinity (**HA1** on **Figure 2**, Webb and Cox 2020).

There is no recorded evidence for early occupation of the site.

#### *Medieval*

A number of finds of Anglo-Saxon (410 to 1066AD) material have been made in the wider area (**HA20-23** inclusive on **Figure 2**), while late Saxon to medieval (1066 to 1540AD) remains have been recorded at Flambard's Manor (**HA19** on **Figure 2**).

The settlement is first recorded in The Domesday Book of 1086, when it was divided into several ownerships, including that of Roger, Earl of Shrewsbury (Williams and Martin: 527-529). A total of 61 households were recorded in Domesday, making the settlement amongst the largest 20% in Cambridgeshire (Powell-Smith, n.d.).

There is evidence for arable cultivation probably with its origins in the medieval period to the north of Chiswick End (**HA54-55** on **Figure 2**). Cartographic evidence indicates that this area formed part of Chiswick Field during the medieval period and later, with site forming part of Little Field, one of the common fields of the parish during the medieval period and later.

There are no recorded medieval remains in the area immediately around the site, or within it and no evidence for medieval settlement activity within the site.

#### *Post Medieval and Modern*

The principal roads defining the modern settlement of Meldreth (Whitecroft Road, Fenny Lane, High Street and Chiswick End) had had likely been established by the beginning of the post-medieval period, with buildings surviving from this period illustrating the principal foci for settlement was along High Street with a secondary group at Chiswick End.

The majority of post-medieval buildings surviving in the vicinity of the site are now Grade II Listed, with the earliest consisting of the mid-16<sup>th</sup> Century Chiswick House (NHLE: 1164333) located 30 m north of the site. Other buildings comprise a range of 17<sup>th</sup> and 18<sup>th</sup> Century farmhouses and cottages:

- Number 27 Whitecroft Rd, located some 40 m east of the site: a timber framed rendered and thatched cottage of the late 18<sup>th</sup> and early 19<sup>th</sup> Century (NHLE: 1128338).
- Number 30 Whitecroft Rd, located some 60 m east of the site: a timber framed rendered and thatched cottage of the 17<sup>th</sup> and 18<sup>th</sup> Century (NHLE: 1128339).
- Number 32 Whitecroft Rd, located some 60 m east of the site: a brick and render cottage with a thatched roof of the mid to late 17<sup>th</sup> Century (NHLE: 1330830).
- Number 41 Whitecroft Rd, located some 100 m north of the site: a cottage of the late 17<sup>th</sup> Century (NHLE: 1330829).
- Chiswick Farmhouse located some 50 m northwest of the site: a house of the 17<sup>th</sup> Century (NHLE: 1317796).
- Granary at Number 10 Chiswick Farm: a former pigeon-house, now a store of the 18<sup>th</sup> Century (NHLE: 1127551).
- Number 12, 14 Chiswick End, located some 60 m northwest of the site: a cottage dating from the late 18<sup>th</sup> Century (NHLE: 1331218).
- The Dumb Flea (23 Chiswick End), located some 15 m west of the site: a cottage, formerly a public house, dating to the 18<sup>th</sup> Century, and extended in the 19<sup>th</sup> and 20<sup>th</sup> Centuries (NHLE: 1331217).



Meldreth was surveyed by the Ordnance Survey (OS) in 1799, which provides the earliest available depiction of the site (**Appendix I.1**), showing it as part of a large area of unenclosed land, crossed by lanes to its west. Chiswick End is shown to the northwest, with a ribbon of development shown potentially coinciding with nos. 19, 23 (Dumb Flea) and 27. The land within the parish was enclosed through an Act of Parliament of 1813, with the award following in 1820. The enclosure map accompanying the award represents the first available detailed record of the ownership and division of the site and surrounding area illustrating the site as largely lying within a single large c.15-acre plot of land awarded to Wortham Hitch, with the southwest end overlying a smaller plot also allotted to Hitch (Betts, 2014). Northwest of the site were several irregular enclosures, with properties illustrated on the sites of no. 3 (Chiswick House), no. 5, no. 19 and no. 23 (Dumb Flea) Chiswick End. Chiswick House also appears to have been owned by Hitch, although he held substantial lands in and around the parish and the relationship between the site and this property is unclear. A partial survey from 1839 of Meldreth appearing in the Melbourne Tithe Award shows a similar arrangement to that of 1820 (**Appendix I.2**), recording the site as within land owned by John Hitch, with the property at Chiswick House tenanted to James Frost; the property at no. 19 as owned by Richard Brown and occupied by Joseph Worland and others; and the land at no. 23 (Dumb Flea) as owned by E.K. Fordham.

An extension of the branch from Hitchin to Royston owned by the Royston and Hitchin Railway Company and operated by the Great Northern Railway was opened, with Meldreth railway station in 1851 (Gane, 2011).

The 1885 OS map (**Appendix I.3**) shows the site in more detail, illustrating it was bisected by this date with a lane running southwest from Chiswick House. The land to the west of the lane is shown to have been enclosed as an orchard, with the land to the east constituting part of a larger enclosure.

The subsequent OS edition of 1903 (**Appendix I.4**) shows a similar disposition, with the exception that the lane through the site is not shown. Of interest is a tramway shown running adjacent to the footpath to the southwest of the site and then turning northeast along the south-eastern boundary of the large field in which the site was at that time located. The tramway leads to the railway to the southwest of the railway station, where it terminated at the goods yard. Approval for the tramway was granted to the partners in the Meldreth Portland Cement and Brick Co. Ltd., by Meldreth Vestry in March 1892 although it took another 9 years to secure the land and for the tramway to be completed. The tramway system was rendered obsolete in 1942 (Gane, 2013).

The OS edition of 1950 (**Appendix I.5**) shows that by this time the large field containing the site had been subdivided into at least five parcels, with those to the east of the site turned over to orchards. Buildings are also shown in the northeast plots of the now subdivided field. The tramway, by then disused, is still shown.

The OS 1:2500 edition of 1975 (**Appendix I.5**) shows a dramatic expansion of housing in the village, with housing estates built between High Street and Whitecroft Road. Development had also increased along Chiswick End, extending to the southwest with some infill and redevelopment, a process which has continued on a piecemeal basis to the present day. At the Dumb Flea, structures are shown joined to the southeast of the main range. Immediately adjacent to the northernmost corner of the site itself, a building marked 'Works' had been constructed.

The enclosure at the north-western part of the site had been incorporated into the wider area by 2000, by which time the site had been turned over to a nursery for Christmas trees. This use was later abandoned, with the last trees left to grow to maturity before being cleared relatively recently.

