

Heritage Statement

**Walnut Farm
High Street
Landbeach
Cambridgeshire**



Plate No 1: *Barn A, Walnut Farm, Landbeach*

July 2010

AES Archaeology, Excavation and Surveys

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CONTENTS

1.0	Introduction	5
2.0	Statutory constraints	5
3.0	History and development of the site	5
4.0	The Conservation policy in context	7
5.0	Significance assessment	12
6.0	Impact assessment of the proposals	16
7.0	Conclusion	22
8.0	Bibliography	23

Figures

Fig 1: *Walnut Farm, Landbeach showing the existing site layout*

Fig 2: *Walnut Farm, Landbeach with the proposed site layout*

Fig 3: *The 1982 district plan for Landbeach showing the conservation area and development framework area*

Plates

Plate No 1: *Barn A, Walnut Farm, Landbeach*

Plate No 2: *The Limes*

Plate No 3: *View north along the High Street towards Lime Farm and Walnut Farm, 1940s (Cambridgeshire Collection)*

Plates No 4 & 5: *Views of the proposed development site, in the context of The Limes*

Appendices

Appendix A Existing farm buildings schedule

Appendix B Photographs of existing farm buildings

Appendix C Map regression



Fig 1: Walnut Farm, Landbeach showing the existing site layout



Fig 2: Walnut Farm, Landbeach showing the proposed site layout

1.0 Introduction

- 1.1 Archaeology and Excavation Surveys Ltd (AES) were commissioned by Hills Residential to produce a Heritage Statement for the existing farm buildings at Walnut Farm, Landbeach, in order to provide supporting information for the development proposals based on assessments that have already been made of the site. It must be noted that neither the initial assessments nor the Heritage Statement are to be deemed as either structural or archaeological reports.
- 1.2 The Heritage Statement assesses the buildings in terms of historic and architectural interest in the context of the national and local planning policy background with a view to the application to convert, demolish or develop the buildings. The statement will provide a full understanding of the building and its significance as required by Policy HE6 of PPS5 and reiterated as the third of English Heritage's Conservation Principles (*English Heritage: Conservation Principles, Policies and Guidance, April 2008*), and also as set out in South Cambridgeshire District Council's '*Initial Guide: Assess the impact of applications in heritage significance*'.

2.0 Statutory constraints

- 2.1 No buildings at Walnut Farm, High Street, Landbeach are listed as being of national architectural or historic interest. The site is located in part within the Landbeach conservation area.
- 2.2 The site is partly located within the development limits for Landbeach.

3.0 History and development of the site

Walnut Farm and buildings

- 3.1 Walnut Farm, Landbeach is located north of Cambridge. The proposed development site consists of six existing farm buildings. The majority of these were built after 1927 and before 1969 as they do not appear on the earlier map, but are present on the later. Only Barn F was built during the nineteenth century as it appears on the 1886 ordnance survey map (see appendix C map regression).
- 3.2 Prior to the existence of the farm buildings, the land when part of The Limes was used for arable purposes. Ravensdale comments that the village 'on the south and west it was stitched into the ploughland, for there was another furlong of arable east of the Roman road' (1974 p128). Early maps show that the land on which Walnut Farm lies, was on the edge of

the open field systems of Landbeach until the Parliamentary Enclosure in 1813 (ref: Ravensdale, 1974 p100). The land was then divided into four fields, one of which, Banworth Meadow lies to the north of the farm. The 1886 map (see Appendix C), shows a number of trees and a footpath, from which it can be deduced that the land at that time was not actively farmed.

- 3.3 Walnut Farm has only been known as such since the twentieth century. A building possibly to be Walnut Farmhouse appears on the 1927 map, but not in its present form. Prior to 1969 it appears that the farm and lands were part of the farm called The Limes.
- 3.4 Previous to 1910 The Limes farmhouse and farm was occupied by Frederick B Money and owned by Mrs K F Harris. In 1910 The Limes comprising about 210 acres, 3 rods and 14 perches was sold to Cambridgeshire County Council to be let as tenanted farmland (ref: Particulars, Plans and Conditions of Sale, 25th June 1910). From 1969 onwards map details show that The Limes was divided into the existing Lime Farm and Walnut Farm.

Walnut Farm in its context within Landbeach

- 3.5 Early development of Landbeach itself was focused at two different points, the manors of the Chamberlains to the north and the Brays to the south-west. Earthworks, ponds and moats still remain today. The village developed initially in a square then during the twelfth and thirteenth centuries the village developed further south towards Milton to form the modern High Street. During the fourteenth century the village developed around its liability to flood, double ditches and banks still exist west of the High Street that formed part of the defence to the rising water table. The existing development site forms the extent to which the village has expanded east of the modern High Street and south of the main village of Landbeach.
- 3.6 The seventeenth century saw further development of the village and the building of a number of timber-framed houses, including The Limes, the farmhouse for Lime Farm. This is now a Grade II listed building. In 1727 a demand was made for improved farmhouses this included the Limes, which was skinned and refaced in brick (ref. Ravensdale, 1974). In 1910 Cambridge County Council acquired two estates one of which was The Limes. Today the Limes is divided into two farms, Lime Farm and Walnut Farm.

