

APPENDIX 8.3
HERITAGE STATEMENT

Cambridge North Cultural Heritage Statement

May 2022



Turley

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Client
Brookgate Land Ltd

Our reference
BROH3004

May 2022

1. Introduction

- 1.1 This Heritage Statement supports the ES Cultural Heritage Chapter which sets out the assessment of the predicted effects of the Cambridge North development on the built heritage of the study area. This report assesses the potential impacts of the proposed development against the heritage planning policy context, providing a fuller qualitative assessment in addition to the predominantly qualitative assessment provided in the EIA.
- 1.2 The Cambridge North development is a hybrid planning application to form a commercial area around the Station approach much of which is submitted in detail, with the residential area in the west of the site submitted in outline. The area will provide a mix of commercial uses with offices, labs and retail outlets and a mobility hub. A comprehensive landscaping scheme unifies the whole site.
- 1.3 Paragraph 194 of the NPPF (2021) requires applicants to describe the significance of any heritage assets affected by an application, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The purpose of this report is to assess the significance of the designated heritage assets to fulfil the requirements of paragraph 194 of the NPPF and to consider the scope for future development to meet the requirements of local and national planning policies.
- 1.4 This statement is mindful of the statutory duty imposed by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In the instance of listed buildings, this requires the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. With regards to Conservation Areas, section 72 requires that in the exercise of planning functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 1.5 With regards to the local planning policy, the application site forms part of a Major Development Site allocation within the adopted South Cambridgeshire Local Plan (2018), under Policy SS/4: Cambridge Northern Fringe East and Cambridge North railway station.
- 1.6 The development will also need to meet the criteria within the South Cambridgeshire district Council's Local Plan (2018) policy NH/14: Heritage Assets. The 'Listed Buildings' SPD and 'Conservation Areas' SPDs are also still material considerations.
- 1.7 In addition, the application site also falls within the emerging North East Cambridge Area Action Plan (NEC AAP) area. The Plan is still at early stages of preparation and therefore carries negligible weight in the determination of planning applications but there are a number of supporting evidence base documents of relevance to the proposals. This includes a Heritage Impact Assessment, Townscape Assessment and Townscape Strategy, also produced in 2021, which form part of the evidence base for the Plan. These documents supplement the Landscape Character and Visual Impact

Assessment that was produced in 2020 and also forms part of the evidence base for the Plan.

- 1.8 The archaeological impacts of the development are considered in the separate Archaeological Assessment which supports the planning application.
- 1.9 The ES Cultural Heritage Chapter and this Cultural Heritage Statement should be read alongside the other supporting documentation for the application including the Planning Statement and Design and Access Statement (DAS). Of particular importance is the Landscape and Visual Impact Assessment (LVIA) and the corresponding LVIA ES Chapter. Heritage viewpoints were included in the LVIA to ensure it supports the results of the heritage assessment.

2. Identified Heritage Assets

Extent of Study Area

- 2.1 The extent of the study area was determined initially by the October 2020 Scoping Opinion which was informed by Historic England’s response to application ref: 20/03464/SCOP. This recommended that designated heritage assets within at least a 1.5km radius should be considered. Following review of the Zone of Theoretical Visibility (ZTV) produced to inform the LVIA baseline, and consultation with the Council and Historic England, the study area has been expanded to approx. 2km, with some assets up to 5km in distance from the Site included due to the topography. The study area is shown on the maps in Appendix 1 of the ES Cultural Heritage Chapter.
- 2.2 The 2022 Scoping Opinion identified at least 10 Grade I and II* Listed Buildings within a 1.5km radius of the development boundary, in addition to the Chesterton Abbey scheduled monument and 5 conservation areas (Baits Bite Lock, Fen Ditton, Riverside & Stourbridge, Ferry Lane and Chesterton). Upon review of the ZTV produced for the LVIA baseline, and in consultation with the LPA and Historic England, the scoped in heritage assets have been refined to include around 2 dozen designated heritage assets within an up to 5km radius of the development boundary.
- 2.3 These heritage assets do not include several of those originally listed in the 2020 Scoping Opinion. Those that have been excluded from this assessment include the Ferry Lane and Chesterton Conservation Areas and the Chesterton Abbey scheduled monument. This is because interrogation of the ZTV, Vu.City model and on-site investigation established that the development would be unlikely to affect these heritage assets.

Identified Heritage Assets

- 2.4 The NPPF 2021, defines a heritage asset as:

*“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”.*¹

- 2.5 There are no heritage assets on the site, but 23 designated heritage assets were identified through scoping and pre-application discussions that were considered to warrant detailed assessment. These are shown numbered on the maps in Appendix 1 of the Cultural Heritage Chapter:
- 6 Conservation Areas (Baits Bite Lock, Castle & Victoria Road, Fen Ditton, Horningsea, Milton, and Riverside and Stourbridge Common)

¹ MHCLG, National Planning Policy Framework (NPPF) 2019 – Annex 2: Glossary

- 2 Scheduled Monuments (Cambridge Castle Mound and Milton multi-phased settlement)
- 2 Grade I Listed Buildings (Chapel of St Mary Magdalene Stourbridge Chapel, Cambridge; and, Church of St Peter, Horningsea)
- 1 Registered Park and Garden (Anglesey Abbey, Grade II*)
- 5 Grade II* Listed Buildings (The Old Rectory, Ditton Hall, Parish Church of St Mary Virgin, Barn to NW of Ditton Hall, and Biggin Abbey, Fen Ditton)
- 7 Grade II Listed Buildings (Poplar Hall, 4 Green End, Grassey Cottage, Riverside Cottage, Wildfowl Cottage, Lode Cottage, and Garden & Boundary Wall to Ditton Hall, Fen Ditton)

2.6 No non-designated heritage assets are considered to be affected by the proposed development.

Designated Heritage Assets

2.7 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them².

Conservation Areas

2.8 These are areas which have been designated because of their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

2.9 Bait's Bite Lock, Fen Ditton, Horningsea, and Milton Conservation Areas fall within the boundary of South Cambridgeshire, whilst Castle and Victoria Road and Riverside and Stourbridge Common Conservation Areas fall within the City boundaries. The numbers in the following sections relate to the numbering in the plans contained in Appendix 1 of the ES Cultural Heritage Chapter.

2.10 (19) Fen Ditton and the (20) Riverside and Stourbridge Common Conservation Areas are the closest heritage assets to the Site with parts of their boundaries lying approx. 500m from the site. (23) Bait's Bite Lock and (21) Milton Conservation Areas lie 1-2km from the site, (22) Horningsea 2-3km away, and (18) Castle and Victoria Road 3-4km away from the site.