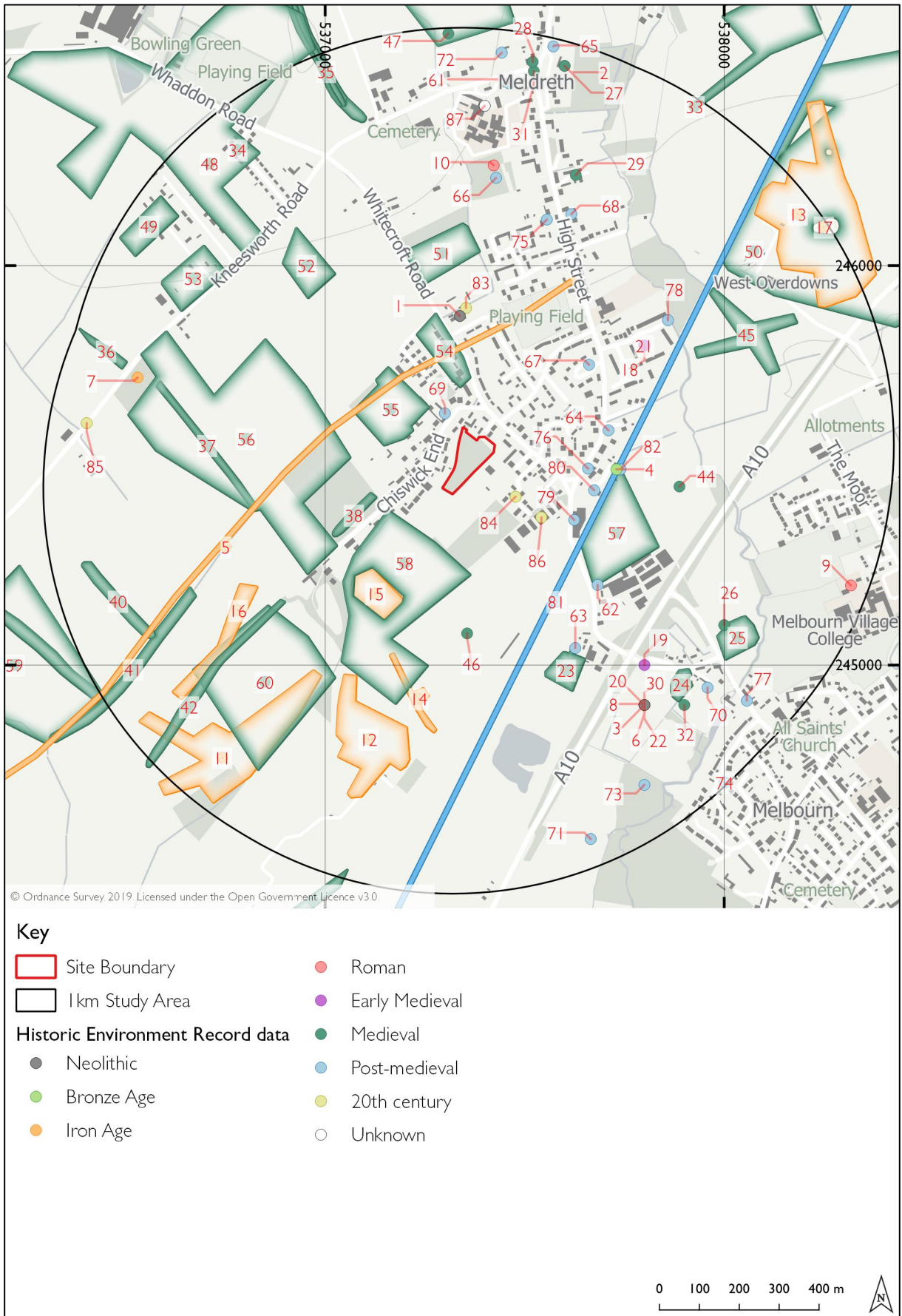


Figure 2: Historic Environment Record data

## 5 UNDERSTANDING THE SITE – LANDSCAPE CHARACTER

### LANDSCAPE CHARACTER

The development of the village is described in the Historic Background section, above. Meldreth has grown from a 'straggling village' of some 700 people (Kelly 1883: 95-96) into a settlement much of which is characterised by suburban development. Much of this is likely due to it possessing good transport links with London and Cambridge.

The urban structure of Meldreth, which is of at least early post-medieval origin, comprises an early linear settlement around High Street and North End. Chiswick End, located to the west of the main settlement area, comprised a slightly separate entity which has since been absorbed into a continuous developed area.

Later development within this urban structure has taken place largely though not exclusively in the southern half of the settlement and is dominated by post-war suburban mostly semi-detached houses, mostly built around Whitecroft Road, to the north and east of Chiswick End. This development is largely built fronting onto the roads, and opening into small estates both within the centre of the village and on its boundaries. These estates have largely infilled the area between Whitecroft Road and High Street.

Towards Chiswick End and its junction with Whitecroft Road the character of development is highly variable, with the design, density, grain, and scale of properties differing significantly between and within periods of construction. Primarily, development of the 19<sup>th</sup> Century and earlier is towards the street frontage, although not respecting a clear building line, and varying between one and a half storey thatched vernacular cottages of the 18<sup>th</sup> Century (including the Grade II Listed nos. 27, 30 and 32 Whitecroft Rd, NHLE: 1128338; 1128339 and 1330830), to high two storey gothic-revival of the 19<sup>th</sup> Century. Modern development has occurred in numerous forms, infilling frontages, within the backlands/gardens of street fronting properties, and forming cul-de-sac developments of varying scales within the former agricultural land behind.

This variety is reflected along Chiswick End itself, where development since the 19<sup>th</sup> Century has been principally in the form of infill or a continuation of the ribbon of road-side development to the south. Whilst vernacular buildings survive in the form of Chiswick House (NHLE: 1164333) Chiswick Farmhouse and granary (NHLE: 1317796 & 1127551), nos 12 and 14 Chiswick End (NHLE: 1331218) and the Dumb Flea (NHLE: 1331217), their surroundings are dominated by an eclectic mix of limited 19<sup>th</sup> and extensive 20<sup>th</sup> Century urban development such that their former agricultural

setting has been substantially eroded. Vestiges of this former character survive in the form of the irregular grain of plots; the curvilinear, narrow road with its wide grass verges which reduces to a single farm track at its southern end; the presence of a few former agricultural buildings; and the limited visibility of development beyond the street frontage from Chiswick End. The overall character is not, however of special heritage significance and forms a neutral, and at times negative, component of the setting of those historic buildings set within it.

#### SITE APPRAISAL

The site represents triangular area of open land behind a single row of development fronting Chiswick End to the west; a double row of development fronting Whitecroft Lane to the northeast; and land to the east with modern agricultural barn, yard with caravan and vehicles, and orchard. It represents a portion of the post-medieval, and probably medieval, agricultural hinterland of Meldreth which was subdivided in the early and late 19<sup>th</sup> Century and which has seen piecemeal development since the mid-20<sup>th</sup> Century. Its lattermost use as a tree plantation was a non-traditional landuse which, as a result of abandonment leading to the arise of mature trees, became a prominent feature within its area.

At the time of the site visit in September 2020, the site was disused, with mounds of brash and tree roots, with a number of standing trees, particularly towards its south-western end (**Appendices 2.2 to 2.3**). Boundaries to the site are a mixture of mature planting and fence panels to the north and west, and an overgrown hedgerow to the east with self-seeded trees. The site is accessed via an entrance along a concrete track located on Whitecroft Road, to the east of the site which leads past several dwellings into the open space of the main part of the site (**Appendix 2.1**). At the south-eastern end of the site an artificial badger sett has recently been constructed, with a single young tree standing nearby (**Appendix 2.4**). Some of the south-western part of the site has been stripped, presumably in connection with tree removal and/ or the construction of the artificial badger sett. The character of surrounding land appears largely residential and suburban in character, within which several of the earlier village buildings are visible. Views across the site have been opened from the rear of surrounding properties with the removal of the plantation, with those from the west looking across open land to the overgrown hedged boundaries across the site through which the barn of the adjacent land and housing beyond it are visible.

On the basis of this assessment, it is considered that the site has the potential to lie within the setting of the following groups:



- Chiswick House, Chiswick Farmhouse, granary and 12 & 14 Chiswick End (NHLE: 1164333, 1317796, 1127551 & 1331218)
- 27, 30 and 32 Whitecroft Rd (NHLE: 1128338; 1128339 & 1330830)
- The Dumb Flea (23 Chiswick End, NHLE: 1331217)

## 6 UNDERSTANDING THE SITE – SIGNIFICANCE

### INTRODUCTION

The following heritage assets have been identified as potentially sensitive to change within the site:

- Archaeological remains;
- Chiswick House, Chiswick Farmhouse, granary and 12 & 14 Chiswick End (NHLE: 1164333, 1317796, 1127551 & 1331218);
- 27, 30 and 32 Whitecroft Rd (NHLE: 1128338; 1128339 & 1330830); and
- The Dumb Flea (23 Chiswick End, NHLE: 1331217)

The designated assets located within the vicinity of the site mostly represent secular remains dating from the post medieval period. The designated assets are considered in groups because of their proximity to one another, and their temporal associations.

The following statement of significance follows the methodology and terminology set out in **Section 10**.

### BELOW GROUND ARCHAEOLOGY

Remains of prehistoric and medieval date have been recorded in the wider area, but there is no recorded evidence for archaeological remains within or in the immediate vicinity of the site. Cartographic evidence suggests that the local field pattern is indicative of medieval open fields covering a wide area around and including the site.

Cartographic evidence suggests that the site has been used as farmland since the medieval period, if not before. However, it is possible that medieval or earlier remains may survive within the site. Modern OS mapping shows much of the historic field pattern has been lost through development over the last 150 or so years. On this basis the site represents a fragment, now damaged and almost entirely lost through subdivision and built development, of a medieval and possibly later field system.

More recent usage of the site as a tree plantation will have had a significant impact on the survival of any archaeological remains previously present within the top and subsoil of the site, such that the potential for encountering archaeological remains at the site is **low**.

### *Significance*

Due to the likely extent of previous impacts to archaeological deposits at the site, any surviving remains are likely to survive in poor condition, such that they are likely to be of limited research interest and of no more than **local heritage significance**.

CHISWICK HOUSE, CHISWICK FARMHOUSE, GRANARY AND 12 & 14 CHISWICK END

Nos. 12 & 14 Chiswick End (NHLE: 1331218, **Appendix 2.5**), Chiswick Farmhouse (NHLE: 1317796, **Appendix 2.6**) and Granary at no. 10 Chiswick Farm (NHLE: 1127551, **Appendix 2.7**) are located to the northwest of the site. Chiswick House (NHLE: 1164333, **Appendix 2.8**) is located to their east and to the north of the site. Each building is listed at Grade II. The listed buildings form a group and on this basis are considered together.