4.0 The Conservation policy in context

National planning policy

Planning policy statement 5: Planning for the historic environment (March 2010)

- 4.1 In March 2010 the Planning policy statement 5 replaced PPG15 as the governments' national policy on historic environment issues. The policies form the basis of the planning application process.
- 4.2 Government objectives are:
- one: to deliver sustainable development by ensuring that policies and decisions recognise that heritage assets are a non-renewable resource, taking into account the wider, social, cultural, economic and environmental benefits of heritage conservation and recognise that intelligently managed change may be necessary if heritage assets are to be maintained for long term.
- two: to conserve heritage assets in a manner appropriate to their significance by ensuring that; 'decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to their importance, wherever possible heritage assets are put to appropriate viable uses and that the value of heritage assets to local character and sense of place is recognised'.
- three: to improve knowledge and understanding of the past by capturing evidence from the historic environment and making this publicly accessible.
- 4.3 Policy HE6 requires applicants to provide 'a description of the significance of the heritage assets affected and the contribution of their setting to that significance'. This is to enable an understanding of the potential impact of the proposal on the significance of the heritage asset to be achieved.
- 4.4 Policy HE7.2 requires Local Authorities to take in to account the nature of the significance of the asset and the value, which it holds for this and for future generations.
- 4.5 Policy HE7.3 recognises that some assets may have a special significance for certain sections of the community, and in such cases their views should be sought. The accompanying practice guide (in paragraph 60) identifies that this might include specific faiths.

- 4.6 Policy HE7.5 advises that Local Planning Authorities should take into account the desirability of new developments making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.
- 4.7 Policy HE7.7 requires Local Authorities to seek to ensure that a new development will actually take place, where its merits justify the loss of significance.
- 4.8 Policy HE8.1 relates specifically to undesignated Heritage Assets. It states that the effect of an application on such assets is a material consideration. Local Authorities should ensure that the asset meets the criteria in Annex 2 of PPS 5 and there is a general presumption that identification of assets should take place at a pre-application stage.
- 4.9 The accompanying practice guide in paragraph 83, advises that the desirability of conserving an undesignated asset and its setting is a material consideration 'but individually less of a priority than for designated assets'. It stresses that the need for recording applies to such buildings as well as designated assets.
- 4.10 Policy HE9.1 advises 'there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be'.
- 4.11 Policy HE10.1 advises that 'when considering applications for development that affect the setting of heritage asset, Local Planning Authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset'.
- 4.12 Policy HE12 states that Local Authorities should require the recording of heritage assets prior to loss of significance. The level of detail should be proportionate to the significance of the asset and the document produced should be made publicly available.

National non statutory guidance

PPS5 Planning for the historic environment: historic environment planning practice guide

- 4.13 This guidance has been provided by English Heritage and DCMS and should be read in conjunction with PPS5. This advises in paragraph 11

that 'the difference between a heritage asset and other components of the environment is that a heritage asset holds meaning for society over and above its functional utility' The means of conserving heritage assets is 'done by supporting their maintenance and by requiring change to them is managed in ways that sustain and where appropriate enhances their heritage significance'.

- 4.14 Paragraph 17 states that 'applications will have a greater likelihood of success and better decisions will be made when applicants and Local Planning Authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance'.
- 4.15 Paragraph 37 advises that the historic environment can make a contribution to establishing and maintaining historic vitality and sustainable communities. Heritage assets have social value, give potential for heritage lead regeneration and can improve the quality of life and sense of place. These are criteria among the list of 122, which the Local Planning Authority has to consider.
- 4.16 Paragraphs 76-78 give guidance on the weighing up of proposals. They state: 'the key to sound decision-making is the identification and understanding of the differing, and perhaps conflicting heritage impacts accruing from the proposals and how they are to be weighted up against both each other and any other material planning considerations that would arise as a result of the development proceeding'. It calls for Local Planning Authorities to apply development control policies flexibly and imaginatively to achieve long term conservation goals and to take into account the likely longevity of any public benefits claimed for a proposed scheme.

There are a number of benefits which need to be considered, including, whether: it sustains or enhances the significance of a heritage asset and the contribution of its setting, it reduces or removes risks to a heritage asset, it secures the optimum viable use of a heritage asset in support of its long term conservation, it makes a positive contribution to economic vitality and sustainable communities, it is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment, it reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.

4.17 **Building in context: new development in historic areas (2001)**

This is a joint publication by English Heritage and CABE, which aims to stimulate a high standard of design when development takes place in

sensitive locations. This states a successful project will relate well to the geography and history of the place and lie of the land, sit happily in the pattern of the existing development and routes through and around it, respect important views, respect the scale of neighbouring buildings, use materials and buildings methods which are high in quality as those used in the existing buildings and to create new views and juxtapositions which add to the variety and texture of the setting.

Conservation principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008)

- 4.18 This is a document offering guidance on making decisions relating to the historic environment. It advises that an understanding of the fabric and evolution of a site is obtained. The value of the place needs to be considered and weighted.

In regard to the integration of conservation with other interests the following policy is set out. Any changes which would harm the heritage values of a significant place should be unacceptable unless;

the changes are demonstrably necessary either to make the place sustainable or to meet an overriding public policy objective or need, there is no reasonably practical alternative means of doing so without harm, that harm has been reduced to the minimum consistent with achieving the objective, it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering its comparative significance, the impact of that significance, the benefits to the place itself and or the wider community or society as a whole.

Conservation policy: Regional Policy

East of England Plan (2008)

- 4.19 The Regional Spatial Strategy (RSS) for the East of England or known as the East of England plan, sets out the long term spatial planning framework for the region for the years 2008 to 2021.
- 4.20 Policy ENV6 The Historic Environment sets out the strategy for protecting, conserving and where appropriate enhancing the historic environment including listed Buildings and Conservation Areas.

Policy ENV7 Quality in the Built Environment requires development to be of high quality and contribute to the attractiveness and character of the area.