Listed Buildings

2.11 A listed building is a structure which has been designated because of its special architectural or historic interest and (unless the list entry indicates otherwise) includes not only the building itself, but also any object or structure fixed to the building and any object or structure within the curtilage of the building which forms part of the land and has done so since before 1 July 1948.

² MHCLG, National Planning Policy Framework (NPPF) 2019 – Annex 2: Glossary

2.12 The closest listed buildings to the site (within 1km) are those within the Fen Ditton Conservation Area. They are:

- (10) Barn to North West of Ditton Hall, Fen Ditton – Grade II* Listed Building
- (1) The Old Rectory, Fen Ditton – Grade II* Listed Building
- (5) Ditton Hall, Fen Ditton – Grade II* Listed Building
- (4) Parish Church of St Mary Virgin, Fen Ditton – Grade II* Listed Building
- (7) Riverside Cottage, Green End, Fen Ditton – Grade II Listed Building
- (6) Grassey Cottage, Green End, Fen Ditton – Grade II Listed Building
- (3) No.4, Green End, Fen Ditton – Grade II Listed Building
- (11) Lode Cottage, Green End, Fen Ditton – Grade II Listed Building
- (2) Poplar Hall, Fen Ditton – Grade II Listed Building
- (14) Garden and boundary wall to Ditton Hall, Fen Ditton – Grade II Listed Building

2.13 Those further afield, 1km plus from the site boundaries, are as follows, and encompass buildings in the other identified conservation areas, apart from Milton:

- (8) Chapel of St Mary Magdalene Stourbridge Chapel, Newmarket Road, Cambridge – Grade I Listed Building
- (13) Biggin Abbey, Fen Ditton – Grade II* Listed Building
- (9) Wildfowl Cottage, Fen Ditton – Grade II Listed Building
- (12) Church of St Peter, Horningsea – Grade I Listed Building

Scheduled Monuments

2.14 These are monuments which have been designated because of their national importance. Two scheduled monuments were identified as potentially being impacted by the proposals, and both lie over 1km from the site boundaries. They are:

- (16) Multi-phased settlement east of Milton, Fen Road – Scheduled Monument
- (15) Cambridge Castle Mound – Scheduled Monument

Registered Parks and Gardens

2.15 These are designed landscapes which have been designated because of their special historic interest. The Grade II* Registered garden at Anglesey Abbey (17) lies approx. 5km northeast of the site and because of the orientation of one of its key designed avenues and axis of view, was scoped into the assessment.

3. Heritage Significance Assessment

Assessment Method

- 3.1 The assessment of significance has been undertaken with reference to national and sector best practice guidance. The significance of heritage assets has been considered with reference to the heritage interests approach established in the NPPF. This establishes that heritage significance is derived from an asset's archaeological, architectural, artistic and/or historic interest. These interests are defined in paragraph 006 of the PPG, except archaeological interest which is defined in Annex 2 of the NPPF.
- 3.2 This approach is set out in further detail in Historic England's Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN 12), October 2019.
- 3.3 The assessment of the setting of the heritage assets has been undertaken in accordance with Historic England's 'Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets' (GPA 3) published in 2017. The assessment of setting set out in this document requires a staged approach:
- Step 1: Identify which heritage assets and their settings are affected.
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - Step 4: Explore ways to maximise enhancement and minimise harm; and,
 - Step 5: Make and document the decision and monitor outcomes.
- Steps 1 and 2 are considered for each identified heritage asset below. Steps 3 and 4 are considered in the impact assessment in section 4 and in the ES Cultural Heritage Chapter.
- 3.4 To support the assessment of setting, heritage viewpoints have been incorporated into the LVIA which supports the Cambridge North application. These are considered in the significance assessment below.

Significance Assessment

- 3.5 The proposals are considered to have the potential to affect the following designated heritage assets (numbered according to the plans in the ES Chapter Appendix 1) which are cross-referenced to the relevant LVIA viewpoint number (where available) which illustrates their settings:

Table 3.1: Identified Heritage Assets

Number	Name / Description / Designation	LVIA Viewpoint No.
1	The Old Rectory, Fen Ditton, GII* LB	5, 24
2	Poplar Hall, Horningsea Road, Fen Ditton, GII LB	20, 23
3	No.4 Green End, Fen Ditton, GII LB	6, 8
4	Parish Church of St Mary Virgin, Fen Ditton, GII* LB	5, 24
5	Ditton Hall, Fen Ditton, GII* LB	5, 24
6	Grassey Cottage, Green End, Fen Ditton, GII LB	6
7	Riverside Cottage, Green End, Fen Ditton, GII LB	6
8	Chapel of St Mary Magdalen (Stourbridge Chapel), Newmarket Road, Cambridge, GI LB	22
9	Wildfowl Cottage, Baits Bite Lock, Fen Ditton, GII LB	7b, 7c
10	Barn to the NW of Ditton Hall, Fen Ditton, GII* LB	5, 24
11	Lode Cottage (GII)	8
12	Church of St Peter, Horningsea, GI LB	18
13	Biggin Abbey, Horningsea Road, Fen Ditton, GII* LB	7c
14	Garden and boundary wall to Ditton Hall, Fen Ditton, GII LB	5, 24
15	Castle Mound (Scheduled Monument)	3
16	Castle and Victoria Road Conservation Area	3
17	Fen Ditton Conservation Area	5, 6, 8, 9, 23, 24
18	Riverside and Stourbridge Common Conservation Area	15, 16, 21, 22, E1, E2, E4
19	Multi-phased settlement east of Milton (Scheduled Monument)	17
20	Milton Conservation Area	17
21	Horningsea Conservation Area	18, 19
22	Anglesey Abbey Registered Park and Garden (GII*)	P8
23	Bait's Bite Lock Conservation Area	7a, 7b, 7c

3.6 A map regression of the area around the site is provided in Appendix 2 of the ES Cultural Heritage Chapter and a history of the site and surrounding area is provided in the Archaeological Assessment. A timeline and illustrative history of the site's evolution is also provided in section 2.2 of the Design and Access Statement.