Nos. 12 & 14 Chiswick End, located some 60 m northwest of the site, is a two-storey timber framed (under modern render) cottage, with steeply pitched roof now covered with slates, dating from the late 18<sup>th</sup> Century, now forming two dwellings. Chiswick Farmhouse located some 50 m northwest of the site is a two-storey timber framed (with applied sham framing and roughcast render) house of 17<sup>th</sup> Century origin which has been remodelled during the early 20<sup>th</sup> Century. The moulded tile roof of the early 20<sup>th</sup> Century was originally thatched. The Granary at no. 10 Chiswick Farm, located adjacent to Chiswick Farm, is a timber framed structure with pyramidal roof and gables, comprising a former 18<sup>th</sup> Century pigeon-house, now store. The list entry notes that the building is included for group value. Chiswick House, located some 30 m north of the site, is a timber framed house of the mid-16<sup>th</sup> Century, with 17<sup>th</sup> century additions.

As a loose knit group, these buildings represent the principal survivors of the agricultural settlement of Chiswick End and are largely representative of the local village vernacular of the late medieval to post-medieval period, with Chiswick House one of the oldest buildings in the area. It is in relation to their architectural interest that the buildings derive the majority of their heritage significance, comprising survivals of a regionally distinct rural architectural vernacular of the 16<sup>th</sup> Century and later. Their integrity as a group, and their potential contribution towards establishing a locally distinctive character has been notably eroded by their absorption into the larger suburban settlement and subsequent piecemeal loss, change and infill.

Chiswick House has a loose historic association with the site in that they were adjacent, and both fell under the same ownership by the 19<sup>th</sup> Century, albeit possibly separately tenanted. It has not been possible to determine the precise nature of this relationship without access to the local archives (due to COVID-19 restrictions), however the two sites have evidently been detached for

a considerable time and much of the wider associated landholding has been fragmented stripping the associated interest of any previous relationship. Beyond this, the buildings of the group have symbolic value of the buildings as part of the local community, being illustrative of past forms of the settlement and in most likely possessing associations with known persons of local to regional interest.

The fabric of the listed buildings contains evidence of their construction and phasing, and there is a high possibility that remains may be preserved within and around the listed buildings relating to its origin and development.

#### *Physical Surroundings and Experience*

The setting of the listed buildings has altered considerably over time. A comparison of modern and historic OS maps shows much subdivision of plots and infill building. Many of the dwellings along Chiswick End date from the post war period and the setting of the listed buildings now comprises this more modern development. The setting of the listed buildings is formed almost entirely by each other and the remaining historic and other buildings, along with Chiswick End. Only fragments of the local landscape surrounding the designated assets is legible in terms of previous land use.

Overall, the contribution of setting to the significance of the listed buildings is low and their sensitivity to further change in their setting is very low.

#### *Summary of Significance*

The group of listed buildings are considered to possess a **national level** of heritage significance, deriving from:

- \* Their **architectural interest**, which makes a **high contribution** to the significance of the listed buildings, as important examples of the local vernacular architecture.
- \* Their **historic interest**, which makes a **medium contribution** to their significance, in relation to the historical importance of the sites to the development of the local area, their reasonably well-documented history; and their illustrative historic interest in reflecting the changing local economy, styles of living and land-use over the last four centuries, and the symbolic value of the designated assets as part of the local community.
- \* Their **archaeological interest**, which makes a **medium contribution** to its significance primarily in relation to the research value of the fabric of the buildings themselves and the potential below ground remains within these assets to increasing our understanding of the development of the village.

Setting does not form a major part of the significance of the listed buildings in that they have been absorbed into the infill development of the village. The site is considered to make a **low contribution** towards the setting of the designated assets.

#### 27, 30 AND 32 WHITECROFT RD

No. 27 Whitecroft Rd, (NHLE: 1128338, **Appendix 2.9**), no. 30 Whitecroft Rd, (NHLE: 1128339, **Appendix 2.10**) and no. 32 Whitecroft Rd (NHLE: 1330830, **Appendix 2.11**) are located on Whitecroft Road to the east of the site. The listed buildings form a group and on this basis are considered together.

No. 27 Whitecroft Rd, located some 40 m east of the site is a timber framed rendered and thatched cottage of the late 18<sup>th</sup> and early 19<sup>th</sup> Century. Nos. 30 and 32 Whitecroft Rd are adjacent to one another, located some 60 m east of the site, and comprises thatched cottages the 17<sup>th</sup> and 18<sup>th</sup> Century.

The designated assets represent a group of village houses of the 17<sup>th</sup> to 19<sup>th</sup> Centuries, possessing architectural interest as an expression of the vernacular architecture of settlement of the 17<sup>th</sup> Century and later.

There appears to be no evidence for historical associations between these listed buildings and the site, other than proximity. More broadly, the buildings of the group have symbolic value as part of the local community, being illustrative of past forms of the settlement and in most likely possessing associations with known persons of local to regional interest.

The fabric of the listed buildings contains evidence of their construction and phasing, and there is a high possibility that remains may be preserved within and around the listed buildings relating to its origin and development.

#### *Physical Surroundings and Experience*

The setting of the listed buildings has been much altered from the publication of the last edition of the County Series OS map in 1950. Historic OS maps show their rural setting until the post war period, when the wider area changed in character from a series of relatively isolated buildings backed by fields and orchards, and began to be developed for residential use. The character of the modern landscape is such that previous land-use of only fragmentarily of the local landscape surrounding the designated assets is legible.



Today the listed buildings are located on a main road running through the village, with 32 Whitecroft Road also located adjacent to a modern Estate Road, Elin Way. The listed buildings are now located in a suburban setting, with much new residential building immediately around them, and it is primarily this which forms their setting. Although the early buildings in the wider area have an indirect association with the listed structures as contemporary buildings within the village, this aspect of the setting of the listed buildings has been significantly eroded and does not make a key contribution to their setting. The listed buildings are divided and screened from the site by modern development and the site does not make a significant contribution to their setting.

Overall, the contribution of setting to the significance of the listed buildings is low and their sensitivity to further change in their setting is very low.

#### *Summary of Significance*

The group of listed buildings has a **national level** of heritage significance, deriving from:

- \* Their **architectural interest**, which makes a **high contribution** to the significance of the listed buildings, deriving from their design value in terms of their expression of the architecture of rural settlement from the 17<sup>th</sup> Century and later.
- \* Their **historic interest**, which makes a **medium contribution** to their significance, in relation to the historical association of the structures with the development of Meldreth, and the symbolic value of the listed buildings as part of the local community.
- \* Their **archaeological interest**, which makes a **medium contribution** to its significance primarily in relation to the research value of the fabric of the buildings themselves and the potential below ground remains within these assets to increasing our understanding of the development of the village.

The listed buildings have been absorbed into the infill development of the village and setting does not form a major part of their significance. The site is not considered to contribute towards the setting of the designated assets.

#### THE DUMB FLEA (23 CHISWICK END)

The Dumb Flea, located some 15m west of the site, is a 18<sup>th</sup> Century cottage, with extensions of 19<sup>th</sup> and 20<sup>th</sup> Century date. The building served, for a period, as a public house. It is timber framed, rendered and has a steeply pitched straw thatch roof, which is half-hipped to the left-hand end. There is a ridge stack of red brick and two flues. The single range structure is of a two bay, lobby

entry plan and has one storey and an attic. There is an early 19<sup>th</sup> Century addition of clay bat on brick plinth. This is thatched and was used as a cellar when the cottage was a beer house. In the garden is a 19<sup>th</sup> Century timber framed and long straw thatched barn. The building is listed at Grade II (NHLE: 1331217, **Appendix 2.12**).

The 19<sup>th</sup> Century timber framed part is located in the front garden of the property. The listed building has also been extended by having a range added to its south-eastern elevation. This range is not shown on the OS edition of 1950. The site visit has indicated that the extension is rendered in white and has a clay tile roof, the ridge line of which lies slightly below the ridge line of the main range of the building. The rear garden contains a modern swimming pool.

The principal heritage interest in the property derives from its architecture, comprising a good example of the local vernacular with fair survival of its post-medieval character and appearance, particularly to its principal elevation facing Chiswick End, whilst its southeast elevation has been significantly altered.