Conservation policy: Local Planning Policy**4.21 The Local Development Framework Development Control Policies (2007)**

Policy CH/4 Development within the curtilage or setting of a Listed Building. Planning permission will not be granted for development, which would adversely affect the curtilage or wider setting of a Listed Building. Proposals must provide clear illustrative and technical material to allow that impact to be properly assessed.

Policy CH/5 Conservation Areas. Planning applications for development proposals, which include applications for conservation area consent for demolitions in or affecting conservation areas will be determined in accordance with legislative provisions and national policy and guidance contained in specific conservation area appraisals where they exist and the District Design Guide.

Local Supplementary Planning Guidance**4.22 Development affecting conservation areas ((adopted January 2009). Chapter 2 considers new development in conservation areas in detail.****4.23 Listed buildings: works to or affecting the setting (adopted July 2009) The key section of this document is: the setting of listed buildings (page 21), which states 'the land and structures contained within the curtilage are likely to be an important part of that setting. For example, a principle building, and its ground and ancillary structures, may all be part of an integrated design'.**

5.0 Significance assessment

What heritage assets (designated or undesignated) and settings will be affected by the proposals?

5.1 Listed buildings

There are no designated listed buildings on the proposed development site. The nearest listed building to the site is The Limes, No. 85, High Street, Landbeach, lying north of the application site.



Plate No 2: *The Limes*

The setting of the listed building

The listed building, No. 85 High Street otherwise known as the Limes, was formerly a farmhouse two and a half storeys in height. This was listed as a Grade 2 building on 22nd August 1984. A seventeenth century farmhouse, it is of timber framed construction cased in Gault brick, with a Gault brick extension and a plain tile roof. As a result the characteristic and appearance of the proposed development have been planned accordingly. Given the location of the former farmhouse to the north of the proposed development site, it provides a backdrop and setting for that of traditional farming.

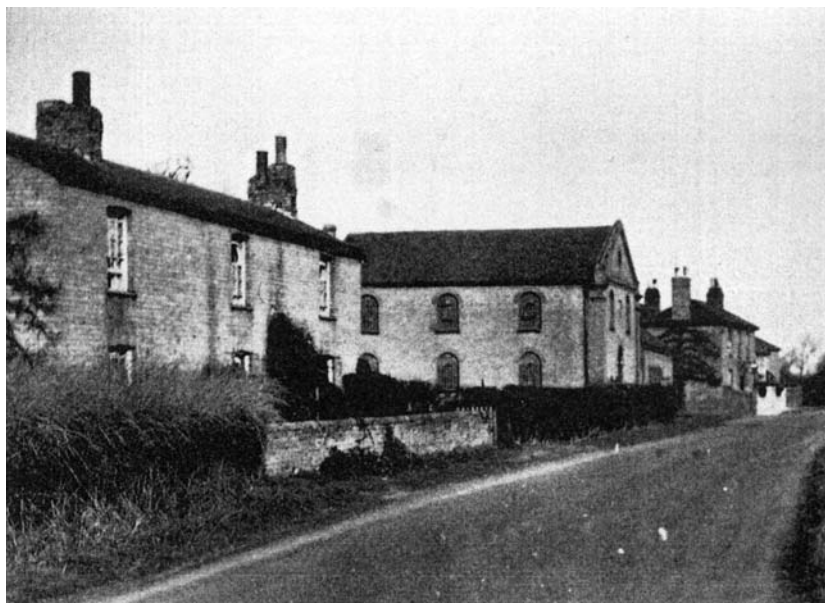


Plate No 3: View north along the High Street towards Lime Farm and Walnut Farm, 1940s (Cambridgeshire Collection)



Plates No 4 & 5: Views of the proposed development site, in the context of The Limes

5.2 Conservation area

The listed Grade II former farmhouse and some existing farm buildings lie within the designated conservation area for Landbeach. The location of the seventeenth century farmhouse to the north of the development site has resulted in the scheme falling into a conservation area designed to protect the context of the listed structure. Lying close to the application site, the former Grade II listed farmhouse in High Street, Landbeach is identified as having positive value to the character and appearance of the area.