Conservation Areas

18) Riverside and Stourbridge Common Conservation Area (LVIA Viewpoints 15, 16, 21, 22, E1, E2 and E4)

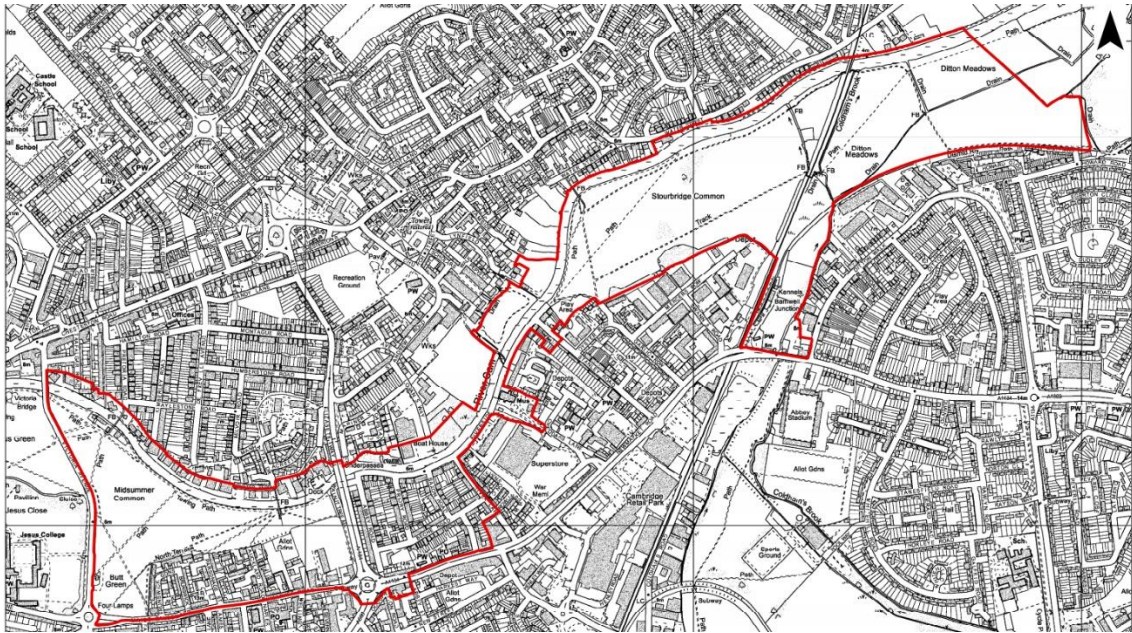


Figure 3.1: Riverside and Stourbridge Common Conservation Area Map

3.7 Riverside and Stourbridge Common Conservation Area covers the stretch of the River Cam from Victoria Bridge north-eastwards to the City boundary. It includes the river frontages and towpaths and the adjacent meadows, the 'Brunswick area', north of Maid's Causeway and the north side of Newmarket Road towards the Leper Chapel and the former Barnwell Junction Station. It borders the Chesterton Conservation areas of 'Ferry Lane' and 'De Freville' to the north, the Kite Conservation Area to the south, the Cambridge Historic Core Conservation Areas to the west, and the Fen Ditton Conservation Area (South Cambridgeshire District) to the east.

3.8 Key to the character of the conservation area is the River Cam, its bridges and the two commons which run alongside it. The slow-moving river contrasting with the often busy parallel towpath. Other key characteristics of the conservation area include the backcloth of trees which surround the commons, softening and at times hiding the built-up area beyond, and the green wedge formed by the commons which penetrates the City east to west, providing a significant linear wildlife corridor. The area's association with medieval Cambridge, the development of Barnwell Priory and Stourbridge Fair and the enclosure of the East (Barnwell) Field in the C19 are all important aspects of its historic character.

- 3.9 Beyond the commons and fields, the two main built-up areas of the Riverside and Stourbridge Common area are Brunswick and Abbey Road/ Beche Road. These are characterised by rows of terraced houses and 'villas', rarely more than two storeys and usually of grey gault brick from local clays laid in Flemish bond with sash windows. The repetition and uniformity of design combined with variation in detailing gives visual interest and charm. The earlier stone buildings such as The Leper Chapel, St Andrew's Church and Cellarer's Chequer and walls to Abbey House are of limestone rubble with Barnack limestone dressings. These older buildings contribute to the historic character of the conservation area. The former Victorian Pumping Station (now museum) is a landmark within the Conservation Area, the tall brick chimney of which can be seen over a wide area, making a positive contribution to the City's skyline. Modern housing impacts the character of the conservation area, and a number of these developments detract.

Contribution of setting to the conservation area

- 3.10 The Riverside and Stourbridge Common Conservation Area is bordered on all sides by conservation areas which contribute positively to the setting of the conservation area. A stretch of the northern boundary along Fen Road is not bordered by another conservation area. This area is populated by mobile homes and modern housing which does not contribute to the conservation area.
- 3.11 Although well within the urban bounds of Cambridge, the conservation area has a semi-rural character derived from the river and commons which form the heart of the area and are an important landscape feature of the city. The rural character is strengthened at its eastern end as Fen Ditton is approached, and views are gained across the city boundary and into the rural parish, but there are no extensive views of countryside beyond.
- 3.12 Despite this semi-rural character, however, it is evident that the conservation area is within a city and it lies within the 'Town' rather than 'Gown' area. Much of the surrounding built up area has a C19 character and is separately designated, effectively continuing the positive qualities of the relatively modestly scaled built up areas within the Riverside and Stourbridge Conservation Area. There are of course less positive areas flanking the eastern end of the conservation area particularly, but the strong enclosure of the trees on the edge of the commons and river area tends to soften or screen these.

16) Castle and Victoria Road Conservation Area (LVIA Viewpoint 3)