The building has historical interest in relation to its age and due to its one-time use as a public house. During the 1930s and 1940s the building was known as the Dumfries, or, locally, the Dumb Flea (Baggs et al, 1982), the origin of which is noted by The Meldreth History Group *“has not been securely established nor is it known when it was first used but it would seem to have been at some time after 1897 as a document of sale in that year refers only to a beer house and no name was given. The entry in The Victoria County History suggests that the name is a corruption of ‘The Lord of Dumfries’ but there is nothing known to substantiate that. An alternative suggestion is that it may once have been ‘The Dun Fleece’ which is perhaps more plausible.”* The Meldreth History Group goes on to note that *“at some time in the nineteenth century the building became an Ale-House and a single storey room was added as a ‘cellar’ room for the beer. A wide door on the front of this extension provided access for the barrels although this was removed in 1980 when the extension was extended another 8 feet and provided with a hipped roof. This is now the kitchen. The outside storage barn was restored in 1959 and re-thatched in 1986”* (Gane, 2012). The conversion of the house to an Ale House may have followed the 1830 Beerhouse Act which made it cheaper and easier to set up beer drinking establishments and resulted in the proliferation of similar beer houses nationally. There appears to be no evidence for historical associations between the listed building and the site, other than proximity.

The property also holds archaeological interest deriving primarily from the remaining fabric of the earlier part of the listed building formed by the principal range facing Chiswick End, as well as any

surviving associated buried remains. The fabric of the listed building contains evidence of its construction and phasing and the possibility that remains may be preserved within and around the listed building is considered to be high.

*Physical Surroundings and Experience:*

The setting of the listed building has altered considerably over time, being located within a relatively isolated group of buildings at the time of the OS editions of both 1900 and 1950. A comparison of modern and historic OS maps shows much subdivision of plots and infill building after 1950. Many of the dwellings along Chiswick End date from the post war period and the setting of the listed building is now dominated by this more modern development.

The key elements of the property's setting comprise its gardens and grounds in which it is located, its relationship to the route of Chiswick End, and the dispersed historic properties along it. The property is located some eight properties in from the edge of the village and now very much feels within the village rather than at its edge, as it may have done until the post war period.

The other listed buildings along Chiswick End are significant in its setting. The post war buildings located in the vicinity do not add to the significance of the designated asset and it is difficult to experience the listed building without also experiencing modern development. The site itself is not visible from any public viewpoint in combination with the designated asset. Tall trees within the site, however, are visible from the public road at Chiswick End (see **Appendix 2.12**). The roof at the rear of the listed building can be seen from parts of the site (**Appendix 2.13**), which forms a fragmentary element of former agricultural land which has now largely lost its character, forming something of an island within modern development and its contribution to the setting of the listed building is limited. There is no known association with the site, and whilst the Dumb Flea has a historic barn any arable land or grazing for associated livestock must have been detached. The role of the site as former agricultural land itself, offers only a limited indirect illustrative value and one which has very little historic integrity.

The character of the landscape surrounding the designated asset has a fragmentary legibility of previous land use and overall, the historic setting of the listed building has lost much of its legibility as part of an isolated group at the edge of the settlement. The contribution of setting to the significance of the listed building is relatively low and its sensitivity to further change in its setting is similarly low.

*Summary of Significance:*

Overall the listed building is of **national** heritage significance, deriving from:

- \* Its **architectural interest**, which makes a **high contribution** to the significance of the listed building, deriving from its design value in terms of its expression of the local vernacular rural settlement architecture of the 18<sup>th</sup> Century and later.
- \* Its **historic interest**, which makes a **medium contribution** to its significance, in relation to the historical importance of the building to the development of the local area, its well-documented history; and its illustrative historic interest in reflecting the changing local economy and styles of living, and the symbolic value of the designated asset as part of the local community.
- \* Its **archaeological interest**, which makes a **medium contribution** to its significance primarily in relation to the research value of the fabric of the building itself and the potential associated below ground remains to increasing our understanding of the development of the village.

Setting does not form a major part of the significance of the listed building. The site is considered to make a **low contribution** towards the setting of the designated assets.

## 7 PLANNING CONTEXT

### INTRODUCTION

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

### LEGISLATION

The principal legislation relevant to the protection of the historic environment at the site comprise:

*Historic Buildings and Ancient Monuments Act 1953* makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

*Ancient Monuments and Archaeological Areas Act 1979* which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

*Planning (Listed Buildings and Conservation Areas) Act 1990* which provides planning controls for works affecting Listed Buildings and Conservation Areas.

### LOCAL PLANNING POLICY

The current adopted development plan comprises the South Cambridgeshire Local Plan 2018, adopted on September 27, 2018. Relevant policies from the Local Plan are as follows:

#### *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.

#### NATIONAL PLANNING POLICY

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2019). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 194), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 195), and that less than substantial harm is weighed against the public benefits of the proposal. For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 197).

## 8 IMPACT ASSESSMENT

### PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the development of the site comprise the construction of nine new residential dwellings. These are all of one and a half storeys, built to varying planforms and elevations using a pallet of materials that draws on the local early post-medieval vernacular including steep roof pitch, low eaves, and attached chimney stacks. The layout of the scheme has taken an organic form, drawing inspiration from the piecemeal appearance of existing development along Chiswick End, including the provision of open space reflecting the prominence of greenery within the historic areas of the settlement.

This scheme has been significantly influenced by consultation on an earlier application from the local planning authority. In specific relation to the historic environment, the conservation officer identified that the key sensitivity of the site relates to the development of the southernmost plot which has been held to be in the setting of the Grade II Listed Dumb Flea (23 Chiswick End). With respect to Plot 5 the proposals have changed substantially to increase the offset and reduce prominence, including:

- Reduction of the building from two to one and a half storeys, with a ridge height of approximately 7.5m, matching that of the Dumb Flea.
- Removal of the detached garage, instead incorporating it into the main building.
- Further tree planting along the boundary to give a continuous belt and help retain the current character of the site.

### BELOW GROUND ARCHAEOLOGY

There is no recorded evidence for archaeological remains within or in the immediate vicinity of the site, with historic evidence indicating the site to have most likely lain within agricultural land from the medieval periods onwards. Whilst this does not preclude the possibility of as yet unknown archaeology, the most recent use of the site as a tree plantation will have been reasonably invasive and the likelihood of coherent archaeological remains surviving at the site is considered to be low. Should such remains survive, they are most likely to be of limited local research value and no more than local significance.

Impacts on any associated below ground archaeology are likely to derive from excavation and bulk earthmoving. Impacts on any surviving below ground archaeology would be high.

CHISWICK HOUSE, CHISWICK FARMHOUSE, GRANARY, AND 12 & 14 CHISWICK END

Nos. 12 & 14 Chiswick End (NHLE: 1331218), Chiswick Farmhouse (NHLE: 1317796), Granary at no. 10 Chiswick Farm (NHLE: 1127551) and Chiswick House (NHLE: 1164333) are Grade II Listed buildings located to the north of the site.

The contribution of setting to the significance of the listed buildings is low in that the designated assets have been absorbed into the infill development of the village. In addition, the sensitivity of the listed buildings to further change in their setting is very low. Intermediate development largely forms a visual barrier between the listed buildings and the site, and for the majority there is no known historic association. A possible historical association between the site and Chiswick House has been identified, in respect to them falling under the same landowner by the 19<sup>th</sup> Century, however this relationship is no longer legible any contribution to the significance of the building will be negligible. There are filtered views between the site and the first floor of Chiswick Farmhouse (NHLE: 1317796) and rooftop of the Granary at no. 10 Chiswick Farm (NHLE: 1127551) (**Appendix 2.14**).

The proposed development would change the character of the landuse of the site from disused former agricultural land to residential, with the introduction of domestic buildings within limited non-key views from the listed properties. Whilst the undeveloped nature of the site, its historical agricultural use, and its proximity to the affected listed buildings are potentially positive characteristics; the absence of direct, legible, historic associations between the site and these assets, and the absence of key views between the site and the asset, or taking in the two, greatly restricts the scale of any positive contribution to their setting. Furthermore, the degree of existing change within the area has substantially reduced their sensitivity to further change within their settings, which are considered to make no more than a low contribution to their significance.

Therefore, whilst the proposal will further erode historic landscape character, which makes a low positive contribution to the heritage significance of Chiswick House, Chiswick Farmhouse, Granary, and 12 & 14 Chiswick End, the harm arising from this change will be negligible such that the significance of these assets will be largely unchanged.

The proposed development would have no impacts on the fabric of the listed buildings.

27, 30 AND 32 WHITECROFT RD

Nos. 27, 30 and 32 Whitecroft Rd, (NHLE: 1128338, NHLE: 1128339 and NHLE: 1330830) form a group of Grade II Listed buildings located on Whitecroft Road to the east of the site.