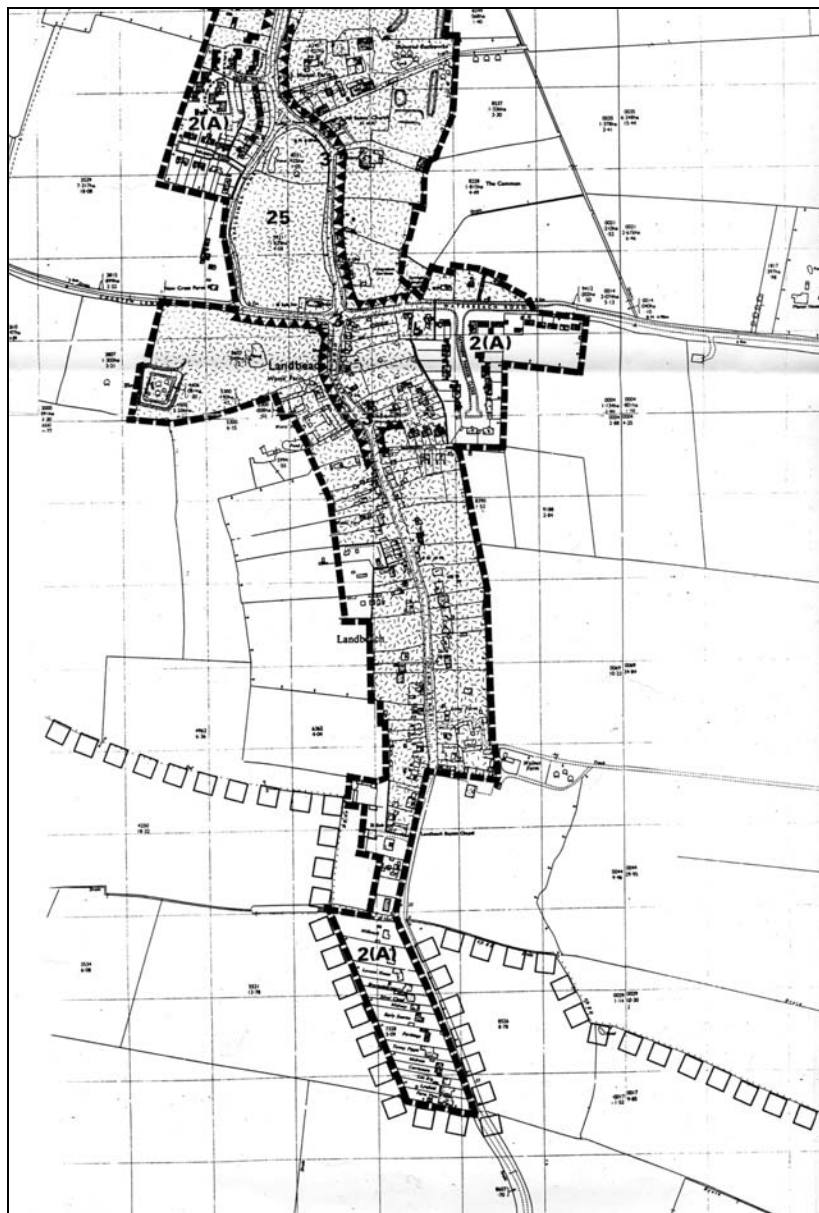


Fig 3: *The 1982 district plan for Landbeach showing the conservation area and development framework area*

Setting of conservation area

Covering Landbeach village, the conservation area takes into account a number of significant seventeenth century cottages, which stand close to the centre of Landbeach and south towards Milton, and includes the former Grade II listed farmhouse in the proximity of Walnut Farm.

5.3 Buildings of local interest (undesigned)

The existing farm buildings on the proposed development site are from several periods and are not contemporary with the listed building. As can be seen from the map regression in appendix C, Barn F appears to be present on the 1886, 1902 and 1927 maps, Barn B, D, E, F are present on the 1969 map, Barns A, B, D, E, F are present on the 1985 and 1993 maps, Barn C does not appear on the 1993 map. The majority of the barns are therefore twentieth century in origin except for Barn E, which is nineteenth century or possibly earlier. The buildings are constructed from various materials with no consistency of design, layout or materials.

Published English Heritage criteria for statutory designation states that the buildings have to be of special architectural and historical interest, and also of group value to be considered for listing status. The existing farm buildings at Walnut farm are considered of insufficient architectural quality and historical interest, and because of the variations in architecture do not provide value as a group.

5.4 Archaeology

No archaeological work has been completed on Walnut Farm. However significant cropmarks lie to the East of Lime Farm, (neighbouring onto Walnut Farm), due to which, on the advice of Cambridgeshire Archaeology, Planning and Countryside department and consultation with Dan McConnell of Cambridge Archaeological Unit, it is likely that further investigation would be necessary.

5.5 What is the significance of the assets and the settings affected?

The Council's Local Development Framework Site Specific Development Plan Document identifies the site as being suitable for development, but on advice from the conservation office for the area it is suggested that the proposed development would respect the Grade II listed former farmhouse through the creation of a traditional farmyard setting.

The historic form and value of the existing farm buildings can be regarded of little significance in their entirety, but within the context of the former farmhouse there is an opportunity to recreate a traditional rural setting and sense of place, thus enabling the historic significance of the area to be more readily appreciated.

The impact on the conservation area and on the nearby listed building requires a consideration of the role of the site in providing a visual context and contribution to the rural setting. The development is proposed to

preserve and enhance the traditional character of the area by taking the form of a traditional farmyard, with the dwellings divided into three main blocks forming courtyards with the external appearance of agricultural buildings.

The proposed development of the existing farm buildings has taken into consideration that if demolished they would not detract from the appearance of the vicinity.

5.6 How has the scheme taken into account the level and nature of the significance of heritage assets and their setting?

The Design and Access Statement has set out in the evaluation that various heritage assets have been fully taken into account in the design of the site. By retaining the traditional farmyard character in keeping with the Grade II listed former farmhouse full regard has been given to its significance. The proposed demolition of the existing farm buildings on the site has also been considered in terms of the significance of the structures. Given that the farm buildings are not contemporary with the listed building and are constructed from various materials in varying states of repair, the proposals offer an opportunity to replace the structures with a development in character with the setting of a traditional farmyard thus retaining a sense of character and place.

6.0 Impact assessment of the proposals

What will be the impact of the proposal on the significance of the heritage assets and settings affected?

- 6.1 Policy HE7 of PPS5 sets out the policy principles guiding the determination of applications for consent relating to heritage assets. Policy HE6 sets out the information requirements for applications affecting heritage assets. Policy HE7.2 requires the impact of a proposal on any heritage asset to have regard to the significance of the assets. Under this section the necessary information is provided in order to answer the above question and thus comply with the provisions of PPS5 and the other national and local policy guidance.

Accordance with national policy

Planning Policy Statement 5: Planning for the Historic Environment (2010)

- 6.2 Planning policy statement 5 requires that decisions are based on the nature, extent and level of significance of the heritage assets. Policy HE6 sets out the information required to be provided as part of an application.

As set out in section 5 above the heritage assets and settings affected by the proposals have been identified.