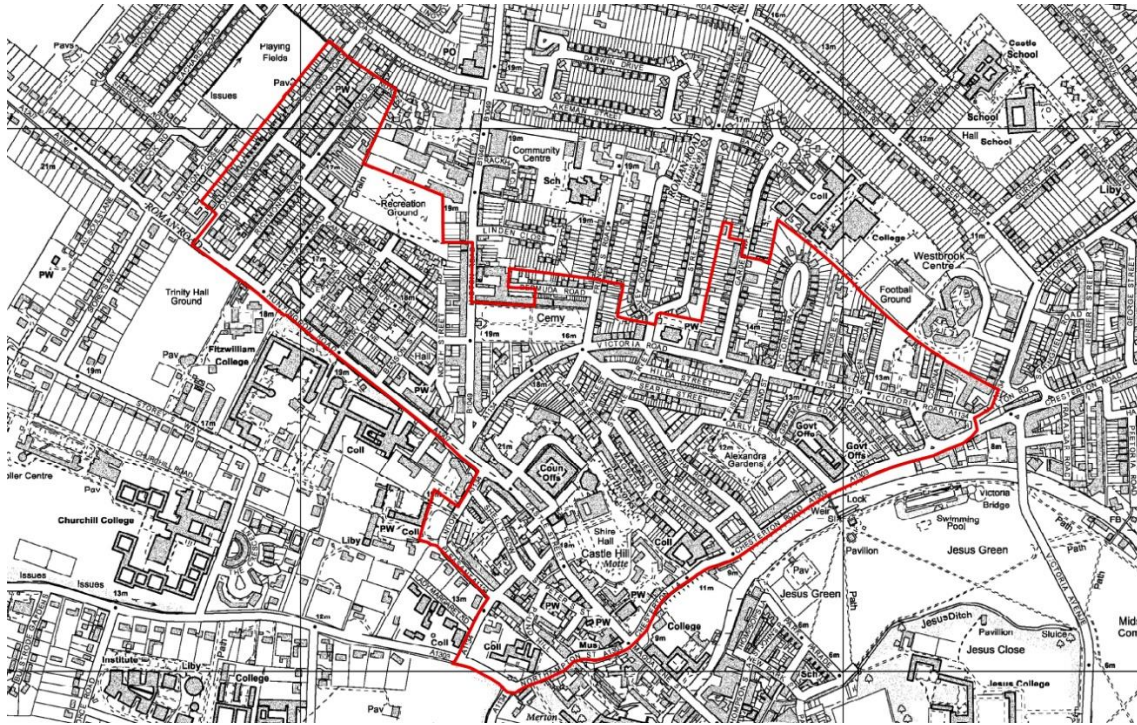


Figure 3.2: Castle Victoria Road Conservation Area Map.

- 3.13 Castle and Victoria Road Conservation Area is bounded by Northampton Street, Chesterton Lane, and Chesterton Road in the south and Madingley Road, Mount Pleasant and Huntingdon Road in the west. The northern edge is Oxford Road and the streets of the north side of Victoria Road, including the southern section of Histon Road. The area is bounded by the Historic Core Conservation Area to the south and the West Cambridge Conservation Area to the west. The De Freville (Chesterton) Conservation almost adjoins the easternmost boundary.
- 3.14 The conservation area comprises the Roman settlement and Norman Castle with a huddle of small post-medieval streets off Castle Street, 19th century residential terraced streets south of Victoria Park estate to the north, Histon Road cemetery and the streets around it and the Edwardian development north-east of Huntingdon Road. The overriding character of the conservation area is urban, heavily built-up with housing and offices. Pubs and churches are numerous though shops and cafes are few. Small open green spaces of great character and historic interest exist at Castle Mound and the churchyards of St Peter's, St Giles' and St Luke's and Histon Road Cemetery. In addition, there are the recreational parks of Alexandra Gardens, Histon Road Recreation Ground and Shelly Gardens.
- 3.15 The conservation area contains four distinct types of settlement which reflect the area's origins as farmland and royal land kept clear to protect the defensive value of the castle:
- Crown Land on Castle Hill purchased by the County Council in the 1930s and used for large scale office building

- Rural uses developing around St Peter's church in the 17th, 18th and 19th centuries which were cleared and redeveloped in the mid-twentieth century whilst retaining many street patterns and buildings
 - Medieval open fields of Chesterton, North of Castle Hill, generally not developed until the later 19th century
 - Land owned by St John's College where development was more piecemeal and rather later and more suburban in character.
- 3.16 The scale of buildings within the conservation area ranges from modest cottages and almshouses around the castle and mostly two storey 19th century terraces to larger buildings such as Shire Hall and Westminster College. A small area of tall modern buildings in Castle Park contrasts sharply with the modern cottages on Castle Street. The spires of St Peter's and St Luke's and the tower of Westminster College act as local landmarks.
- 3.17 The conservation area includes the exceptional archaeological sites of the walled Roman town and medieval castle. Outstanding historic buildings include St Peter's church, St Giles' church and St Luke's church.

Contribution of setting to the conservation area

- 3.18 The conservation area is located on the highest part of Cambridge. Trees run along the edges of the area along Madingley and Huntingdon Roads, Chesterton Lane, and Jesus Green. Its location within a built-up area has resulted in the area outside the conservation area itself having a limited contribution to its significance. However, there are panoramic views across the city from the top of the Castle Mound.
- 3.19 The long, largely uninterrupted views, from Castle Mound contribute to the setting of the conservation area by reflecting its historic defensive location at a high point of Cambridge, protecting the city and the strategic river crossing below. Away from the mound, to the south, the thick vegetation surrounding the castle remains prohibits views or appreciation of all of the wider setting. Views from the top of the Castle Mound provide an important viewpoint from where most of Cambridge can be appreciated, although much of this view is contained within the conservation area or adjoining central conservation area. These views help to illustrate the strategic reason for the Castle's location and provide a true sense of Cambridge's development. As a key element of the conservation area, these views are important to the significance of the conservation area.

17) Fen Ditton Conservation Area (LVIA Viewpoints 5, 6, 8, 9, 23 and 24)