The contribution of setting to the significance of the listed buildings is low in that the designated assets have been absorbed into the post-war suburban development of the village, with their principal aspects of their setting deriving from their relationship with each other, the broad urban structure of the settlement and its dispersed historic properties which together illustrate the former age, scale and economy of the village. Intermediate development forms a visual barrier between the listed buildings and the site, and there is no known historical association between them. As a result of the degree of change between these assets and the site, their sensitivity to further change at the site is also very low.

The proposal will result in the further erosion of historic landscape character at Meldreth, but within an area which is not considered to legibly contribute towards the setting of 27 30 and 32 Whitecroft Road, such that there will be no impact to their heritage significance.

The proposed development would have no impacts on the fabric of the listed buildings.

#### THE DUMB FLEA (23 CHISWICK END)

The Dumb Flea, located some 15m west of the site, is a Grade II Listed cottage and one-time a public house (NHLE: 1331217) dating from the 18<sup>th</sup> Century with 19<sup>th</sup> and 20<sup>th</sup> Century additions.

The setting of the listed building has altered considerably over the last 70 years ago from one of a only a few buildings forming a relatively isolated group of buildings in the predominantly rural setting of Chiswick End, to one historic property within a ribbon of predominantly modern suburban development. The open, former agricultural, character of the site preserves an aspect of its former setting, but due to the absence of any direct historic association, and the low historic integrity of the character and form of the site limits the scale of the positive contribution to the setting of the Dumb Flea. Furthermore, the degree of existing change within the area has substantially reduced its sensitivity to further change within its settings, which is considered to make no more than a low contribution to its significance.

The proposed development would result in glimpses of the roofs of new dwellings being available at points along Chiswick End and from within the grounds of the Dumb Flea. This visibility would be subtle in nature, rather than overbearing, with the development at Plot 5 possessing approximately the same ridge-height (c.7.5m) as the Dumb Flea. There would be some loss of undeveloped land to the east of the listed building, however, Plot 5 would include a substantial garden that borders the boundary of the listed building retaining a continuous area of undeveloped land between the property and the edge of the village. Of note is that the clearance of the plantation

from the site has already secured a moderate degree of enhancement through removing very tall non-native trees from the immediate proximity of the Dumb Flea which formed a prominent feature blocking the skyline and overshadowing the property. The removal of the remaining trees, and their replacement with a more suitable species, will increase this benefit.

Therefore, whilst the proposal will result in the further erosion of historic landscape character, which makes a low positive contribution to the heritage significance of The Dumb Flea, the harm arising from this change will be minor. This impact has been reduced through appropriate design measures that have sought to minimise the visibility of development from key views looking towards The Dumb Flea from Chiswick End in relation to scale, orientation and positioning, and in adopting a design and appropriate materials that complements the character and appearance of the settlement. It is considered that the harm arising from this change will be very low such that the effect of the scheme on the significance of this asset will be barely perceptible.

The proposed development would have no impacts on the fabric of the listed building.

#### IMPACTS ON OTHER DESIGNATED ASSETS

There would be no impacts on any other designated assets.

## 9 DISCUSSION

### SUMMARY OF SIGNIFICANCE

The site comprises a former tree plantation forming part of an earlier larger area of agricultural land dating from the medieval period which was subdivided in the 19<sup>th</sup> Century.

There is no recorded archaeological remains at the site, nor within its immediate vicinity which would suggest potential for earlier periods of human activity at the site. The potential for as-yet-unknown archaeology will also have been impacted by its previous use, such that the likelihood of encountering, and potential significance, of any such archaeology at the site is deemed to be **low**.

The site is situated within proximity to a number of Grade II Listed buildings and has been assessed to make a low contribution to the setting of nos. 12 & 14 Chiswick End (NHLE: 1331218), Chiswick Farmhouse (NHLE: 1317796) the Granary at no. 10 Chiswick Farm (NHLE: 1127551), Chiswick House (NHLE: 1164333) and The Dumb Flea (23 Chiswick End; NHLE: 1331217). Overall, the listed buildings are of **regional significance**, predominantly deriving from their architectural interest with secondary contributions from their historic and archaeological interests. The setting of these assets, on the whole, makes a low contribution to their significance.

### SUMMARY OF IMPACT

Excavation and bulk earthmoving activities associated with the proposed development have the potential to cause localised high impacts to any surviving below ground archaeology, however the likelihood of such impacts is low, as is the likely significance of affected remains.

The development of the site will result in the loss of an area of former agricultural land within the setting of several Grade II Listed Buildings. The land does not form a key element of the setting of these assets, which have a low degree of sensitivity owing to the high degree of infill and urban expansion that has occurred within the area over the last century. As a result there is considered to be a negligible impact to the significance of 12 & 14 Chiswick End (NHLE: 1331218), Chiswick Farmhouse (NHLE: 1317796) the Granary at no. 10 Chiswick Farm (NHLE: 1127551), and Chiswick House (NHLE: 1164333) such that the significance of these assets will be largely unchanged; and a very low impact to the significance of The Dumb Flea (23 Chiswick End; NHLE: 1331217) constituting a localised negative impact, corresponding to less than substantial harm, and at the lowest end of this scale. These impacts have been minimised through planning, in respect to avoiding or reducing inter-visibility through scale, orientation and positioning of the proposed dwellings; whilst the design of the scheme will complement the character and appearance of the built environment.

There would be no impacts on any other designated assets.

#### CONCLUSION

The proposed development may impact upon below ground remains, although given the nature of previous discoveries in the area and the character and past uses of the site it is not anticipated that any surviving below ground remains would require further investigation at this stage, nor be of sufficient significance to require preservation *in situ*.

The proposed development will result in a very low-level impact, corresponding to less than substantial harm and at the lowest end of this scale, to the setting of the Grade II Listed Dumb Flea, such that its heritage significance will be very slightly reduced. In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority shall have special regard to the desirability of preserving the setting of the listed building. In practice great and special weight will be given to the conservation of these designated assets in considering the application and weighed against the public benefits of the proposal. This is accordance with NPPF para. 193 and 196 and as established through case law precedent [2013] EWHC 473 (admin). In this instance, the weight given will reflect the Grade II Listed status of the affected assets and should take into consideration the very low-level of anticipated impact, the extent to which the scheme has sought to minimise impacts through design. Whilst undertaken in anticipation of achieving planning consent, it should be noted that the removal of mature non-native tree plantation at the site has removed a negative feature formerly within the setting of these assets, and development, in preventing such landuse from recurring in the future, should be given due consideration.

Overall, it is considered that the scheme is in compliance with relevant policies from the South Cambridgeshire Local Plan.

## 10 METHODOLOGY

### ASSESSING SIGNIFICANCE

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced, i.e. their setting (after definitions in National Planning Policy Framework). Planning Practice Guidance (PPG; MHCLG, 2018) defines these heritage interests as (compatible values of Historic England's *Conservation Principles* (2008) shown in italics):

- **Archaeological interest** (*Evidential value*): As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic interest** (*Aesthetic value*): These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest** (*Historic and Communal value*): An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

*Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.*

The assessment of heritage interest is undertaken in consultation with GPA 2 (Historic England, 2015); Part 4 of the British Standard 7913:2013 *Guide to the Conversion of Historic Buildings*; Chartered Institute for Archaeologist standards and guidance (2014); and the staged approach for understanding significance published in HEAN 12 (Historic England, 2019):

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
2. Understand the significance of the asset(s);
3. Understand the impact of the proposal on that significance;
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF;
5. Look for opportunities to better reveal or enhance significance.

In addition, the assessment of setting follows the staged approach published in GPA 3 (Historic England, 2015b; step 5 of which is not relevant at this stage):

1. Identify which heritage assets and their settings are affected;
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;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid harm;
5. Make and document the decision and monitor outcomes

By understanding the heritage interest of an asset or place, it is possible to derive an assessment of overall significance through reference to published guidance and assessment criteria:

Heritage Significance		
<b>International</b>	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	<b>1</b>
<b>High National</b>	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> ).	<b>2</b>
<b>National</b>	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> .	<b>3</b>
<b>Regional</b>	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	<b>4</b>
<b>Local / Negligible</b>	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	<b>5</b>

Heritage assets or places recognised to be of sufficient significance to receive formal status under law or policy intended to sustain those values (such as a Listed Building, Scheduled Monument of Conservation Area) are commonly referred to as *Designated Heritage Assets*. Assets recognised to have heritage significance, but insufficient to meet the criteria for statutory designation, are referred to as *Non-Designated Heritage Assets*. It should be noted, however, that designation does not automatically bestow national or higher significance as in rare circumstances designation can be reversed where significance has been misjudged or denuded; and it is equally possible for non-designated assets to be demonstrably of national or higher significance, warranting designation.

### Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in its fabric, where there is capacity for an asset to support change without loss of significance, and where there are opportunities for significance to be enhanced. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
<b>High</b>	Element is fundamental to the key heritage interest/s that define the significance of the asset, and of potential national, or higher, heritage significance in its own right.	<b>H</b>
<b>Medium</b>	Element makes an important contribution to the significance of the asset, comprising an aspect of regional significance that has been affected by no more than moderate (under 50%) loss.	<b>M</b>
<b>Low</b>	Element makes a slight contribution to the significance of the asset, comprising an aspect of local significance, of fabric of potential higher value which has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	<b>L</b>
<b>Neutral</b>	Element does not contribute to the significance of the asset.	<b>N</b>
<b>Negative</b>	Element represents an unsympathetic change which detracts from the significance of the asset.	<b>Neg</b>
<b>Uncertain</b>	Sensitivity uncertain: more information required.	<b>?</b>

### Assessment of Effect

An assessment of the effect of the proposed works considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
<b>Very Positive</b>	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	<b>++</b>
<b>Positive</b>	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	<b>+</b>
<b>Neutral</b>	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	<b>o</b>
<b>Negative</b>	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	<b>-</b>
<b>Very Negative</b>	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	<b>--</b>
<b>Uncertain</b>	Effect uncertain: more information required.	<b>?</b>

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**APPENDIX I:**

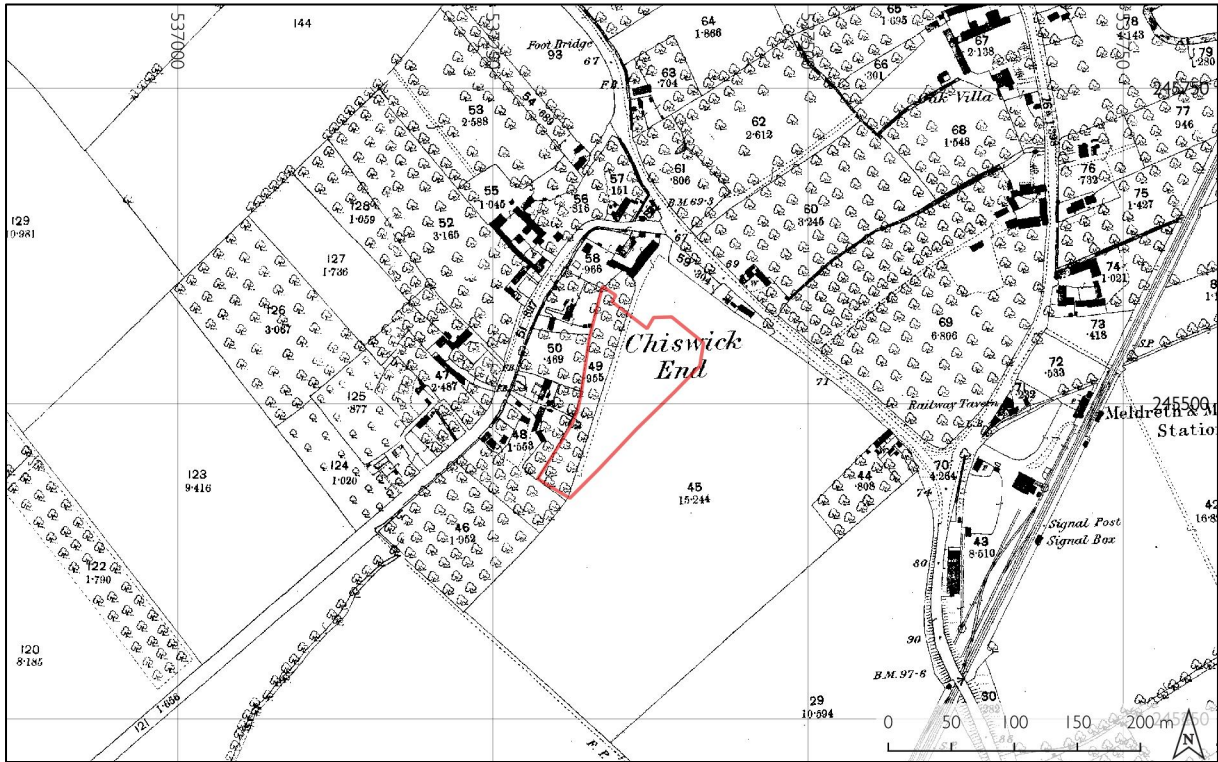
HISTORIC MAPPING AND ILLUSTRATIONS



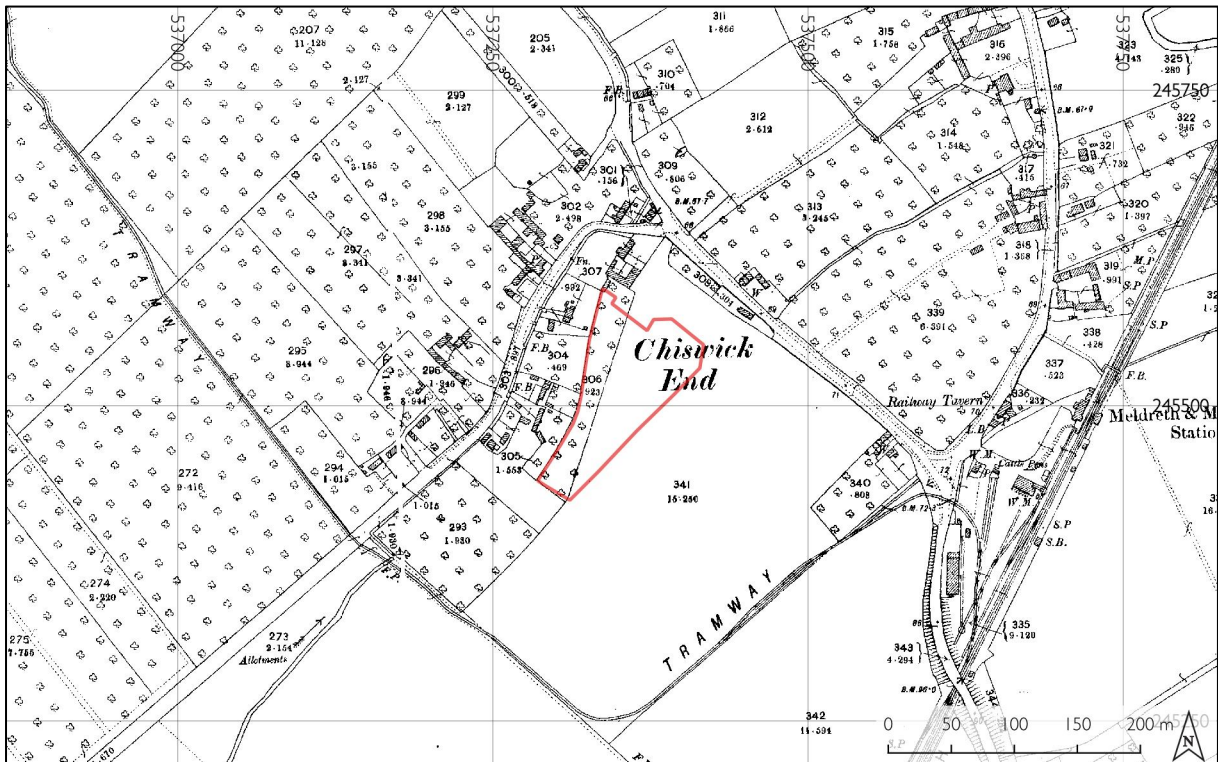
Appendix I.1: 1799 Ordnance Survey Drawing showing indicative site boundary