6.3 Policy HE7.4 – the desirability of sustaining and enhancing the significance of heritage assets

The former seventeenth century farmhouse has been identified as a focal building and of high significance due to its proximity to the site. The proposals have taken into consideration the significance of the former farmhouse and have designed the new development as a traditional farmyard thus preserving the historical element of the site. The existing farm buildings are to be demolished as they are not contemporary with the former farmhouse and do not enhance or preserve any historical element of the area. This will also retain and enhance the presence of the former farmhouse, and as a consequence further reveal the significance of the asset. This is an identified potential heritage benefit, weighing favourably towards the proposed scheme as identified in the Practice Guide, which accompanies PPS5.

The existing buildings, which have been identified for proposed demolition on the site can be justified towards securing a development appropriate to enhancing the appearance, character, quality and local distinctiveness of the historic environment in which it will lie. This is also identified as a heritage benefit as required by paragraph 79 of the Practice Guide, which accompanies PPS5.

6.4 Policy HE8.2 Setting of the Heritage Assets

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 puts a duty on the Local Planning Authority to the desirability of preserving or enhancing the character or appearance of the area. The context of the former farmhouse (The Limes) in respect of its position in relation to Walnut Farm has significantly downgraded over time as the existing farm buildings on the proposed development site have deteriorated, resulting in current poor visual quality overall. The proposals will create an enhanced setting for the former farmhouse, providing a backdrop of improved visual quality of a traditional farmyard. The proposals will provide a positive contribution to the setting of the area and create an improved sense of place.

6.5 Policy HE9.1 Presumption in favour of the conservation of designated heritage assets

As set out in paragraph 8.13 conservation is defined as a process, which allows change to occur if managed correctly. The changes to the

proposed site are based on an understanding of the significance of the former farmhouse and can be regarded as intelligently thought out and fully justifiable on the basis of seeking to retain only the character and sense of place offered. The loss of the existing farm buildings has to be weighed against the benefits resulting from the replacement development. The demolition of the existing farm buildings on the site is justified as they have no heritage value.

The proposals are considered to positively contribute to the economic vitality and to further the sustainable community in Landbeach. These benefits greatly outweigh any issues relating to the demolition of the existing farm buildings on the site.

- 6.6 Policy HE12 covers recording of information relating to heritage assets. Where the loss of a heritage asset is accepted as being justified a requirement to record the structure prior to its demolition can be placed on a developer. In the case of the existing farm buildings at Walnut Farm, Landbeach, a recording requirement is under discussion with the Heritage Building Team at South Cambridgeshire County Council. This may take the form of a photographic survey and is yet to be confirmed.

- 6.7 The practice guide accompanying PPS5

In paragraph 79 the practice guide identified a number of potential heritage benefits that could weigh in favour of the proposed scheme. These are considered in accordance with the current proposals. The benefits are as follows;

- to sustain or enhance the significance of the heritage assets.

The traditional farmyard appearance and character will be retained and significantly enhanced by the proposals. It is also argued that the character and appearance of the conservation area will also be enhanced by the proposals creating a greater sense of place and significance.

- Removes any risk to the heritage asset

The proposals remove the risk of the site falling into greater dilapidation and disrepair, which will in turn remove the significance of the area in which the existing buildings lie in their proximity to the former farmhouse.

- secures optimum viable use

Part of the site falls under the Local Development Framework, while the rest of the site has been regarded as an exception site for affordable housing.

- makes a positive contribution to economic vitality and sustainable communities

The proposals will make a more positive use of the site and create new housing within the boundaries of Landbeach.

- is of an appropriate design and makes a positive contribution

This is argued in detail in the Design and Access Statement

- reveals the significance of a heritage asset and enhances the enjoyment of it and sense of place

The removal of the existing farm buildings from the site and the development of the new proposals will create and enhance a greater appreciation of the character and appearance of a traditional farmyard, taking into consideration the proximity of the former seventeenth century farmhouse, and thus also creating a greater sense of place.

In accordance with national supplementary guidance

6.8 Building in context: New development in historic areas

The criteria set out in the national non-statutory guidance document, also provides a useful aid with which to assess the scheme. This is only covered briefly at this point as the Design and Access Statement considers the proposals in more detail.

- relate well to the geography and history of the place and lie of the land

The proposals retain the character of the former seventeenth century farmhouse, which has been identified of local interest. The scheme takes into consideration the existing farmhouse and its location in proximity to the development site.

- sit happily in the pattern of the existing development and routes through and around it

The supporting drawings illustrate how the development relates to the existing context.

- respect important views

In the context of the conservation area within which the former farmhouse and existing farm buildings lie, the development site lies behind the main

street frontage. It can be argued therefore that the proposals will both respect and enhance these vistas. New public views out of the proposed development site will be created. The former farmhouse will be a focal point of the proposed development and this will be visually enhanced.

- respect the scale of the neighbouring buildings

The Design and Access Statement and supporting documents provide an illustration of how the scale of the development relates to the surrounding buildings.

- use material and building methods which are as high in quality as those used in the existing building

It is argued that the proposed building form will be an enhancement of the existing buildings at present on the site and complement the character of the buildings in the southern part of Landbeach. The materials proposed are to respect the variety of materials found in the locality.

- created new views and juxtapositions which add to the variety and texture of the setting

The proposed development is to create a new sense of place and vistas, which will make a positive contribution to this part of the conservation area.

In Accordance with Local Development Framework Policy

6.9 The local Development Framework Development Control Policies (2007)

The proposals can be argued to clearly comply with the site specific policies in the Local Development Framework.