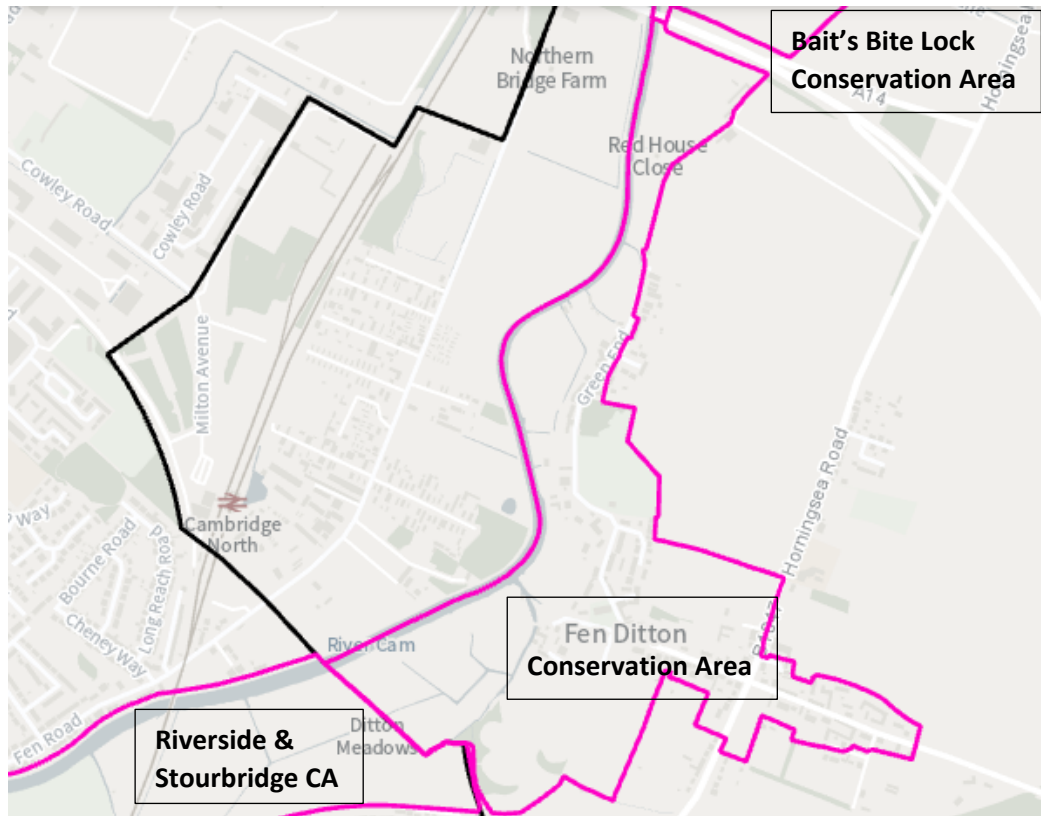


Figure 3.3: Fen Ditton Conservation Area boundary

3.20 Fen Ditton is a linear village with an almost complete absence of backland development, with a few modern houses being an exception. The Conservation Area covers this linear area. It is bordered by the River Cam to the west and by fenland to the east. The railway line forms the south-western boundary. It has a rural character with a riverside setting. The riverside spaces are open areas of grassland interspersed with very few buildings and some houseboats. The riverside creates a very definite edge to the village. Approaching from the west, the Church of St Mary the Virgin and the Old Rectory form focal points above the meadows from behind a canopy of trees.

3.21 The streetscene and townscape is of exceptional quality due to the high proportion of good quality buildings and spaces. The rhythm of the gables and varying eaves lines and canopies of large trees overhanging the High Street are very picturesque. The focal point of the village is formed by the grouping of the Church, Old Rectory and the grass island containing the war memorial, together with the enclosing trees, buildings and surrounding spaces.

3.22 The village has two distinct character areas – the site of the original settlement at Green End and the expanded Medieval Village which runs from High Ditch Road to the church.

Contribution of setting to the conservation area

3.23 Attractive water meadows lie between the village and the river and these, combined with the surrounding fields serve visually to separate the village from the city. This

separation is enhanced by the boundary of the River Cam and the fields on the west bank. The low-lying land of Ditton Meadows means that the south-western village edge is clearly defined by the trees around the church and the Ditton Hall buildings. The river is key to the setting of the conservation area.

- 3.24 Despite its proximity to the A14, the road does not have a large impact on the conservation area as Fen Ditton is well shielded from the associated noise by a slight dip in the ground level and a protective blanket of trees.

20) Milton Conservation Area (LVIA Viewpoint 17)



Figure 3.4: Milton Conservation Area boundary map

- 3.25 Milton Conservation Area is formed of the historic core of the village, bordered by Ely Road to the west, rural fields to the north and east and Fen Road to the south. The railway line runs to the south east and beyond that runs the River Cam. The conservation area contains Milton Hall and parkland landscaped by Humphrey Repton, All Saint's Church dating from the 11th or early 12th century with 13th and 17th century additions, and historic cottages interspersed with modern housing. Distinct timber-framed houses with rendered walls and thatch, typical of the 17th century remain in the village today, notably on Church Lane and Fen Road.

Contribution of setting to the conservation area

- 3.26 The fields to the east of the conservation area contribute to its setting by reflecting the historic rural setting of the historic elements contained within the conservation area. This rural setting has been significantly eroded to the south and west through C20 housing developments which do not contribute to the setting of the conservation area. Whilst the A14 runs to the south west, it is at some distance and dense tree planting obscured it from view, preventing it from significantly affecting the conservation area

visibly, but it intrudes audibly which detracts from the formerly rural character of the village.

- 3.27 The conservation area represents a fairly concentrated and isolated area of surviving historic character in Milton. The formerly rural setting to this remaining historic cluster is only however really appreciated from the east in the approach from the river where open fields remain with sparser development along Fen Road leading to Bait's Bite Lock. Fen Road is one of the oldest routes in Milton village and encompasses the scheduled monument of earlier settlement in the area near the railway. However, again, although dense tree planting screens the A14 from view, the proximity of this busy route is prominently audible. Views to the east towards the river from the conservation area's edge are also screened by trees, filtering glimpses of the open flat fen countryside that borders the river.

21) Horningsea Conservation Area (LVIA Viewpoints 18 and 19)



Figure 3.5: Horningsea Conservation Area Boundary Map

- 3.28 Horningsea is a small village with buildings mostly arranged alongside the Fen Ditton to Waterbeach Road, together with two narrower ancient lanes leading down to the river to the west.
- 3.29 The southern part of the village has cottages and public houses, many at right angles to the road with boundary fences, railings and long walls. The character changes at the northern end of the village where fine gault brick walls surrounding the large farms

define the road to the west, with farm buildings and fences lining the road to the east. The scale of houses are predominantly 1.5 to 2 storeys with gault brick the pre-eminent building material. In many cases this also covers timber framed structures.

- 3.30 In many places large mature trees behind the walls enclose views and allow only glimpse views of the substantial farmhouses and groups of buildings. Farm groups are vital to the character of the village. The buildings themselves are well detailed and the consistency of materials gives a strong sense of homogeneity to the village.
- 3.31 The view of the church from the north rising above the single storey agricultural buildings is a particularly important one. The boundary walls are important in townscape terms as is the grouping with the Old Rectory and the mature trees in the grounds between the two.

Contribution of the setting to the conservation area

- 3.32 The generally linear nature of the village (especially at the south end) means that glimpses out into open countryside can often be gained. This feeling of openness within the village is emphasised by the green on the east side, whilst its trees combine with those around the Vicarage and contribute to the quality of the street scene. This linear form also means that the long plots to the west which presumably ran all the way to the river's edge still survive in some building plots.
- 3.33 The A14 is a dominant feature in views south from the village which does not contribute to the setting of the village. The river forms the western boundary of the village, with the village of Milton just visible in the distance to the west.