Appendix I.2: 1839 Melbourn Tithe Map showing indicative site boundary

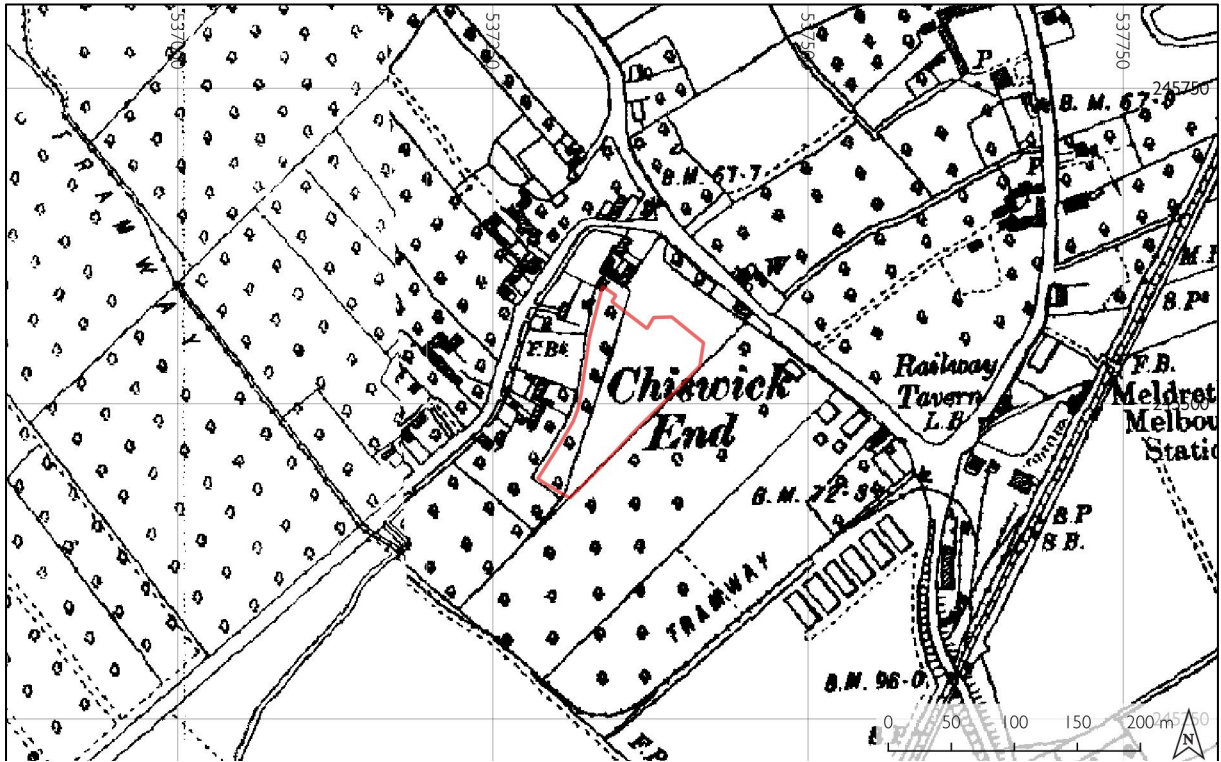


Appendix I.3: 1885 Ordnance Survey Map

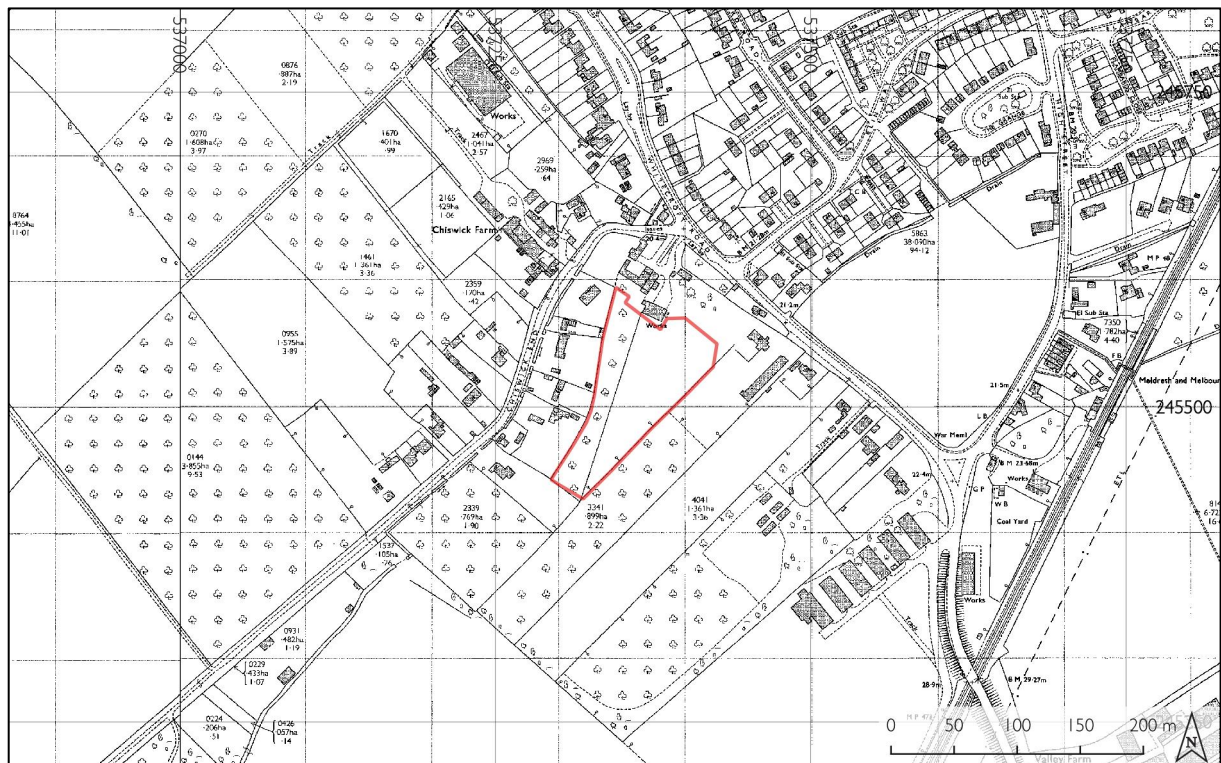


Appendix I.4: 1903 Ordnance Survey map





Appendix I.5: 1948-51 Ordnance Survey map



Appendix I.6: 1975 Ordnance Survey map

**APPENDIX 2:**

PHOTOGRAPHY

**Appendix 2.1:**  
General view of site  
from entrance  
eastern looking  
southwest



**Appendix 2.2:**  
General view of site  
from its centre  
looking southwest



**Appendix 2.3:**  
General view of site  
from its centre  
looking northeast





**Appendix 2.4:**

View looking southwest of badger sett in south-western part of the site



**Appendix 2.5:**

South-eastern elevation of 12, 14 Chiswick End (NHLE: 1331218) from Chiswick End looking northwest



**Appendix 2.6:**

South-eastern elevation of Chiswick Farmhouse (NHLE: 1317796) from Chiswick End looking northwest





**Appendix 2.7:**  
Southern elevation of  
of Granary at  
Number 10 Chiswick  
Farm (NHLE:  
1127551) from  
Chiswick End looking  
northwest



**Appendix 2.8:**  
South-eastern and  
north-eastern  
elevations of Chiswick  
House (NHLE:  
1164333) from  
junction of  
Whitcroft Road and  
Chiswick End looking  
northwest



**Appendix 2.9:**  
View of 27  
Whitcroft Road  
(NHLE: 1128338)  
from Whitcroft  
Road looking  
northwest.



**Appendix 2.10:**  
View of 30  
Whitcroft Road  
(NHLE: 1128339)  
from Whitcroft  
Road looking north.



**Appendix 2.11:**  
View of 32  
Whitcroft Road  
(NHLE: 1330830)  
from Whitcroft  
Road looking  
southeast.



**Appendix 2.12:**  
View of the north-  
western elevation of  
The Dumb Flea  
(NHLE: 1331217)  
from Chiswick End  
looking southeast.





**Appendix 2.13:**  
View of the south-eastern elevation of The Dumb Flea (NHLE: 1331217) from within the site looking northeast.



**Appendix 2.14:**  
View looking towards Chiswick Farm Farmhouse (NHLE: 1317796) and The Granary at Number 10 Chiswick Farm (NHLE: 1127551) from the site.



**APPENDIX 3:**

HER DATA

HA	Period	Name	Type	HER ref	NGR	
1	Early Neolithic	Early Neolithic finds and undated pits and ditches, Whitecroft Road, Meldreth	FINDSPOT; HOLLOW; RIDGE AND FURROW; PIT; DITCH	MCB27720	537400	246400
2	Neolithic	Neolithic axe, Malton Farm, Meldreth	FINDSPOT	3426	537337	245874
3	Prehistoric	Prehistoric flints, A10 bypass fieldwalking finds	FINDSPOT	8764	537600	246500
4	Late Bronze Age	Late Bronze Age hoard, Meldreth station	FINDSPOT	3117	537800	244900
5	Early Iron Age to 13th century	Avenell Way	TRACKWAY?	MCB19147	537730	245490
6	Iron Age	Iron Age finds, A10 bypass fieldwalking finds	FINDSPOT	08764A	536751	245296
7	Late Iron Age to 5th century Roman	Iron Age and Roman remains, Mettle Hill, Meldreth	FINDSPOT; COFFIN; BARROW?	3167	537800	244900
11	Iron Age to Roman	Enclosure system, immediately north of Bury Lane Solar Farm, Meldreth	ENCLOSURE	8557	536530	245720
12	Iron Age to Roman	Ring ditch and enclosures, Bury lane solar farm, Meldreth	RING DITCH; ENCLOSURE	8563	536742	244768
13	Iron Age to Roman	undated ring ditches and Iron Age and Roman cropmarks, Meldreth	FEATURE; LINEAR FEATURE; ENCLOSURE; PIT?; CURVILINEAR ENCLOSURE; TRACKWAY; RECTILINEAR ENCLOSURE; RING DITCH	8909	537109	244815
14	Iron Age to Roman	Ring ditch and linear feature west of St John's Farm, Meldreth	LINEAR FEATURE; RING DITCH	MCB23525	538184	246129
15	Iron Age to Roman	Iron Age to Roman enclosures south of Scrap Yard, Meldreth	RECTILINEAR ENCLOSURE	MCB23526	537235	244916
16	Iron Age to Roman	Iron Age to Roman enclosures 500m southwest of Scrap Yard, Meldreth	RECTILINEAR ENCLOSURE	MCB25638	537126	245179
8	Roman	Roman finds, A10 bypass fieldwalking finds	FINDSPOT	08764B	536781	245137
9	Roman to 19th century	Roman and Post-Medieval features, Melbourn Village College	DITCH; DITCH; POST HOLE; DITCH; PIT	MCB16293	537800	244900
10	Roman to Middle Saxon	Possible Roman or Saxon ditches and pits, High Street, Meldreth	PIT; DITCH; DITCH; PIT	MCB29158	538318	245199