In terms of the general development control policies the following apply:

Policy CH/4 – Development within the curtilage or setting of a Listed Building. The supporting information submitted as part of the application is considered to provide adequate material to demonstrate that the proposals will not have an adverse impact on the setting of the heritage assets within its proximity.

Policy CH/5 – Conservation Area. Up to date requirements of PPS5 have been demonstrated to have been complied with.

In Accordance with Local Supplementary Planning Documents

6.10 Listed Buildings SPD (2009). The main section, which is relevant to setting, is on page 21 of this document. This clearly states that setting can include land some distance away from the proposals. It is argued that the proposals are of sufficient distance so as not to dominate the nearby Grade II listed, former farmhouse. The proposals will enhance the character and appearance of the former farmhouse in context and thus provide an overall attractive setting.

6.11 Development affecting conservation areas (2009)

The section of relevance in this document is that of Chapter 2 – New development in Conservation Areas. The various considerations set out in this chapter are considered in detail in the Design and Access Statement and therefore only a brief reference is made here. The overall design and form of the proposals is considered to make a positive contribution to the character and appearance of the area and in turn will enhance the conservation area overall.

6.12 District design guide 2010

Regard has been given to the materials within the landscape surrounding Landbeach. The design principles are considered in the Design and Access Statement.

7.0 Conclusions

- 7.1 The Heritage Statement contained in this document meets the requirements as set out in Planning Policy Statement 5. The site has been assessed in terms of the heritage assets on or near to the site and their significance. It has been demonstrated that full consideration has been given to the existence and the relative significance of these assets in the design of the proposal.
- 7.2 These are no buildings, which are of national designation on this site. The key building of value, which lies to the north of the site, is the Grade II listed seventeenth century former farmhouse. This has been identified within the conservation area of being of positive value and a focal building. The need to retain the character of the farmhouse within the proposals has been included in the Local Development Policy Framework.
- 7.3 The proposals have sought to retain and enhance the character and setting of the site, close to which, the former farmhouse lies. The proposed demolition of the existing farm buildings has been justified as a means of enhancing the character and setting of the site. Therefore it can be demonstrated with regard to the significance of the former farmhouse that a full account has been given to the level and nature of the significance of this asset in devising the proposals.
- 7.4 This document and the Design and Access Statement have sought to demonstrate that the impact of the proposals on the heritage assets and their settings will be entirely beneficial. The redevelopment proposals are considered an appropriate design for the context and will make a positive contribution to the conservation area and thus enhance the locality. The retention of the character and appearance of a traditional farmyard addresses the issue that a former seventeenth century farmhouse lies in close proximity to the site will ensure that the historic interest of the site is retained. Thus on this basis both national and local heritage policy requirements have been fully complied with.

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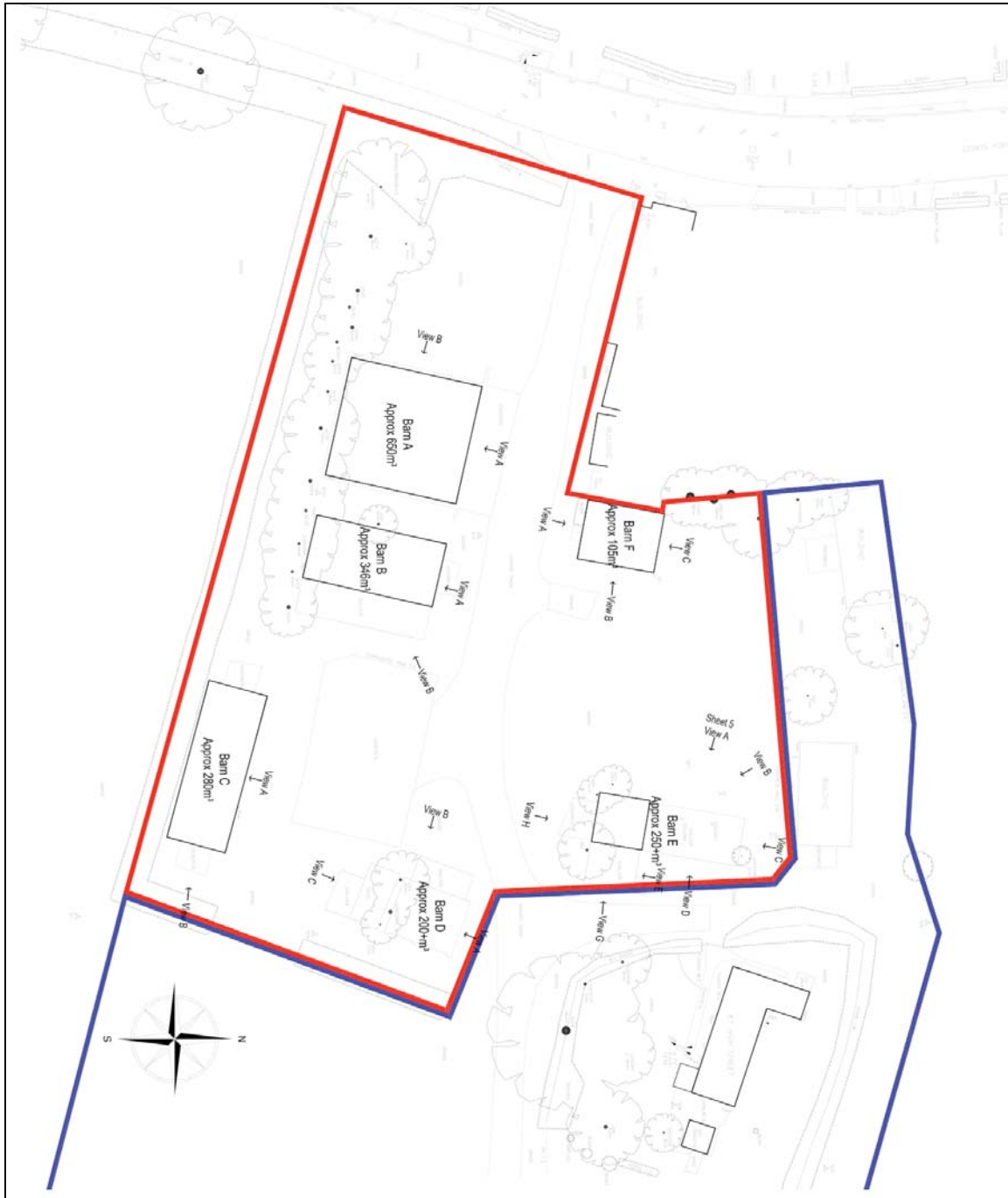
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Appendix A