(23) Baits Bite Lock Conservation Area

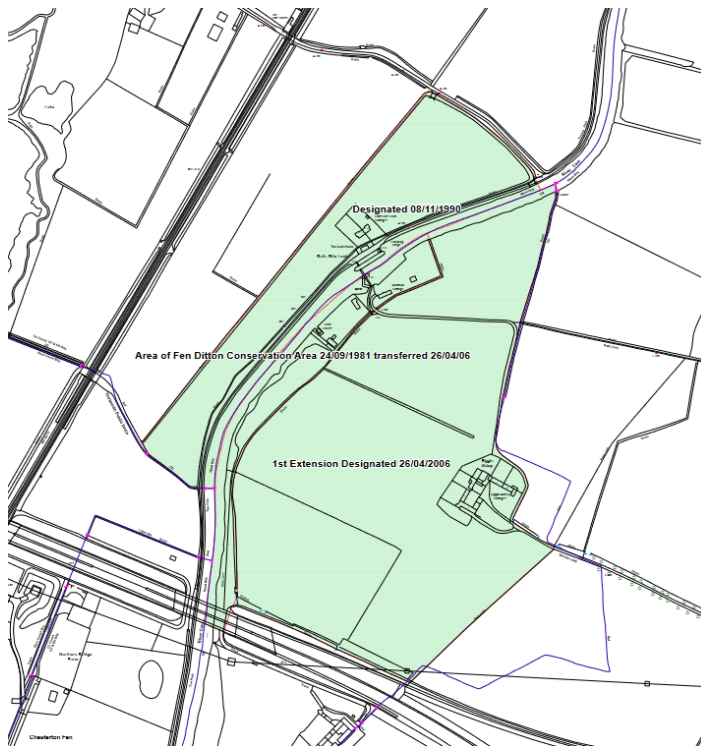


Figure 3.6: Baits Bite Lock Conservation Area Map

- 3.34 This conservation area is centred, as its name implies, on the River Cam lock which dates from 1700. There are only a handful of buildings in the conservation area, most inevitably historically connected with the lock and/or river in some way. These provide evidence of the working character that would have once created a small hub of activity at this point on the river, but today much of the area's character is derived from the verdant riverside landscape flanked by the flat fenland landscape beyond. The conservation area continues northwards from the Fen Ditton Conservation Area and further north is the Horningsea Conservation Area, while to the west, across the railway line is the Milton Conservation Area.

Contribution of setting to conservation area

- 3.35 Views from the conservation area are long and across the open landscape of the area, and only generally curtailed by trees and bends in the river. However, in some views south, the raised route of the A14 interrupts this rural idyll and isolated glimpses of the existing hotel adjacent to the Site (from the eastern banks of the River Cam) can be gained. Wider views of the flat fenland landscape together with the mature trees lining the banks of the river are an important part of the rural character of the conservation area

Scheduled Ancient Monuments

15) Castle Mound, Cambridge (LVIA Viewpoint 3)

Heritage Interests

- 3.36 This scheduled monument is considered to have high heritage value owing to the national designation of the site. This interest is primarily archaeological. The scheduling covers the mound itself and some of the lawns to the north up to the former prison wall, alongside the site of the Norman motte and bailey castle. This derives from the evidence which this scheduled monument provides of a medieval castle.
- 3.37 During the medieval period this formed a motte and bailey castle that had a central mound with a wooden keep on top and an enclosed area with a moat and wall. This was rebuilt and enlarged in stone in 1283 by Edward I. The Bailey held a great hall, chapel and kitchens. It was said to be in decline by 1441 and the stone was used to build Kings College.
- 3.38 The Castle Mound also provides evidence of this site having been in an important defensive site following the location of the former Roman town here. Therefore, there is great potential for the scheduled monument to further reveal information about past human activities and occupation of the site. There is potential that later development has had a minor impact on this significance.
- 3.39 The site holds historic interest for the evidence revealed by the many excavations on the site which has formed the understanding of the Castle Mound. As such it is known that the site has been a defensive site and before this was in Roman occupation as a small town. Whilst the Castle Mound is fairly visible there is little onsite that would convey the additional Roman historic interest of the site to the public.

Contribution of setting to the Scheduled Monument

- 3.40 The immediate physical surrounds of this scheduled monument include the Shire Hall site to the north and North West and well-established trees to the south, west, and east. To the north are the lawns that extend in front of Shire Hall, the council offices. This provides a degree of separation, breathing space and as such somewhere where the Mound can be appreciated from. To the north west of the Castle Mound is the former Police Station, Registry Office and in front Castle Street Car Park. Both of these buildings further demonstrate the civic and public uses of the site. The car park does introduce a degree of hardstanding and parked vehicles into the otherwise fairly verdant outlook from Castle Mound to the north. To the North West nearest the Mound, the Caretaker's House built in association with the prison is partly screened by trees and also provides a buffer between the more modern developments along Castle Street. The overgrown nature of the Civil War earthworks to the north east also adds to the defensive history of the site and the verdant character. To the south, east and west there is additional college accommodation, again screened to a degree. Despite these being in fairly close proximity their impact is reduced owing to the verdant and mature trees surrounding the Mound and the over grown nature of this area.
- 3.41 In terms of the wider experience and contribution which this heritage asset makes to the surrounding area, the Castle Mound provides a marker today within Cambridge of the pre medieval settlement including the Roman settlement of Duroliponte where the site included a military fort that controlled the crossing area for the River Cam. As such, the location of the Castle Mound within the wider area also contributes to the understanding of the development of the site and as such the significance of this heritage asset.
- 3.42 To the south the thick vegetation surrounding the castle prohibits views or appreciation of all of the wider setting, apart from on the Mound itself. Views from the top of the Castle Mound provide an important viewpoint where most of Cambridge can be appreciated from. These views help to illustrate the strategic reason for the Castle's location and provide a true sense of Cambridge's development. An important part of the Mound's significance is the understanding of the defensive role which it played in protecting the area and crossing of the River Cam. These views allow the strategic and defensive nature of the heritage asset to be more fully appreciated and therefore the views to the south contribute to the significance of the Castle Mound.
- 3.43 Views to the Castle Mound are more limited owing to the development surrounding the site to the south, east and west. As such the most important views of the Mound are achieved within the Shire Hall site. Given the spacious layout, public amenity space and civic and public character of the site, this facilitates the appreciation of the Mound from the north. This starts to give an indication that the site has been part of a hub of activity and uses. From in front of Shire Hall the form of the Mound can be appreciated although the scale of it in relation to the topography to the south is somewhat lost and therefore the full scale of the monument is not fully appreciated. These views and ability to appreciate the Mound from the north, contribute to the significance and interpretation of this asset.

19) Multi-phased settlement east of Milton (LVIA Viewpoint 17)

Heritage interests

- 3.44 This multi-phased settlement dates from the Roman period to the 12th century. The settlement focus moved from the industrial Roman site at the east and north-east corner of Hall close to the late Saxon and early medieval domestic occupation and agricultural activity indicated at the western end of the field.
- 3.45 It is of interest for the high level survival of nationally important archaeological deposits dating from Romano-British to the early-medieval period. The well preserved remains of the late Saxon enclosed settlement implying a proto-manorial complex which may have influenced the shift and evolution of settlement focus in the medieval period.
- 3.46 There is a diverse range of archaeological features representing the settlement change, evolution, and abandonment from the Romano-British to the medieval period.
- 3.47 The settlement also has group value for the close spatial relationship between the early settlement site and the 13th century Grade II* listed Church of All Saints believed to be the focus of the later medieval settlement

Contribution of setting to the Scheduled Monument

- 3.48 There is little to evidence the existence of this asset above ground and thus the aspects of its setting that are important to its understanding are those elements that contribute to our appreciation of its historic interest. In this case, that is largely limited to the rural surroundings in which it is experienced and the proximity and any intervisibility there may be between the earlier survivals of Milton's development including the church. The surviving historic core of the village is largely encompassed within the conservation area and the eastern finger of this protrudes out and adjoins the scheduled monument, forming a designated corridor of association.
- 3.49 Fen Road, which the monument is position to the north of, is an old route and the presence of this road the connection with the settlement is also important, although the boundary between the two is heavily vegetated. The spatial relationship is important however even if the visible appreciation is limited. As with the conservation area, the proximity of the A14 is unfortunately audible, detracting from the otherwise tranquil rural surroundings.