HA	Period	Name	Type	HER ref	NGR	
19	Late Saxon to 14th century	Saxon and medieval pottery scatter, Meldreth	ARTEFACT SCATTER	2113	537422	246251
18	Late Saxon to Medieval	Flambard's Manor	MOAT; PIT; BUILDING	1275	537800	245000
20	Middle Saxon	Silver Saxon penny, Meldreth	FINDSPOT	379	537800	245800
21	Saxon	Saxon pottery, Flambard's Manor	FINDSPOT	01275a	537800	244900
22	Saxo-Norman	Saxon pottery sherds, A10 bypass fieldwalking finds	FINDSPOT	08764C	537800	245800
29	11th century to 19th century	Barns and parallel ditches at 104 High Street, Meldreth	DITCH; TIMBER FRAMED BARN; DITCH	MCB19820	537800	244900
23	Medieval	Moated site, St Johns College Farm, Meldreth	MOAT	1246	537628	246227
24	Medieval	Sheene Manor	MOAT; MANOR HOUSE; DOVECOTE	1250	537604	244988
25	Medieval	Moated site, Sheene Farm	MOAT	1251	537892	244952
28	Medieval	Base of medieval cross, Meldreth	CROSS	3425	538034	245070
33	Medieval	Possible medieval enclosures south of College Farm, Meldreth	ENCLOSURE	7517	537520	246510
27	Medieval	"The Court", Meldreth	PARK	12171	537926	246399
26	Medieval	Moated site, Meldreth	MOAT; WATERCOURSE; FIELD BOUNDARY	01251A	537600	246500
30	Medieval	Medieval pottery sherds, A10 bypass fieldwalking finds	HOLLOW WAY	08764D	538000	245100
44	Medieval	Former ridge and furrow, west of College Farm, Meldreth	RIDGE AND FURROW	MCB22881	537800	244900
35	Medieval	Furlong boundaries in the parish of Meldreth	FURLONG BOUNDARY	MCB27308	537888	245447
36	Medieval	Furlong boundaries in the parish of Meldreth	FURLONG BOUNDARY	MCB27308	537002	246487
37	Medieval	Furlong boundaries in the parish of Meldreth	FURLONG BOUNDARY	MCB27308	536451	245786
38	Medieval	Furlong boundaries in the parish of Meldreth	FURLONG BOUNDARY	MCB27308	536704	245550
39	Medieval	Furlong boundaries in the parish of Meldreth	FURLONG BOUNDARY	MCB27308	537072	245376
40	Medieval	Furlong boundaries in the parish of Meldreth	FURLONG BOUNDARY	MCB27308	536117	245196
41	Medieval	Furlong boundaries in the parish of Meldreth	FURLONG BOUNDARY	MCB27308	536481	245160
42	Medieval	Furlong boundaries in the parish of Meldreth	FURLONG BOUNDARY	MCB27308	536519	244989
43	Medieval	Furlong boundaries in the parish of Meldreth	FURLONG BOUNDARY	MCB27308	536659	244896

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HA	Period	Name	Type	HER ref	NGR	
17	Iron Age to Roman	undated ring ditches, Meldreth	RING DITCH	MCB27886	536969	244410
31	Medieval to 19th century	Stocks and whipping post, Meldreth	STOCKS; WHIPPING POST	3423	538250	246097
32	Medieval to 19th century	Dovecote, Sheene Manor	DOVECOTE	01250b	537523	246487
34	Medieval to 19th century	Post-medieval and undated features, Whaddon Road, Meldreth	RIDGE AND FURROW?; POND?; BOUNDARY DITCH; PIT	MCB17491	537900	244900
45	Medieval to 19th century	Medieval to post medieval field boundaries, east of Flambards Close, Meldreth	LINEAR FEATURE	MCB23524	536780	246290
46	Medieval to 19th century	Medieval to post medieval field boundaries 400m southwest of Meldreth railway station	FIELD BOUNDARY	MCB25637	538057	245828
47	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	537356	245079
48	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	537309	246581
49	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	536711	246255
50	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	536559	246099
51	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	538074	246036
52	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	537293	246031
53	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	536953	246001
54	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	536670	245969
55	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	537299	245788
56	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	537165	245641
57	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	536802	245567
58	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	537731	245331

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HA	Period	Name	Type	HER ref	NGR	
59	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	537200	245256
60	Medieval to 19th century	Medieval to post medieval ridge and furrow, Meldreth	RIDGE AND FURROW	MCB27842	536222	245001
61	17th century	Manor House, Meldreth	HOUSE	3063	536849	244958
62	17th century	Valley Farm, Meldreth	FARMHOUSE; BARN	MCB27878	537461	246456
63	17th century	Barn at St John's College Farm, Meldreth	BARN	MCB27879	537683	245201
64	18th century	Ivydene, Meldreth	HOUSE	MCB27884	537627	245043
65	18th century	Mill Cottage, Meldreth	HOUSE	MCB27893	537710	245588
74	19th century	Methodist Chapel, Melbourn	METHODIST CHAPEL	MCB22490	537572	246549
77	19th century	Former gas works, Melbourn	GAS WORKS	MCB22522	538001	244706
76	19th century	Railway Tavern, Meldreth	PUBLIC HOUSE	MCB22524	538057	244911
78	19th century	Corn mill, Meldreth	CORN MILL	MCB22526	537659	245492
72	19th century	The Grove, Meldreth	HOUSE	MCB24551	537859	245863
75	19th century	Congregational Chapel, Meldreth	CONGREGATIONAL CHAPEL	MCB24552	537442	246533
66	19th century	Site of former dovecot, Meldreth	DOVECOTE	MCB24554	537556	246115
67	19th century	Site of former Oak Villa, Meldreth	HOUSE	MCB24555	537428	246220
79	19th century	Former Coprolite mill, Meldreth	COPROLITE WORKING SITE; MILL	MCB26920	537661	245752
80	19th century to 20th century	Railway goods shed, Meldreth	GOODS SHED; ENGINEERING WORKS	MCB16572	537624	245363
68	19th century to 20th century	Late 19th and early 20th century barns within the curtilage of The British Queen Public House, 94 High Street, Meldreth	BARN	MCB26702	537674	245438
81	19th century to Unknown	Great Eastern Railway (Shepreth Branch)	RAILWAY	MCB24042	537617	246129
69	Post Medieval	Dovecote, Chiswick End	DOVECOTE	10441	537580	245159
73	Post Medieval	Mulberry Hall/The Lodge, Melbourn	PARK	12299	537300	245630
70	Post Medieval	Sheene Manor	HOUSE	01250a	537800	244700



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HA	Period	Name	Type	HER ref	NGR	
82	Post Medieval	Meldreth Railway Station	RAILWAY STATION	MCB16571	537958	244944
71	Post Medieval	Post medieval stack stand, 450m south of Bury Lane, Meldreth	STACK STAND	MCB21281	537740	245490
84	20th century	20th Century Meldreth tramway at Whitecroft Way, Meldreth	TRACKWAY; BUILDING; POST HOLE	MCB20068	537665	244565
83	Mid 20th century	Former buildings, Whitecroft Road, Meldreth	STRUCTURE	MCB27721	537477	245421
85	World War II	Former bomb stores along Kneesworth Road, Kneesworth	BOMB STORE	MCB20958	537353	245894
86	World War II	WWII military structures, Station Road, Meldreth	STRUCTURE	MCB25639	536402	245606
87	Unknown	Inhumation, Meldreth School	INHUMATION	11017	537542	245370