Existing farm buildings schedule



Appendix B Photographs of existing farm buildings

Barn A



View A



View B



View C

Barn A – Approx 650m³

- View A is looking south at the front of the barn
- View B is looking East at the side of the barn
- View C is looking South-West at the side of the barn
- The rear of the barn was inaccessible

Barn B



View A



View B



View C

Barn B – Approx 346m³

- View A is looking south at the front of the barn
- View B is looking South-West at the side of the barn
- View C is looking South-East at the side of the barn
- The rear of the barn was inaccessible

Barn C



View A



View B

Barn C – Approx 280m³

- View A is looking south at the side of the barn
- View B is looking East at the side of the barn
- The view looking West at the rear of the barn was inaccessible
- The view north at the side of the barn was inaccessible

Barn D



View A



View B



View C

Barn D – Approx 200m³

- View A is looking south at the front of the barn
- View B is looking East at the side of the barn
- View C is looking North at the rear of the barn
- The view West at the side of the barn was inaccessible

Barn E



View A



View B



View C

Barn E - Approx 250m³

- View A is looking East at the front of the barn
- View B is looking South-East at the side of the barn
- View C is looking South at the side of the barn

Barn E continued



View D



View E



View F

Barn E – Approx 250m³

- View D is looking West at the rear of the barn
- View E is looking South at the side of the barn
- View F is looking West at the rear of the barn
- View G is looking North-West at the rear of the barn
- View H is looking North at the side of the barn



View G



View H

Barn F



View A



View B



View C

Barn F – Approx 105m³

- View A is looking North at the front of the barn
- View B is looking West at the side of the barn
- View C is looking South at the rear of the barn