Listed Buildings

4) Parish Church of St Mary Virgin, Fen Ditton (GII* LB) (LVIA Viewpoints 5 and 24)

Heritage interests

- 3.50 The Parish Church of St Mary Virgin has high historic and architectural interest as a good surviving example of a Parish Church which originally dates to the early 14th century and developed through the centuries. The north aisle and chancel date to c1300. The nave arcades, clerestoreys, south aisle and south porch date to the 15th century and the whole church was restored in 1881 by J.L Pearson. In 1888-9 the West tower was rebuilt reproducing early 13th century details. The church uses traditional building materials of flint and limestone with some reused medieval stone with

Barnack limestone and clunch dressings. The roofs are leaded. The south aisle east stained-glass window is by the popular stained glass window designer Charles Eamer Kempe in 1898, and the east window is by Clayton and Bell in 1881.

Contribution of setting to the listed building

- 3.51 The immediate setting of the church is clearly defined by the churchyard and the boundary wall which surrounds the church. Historic parts of the streetscape such as the Old Rectory and buildings on the east side of Church Street contribute positively to the setting of the church, denoting the historic grouping of church, rectory and hall and the focal point of the village. To the south, the High Street is lined with mature trees and a low wall which prevents views towards the building opposite which is set back within its curtilage and at a lower land level. This wide leafy street contributes to the secluded character of the southern side of the churchyard. A modern single storey building to the immediate west of the churchyard does not contribute to the setting.
- 3.52 The wider rural surroundings of the church contributes to its setting through representing the historically rural riverside and agricultural surroundings within which the church was established. Approaching the village from the west, from the river, the church and the Old Rectory's position on rising land above the water meadows, enables their appreciation from behind the canopy of mature trees.
- 3.53 Views from the churchyard itself are more limited due to this dense screen of trees, but glimpses to the river meadows and to the Hall are possible at points. Views to the west are however largely dominated by the flat roof of the immediately adjoining bungalow in the foreground and more positively, the eye is also drawn to the converted stables of the Old Rectory just beyond. The close historical relationship with the imposing former rectory is accentuated by the visibility of this property from the northern side of the churchyard.

5) Ditton Hall (GII* LB), 10) Barn to the NW of Ditton Hall (GII*LB), and 14) Garden and boundary wall to Ditton Hall (GII LB) (LVIA Viewpoints 5 and 24)

Heritage interests

- 3.54 Ditton Hall has great architectural and historic interest as a c1635 house incorporating the main range of an early 15th century building with an upper hall. It is red brick and timber framed with 19th century gault brick and plain tile roofs. Its irregular U-plan includes a surviving wing and stair turret of a symmetrical planned house which was partly demolished c1820. The garden façade is of high architectural interest, arranged of three 'bays'; three Dutch gables, two with flat tops flanking central round-headed gable, ogee-moulded brick string at first floor and attic floor and a plinth. There are three first floor and two ground floor windows are 19th century hung sashes and three two-light casement windows with original brick labels. There is a central late 19th century porch with glazed garden doors.
- 3.55 The separately listed barn to the north of the hall has great historic and architectural interest as an excellent surviving example of a late 15th or early 16th century trading hall and warehouse. It is timber framed and weather boarded, raised above ground level on limestone rubble and Barnack limestone foundations and has a plain tiles on a crown post roof construction. The barns has three bays, with upper and lower rooms to two bays and a single bayed room to the south. It is jettied to the north with a late

gabled porch entrance to the east. The diamond mullioned windows with shutter grooves at both floors are restored but original. It is thought the barn was originally a merchants' trading hall and warehouse, originally unheated.

- 3.56 The 19th century boundary wall to Ditton Hall is separately listed. It is historic interest for its varying dates of construction throughout the 19th century and materials of stone with brick rubble and local bricks. It has saw tooth brick cornices with tiled copings and brick buttresses. The walls flank the gardens of Ditton Hall and extend to the barn at the north-west.

Contribution of setting to the listed buildings

- 3.57 The immediate setting of Ditton Hall is defined by the boundary wall and grounds which contribute positively to the setting of the Hall. The Hall itself is the principal contributing factor to the setting of the boundary wall. The wall and mature trees create a secluded setting to the northern side of the house, isolating it from its historic grouping with the church in the core of the village.
- 3.58 Long views south west from the house have clearly historically been cultivated through a parade of trees through the grounds and this view contributes positively to the setting of the hall. Although the hall sits on rising grounds overlooking Ditton Meadows to the west, views in this direction are restricted by the grouping of historic buildings which comprise the historic working part of the house, as they are located closest to the river which was historically a trading area.
- 3.59 Within this western boundary of the hall's grounds lies the historic barn to the north of the hall which contributes to the historic setting of the Hall. The proximity of the barn to the River Cam is key to understanding its historical context as a merchants' trading hall and warehouse, trading goods which came in via the river. View towards the open landscape and river to the west contribute positively to the setting of the barn.

3) No.4, 6) Grasse Cottage, 7) Riverside Cottage and 11) Lode Cottage Green End, Fen Ditton (GII LBs) (LVIA Viewpoints 6 and 8)

Heritage interests

- 3.60 No. 4 Green End has architectural and historic interest as a good surviving example of a 17th century vernacular cottage. It is timber-framed and rough case render with a pantiled roof and partly plastered central ridge stack. It is a lobby entry plan, the entrance of which is now sealed and the main entrance is to the left with a modern open porch and boarded door. The first-floor windows are modern.
- 3.61 Grasse Cottage has similar architectural and historic interest for its 17th century construction date. It is timber-framed with gault brick casing to the front elevation. It has distinctive weather boarded gables and a half-hipped corrugated iron roof. The ridge stack is of local brick. There are two horizontal sliding sashes at first floor level with flush frames and one small window and two horizontal sliding sashes in segmental brick arches at ground floor level. There is a boarded door to the left of the centre and a blocked doorway to the right.
- 3.62 Riverside Cottage dates to the early 14th century and is of high architectural and historic interest as it is a survival of the earlier phase of the village's development along

the river. It was clearly of considerable status very likely related to wealth accrued from the river trade.