Appendix C

Map Regression



Fig 4: Ordnance survey map of 1886

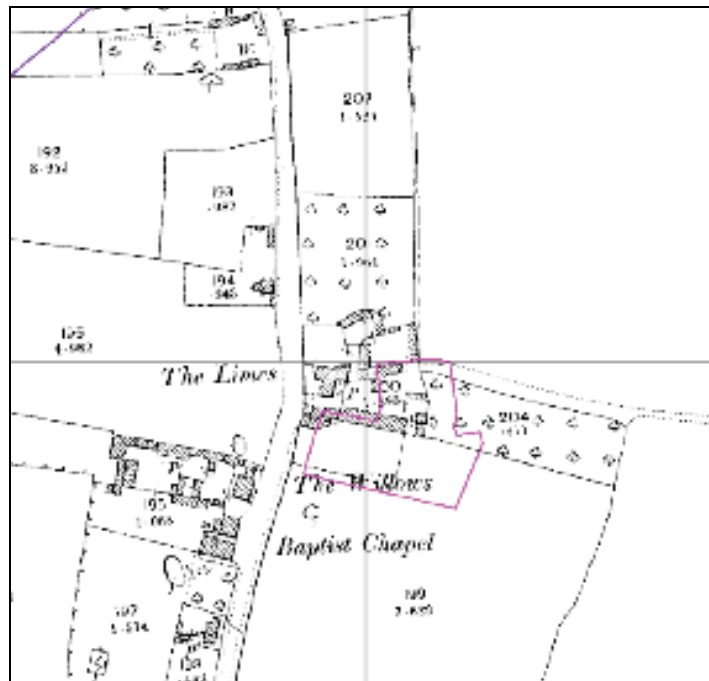


Fig 5: Ordnance survey map of 1902

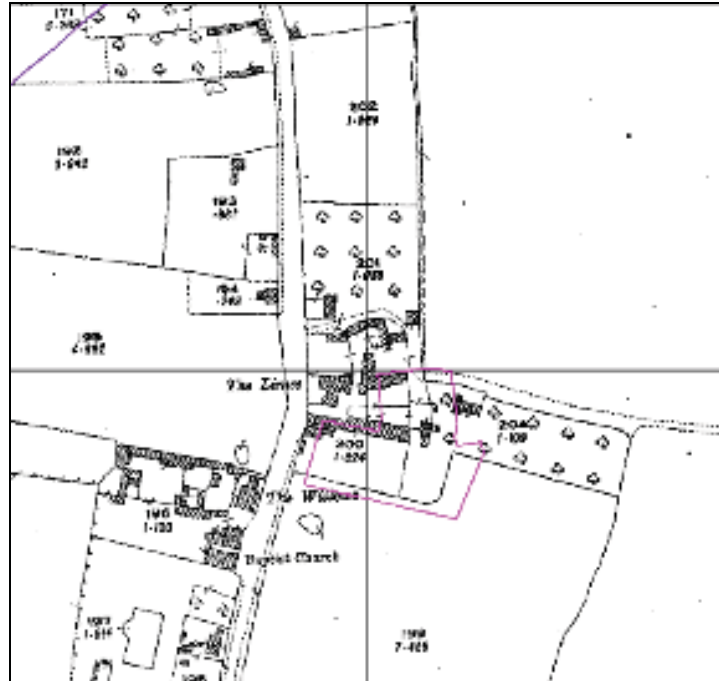


Fig 6: Ordnance survey map of 1927

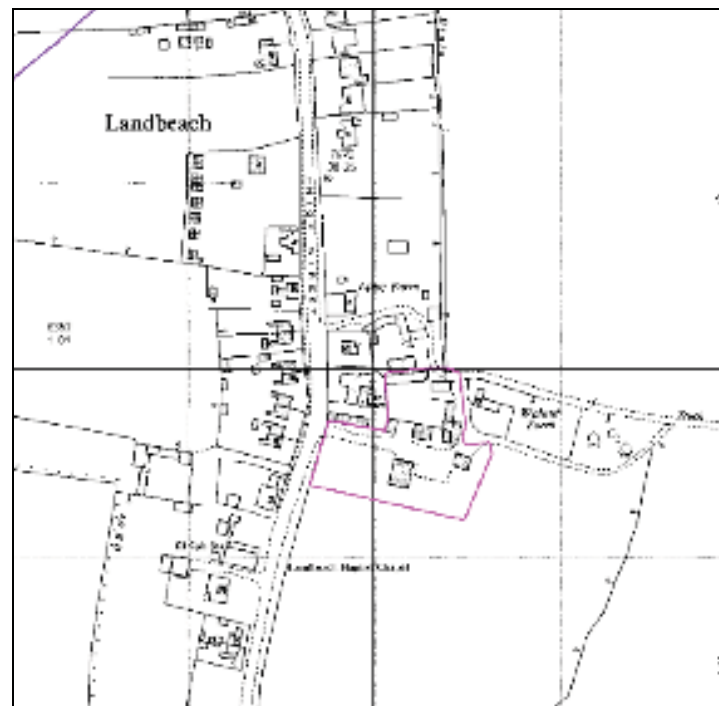


Fig 7: Ordnance survey map of 1969

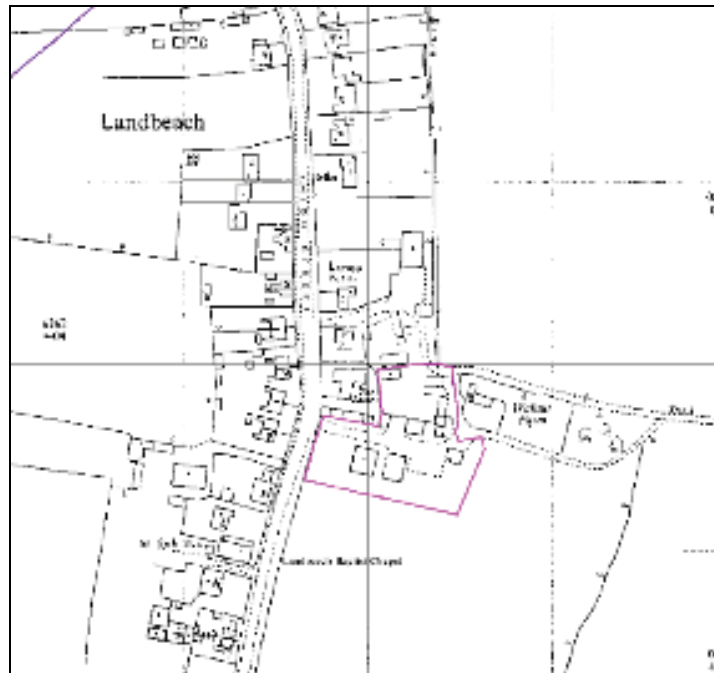


Fig 8: Ordnance survey map of 1985

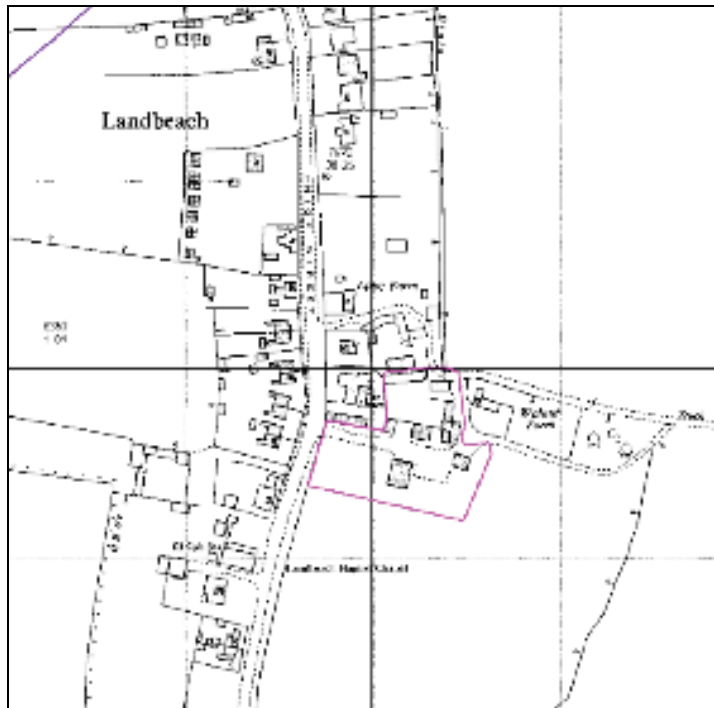


Fig 9: Ordnance survey map of 1993