- 3.63 It has 16th and 18th century additions as well as further additions and alterations in c1910. It is timber-framed and plastered with painted brick, a long straw thatched and plain tile roof and a local brick ridge stack common to the area. It is of one storey and an attic with an aisled hall of two bays, a further two bays to the east and a demolished bay or crosswing to the south. The arcade plates and unjowled posts survive with evidence of passing braces and one truncated brace in the north-west post.
- 3.64 Lode Cottage is formed from a pair of early 19th century cottages. They have historic and architectural interest as a good surviving example of a pair of rural cottages. They are timber framed and plastered with long straw thatch and combed wheat thatch. The ridge stack and end gable stack to the north are partly painted. There are three dormer windows and seven ground floor casement windows.

Contribution of setting to the listed buildings

- 3.65 These historic cottages are set within the original area of settlement at Fen Ditton fronting onto Green End Road. This formed a strip of properties that ran parallel to the river between The Biggin to the north and the Church to the south. Wharves formerly stretched between the village and the river servicing the river traffic and trade, but between the C14 and C17 seaborne commerce declined and inland trade became increasingly important, leading to the growing importance of the road which turned east near the church and resulting in the expansion of the village in this direction from the C14 onwards. The Fen Ditton docks, however, retained a commercial purpose until around the arrival of the railway in 1845.
- 3.66 The wharves between the cottages and the river which runs to the west are now perceived as a long stretch of fields. Although their original function is no longer evident, the relationship with the river remains important to the understanding of the cottages' original purpose and position. This contributes positively to their setting. The east side of Green End has a dense border of shrubs and trees lining the road. The modern houses inserted between the historic houses on the west side of Green End do not contribute to the setting.

9) Wildfowl Cottage, Bait's Bite Lock, Fen Ditton (GII LB) (LVIA Viewpoints 7b and 7c)

Heritage interests

- 3.67 Wildfowl Cottage has historic and architectural interest as a good surviving example of a late 17th century vernacular house, possibly serving the wider estate of Biggin Abbey, as it was in the same family's (Wollard) ownership in the C18. It has early 19th century additions and some later additions probably related to its conversion to a pub (the Pike and Eel) by the River Cam Conservators who had pubs at all the sluices on the river. As a pub it probably served the barge traffic using Bait's Bite Lock but has probably always had some association with the river traffic given its position.
- 3.68 It is timber-framed with whitewashed brick and an old plain-tile roof of two colours in wide bands. There is a large stack on the rear slope to the right. It is thought to have had a 3-unit lobby entry plan with a single-storey service addition to the west. The main range is of 2 storeys. There is a 4-window range at first floor level of 3 2-light

casements and a single-light casement, the former horizontal sliding sashes. There is a flat-roofed porch with casements to either side on the ground floor. The rear elevation has further casements including a horizontal sliding sash. The house retains much from the 17th, 18th and 19th centuries including fittings and service features, as well as the unusual surviving windows and large stack.

Contribution of setting to the listed building

3.69 The Cottage is today surrounded by an agricultural landscape with the River Cam and Bait's Bite Lock to the northwest. The river is an important feature in the setting of the Cottage as it has probably always been reliant on river traffic whether as a pub or earlier as part of the Biggin Abbey lands. With the exception of The Biggin, the few buildings in the area are clustered around Bait's Bite Lock and are an important part of the working character of the riverside setting to the cottage.

2) Poplar Hall, Fen Ditton (GII) (LVIA Viewpoints 20 and 23)

Heritage interests

3.70 Poplar Hall is an early 17th century farmhouse. It has architectural and historic interest as a well-preserved example of a building of this date and use. The building is timber-framed with rendered margins to rough cast panels. The plain tile roof has some 17th century crested ridge tiles and there are two large red brick ridge stacks with round headed recessed panels. It is two storeys with attics in a hall and cross-wing plan with a central façade gable and 17th century moulded barge boards. There are 3 3-light hung sash windows to the left hand of an 18th century six-panelled door with moulded wooden architrave and bracketed hood with soffit panels.

Contribution of setting to the listed building

3.71 Poplar Hall is set within a rural landscape surrounded by fields with the River Cam running to the west. The outbuildings to the north east of the house and the surrounding fields contribute to the setting of the house by reflecting its historic use as a working farm. The A14 runs to the north of the farmhouse in close proximity. This significantly detracts from the historically tranquil and rural setting of the farmhouse and is a strong visual and audible intrusion.

13) Biggin Abbey, Horningsea Road, Fen Ditton (GII* LB) (LVIA Viewpoint 7c)

Heritage interests

3.72 A late C14 farmhouse with C17 additions and alterations, this is the surviving part of the summer residence of The Bishops of Ely and was visited by Henry III, Edward I and Edward II. It is therefore of great historic interest and was once moated, lending it additional archaeological interest (as recognised by its designation as an area of archaeological interest). Its architectural interest is rather muted despite its age, as its limestone and clunch construction is hidden beneath cement render and it has a rather strident modern red pantile roof, although older plain tile roofs survive on other ranges.

Contribution of setting to the listed building

3.73 It sits in an isolated position within open farmland making the building with its large chimneystack very prominent in the flat fenland landscape. It would have once been much grander, built in the mid C13 in a palatial style, forming an impressive sight in the

midst of this landscape. Its current prominence in the area, although much reduced from its original impact, is an important reminder of its former high status and notable in appreciating its heritage significance.

12) Church of St Peter, Horningsea (GI LB) (LVIA Viewpoint 18)

Heritage interests

3.74 An early C12 parish church, it was rebuilt on the site of the minster church and extended in the late C12 with rebuilding and additions in the C13 and C14. It was restored throughout the second half of the C19, but C13 and C14 features remain including internally. It is of very high architectural, artistic, archaeological, and historic interest as a modest parish church situated within the middle of the present village on higher ground denoting its presence within the historic core of the settlement.

Contribution of setting to listed building

3.75 Its position on higher ground gives it some status from the north where, despite its rather modest proportions, it is viewed rising above the single storey agricultural buildings at this end of the village. From within the village however the church is relatively well hidden as it is enclosed by development, mostly of some age, and the churchyard contains a number of mature trees. Fine views of the church can be gained from Church End and St John's Lane with views of the tower gained from Dock Lane across the buildings of S John's farm.

3.76 The groupings of the church and the rectory and St John's Farm highlights the historic interest and relationship of the church at the centre of an agricultural village and the focal point of the community. The mature trees around the church enclose and filter many views to and from the building, but also provide a backcloth for the traditional buildings in the village as they have considerable scale.

8) Chapel of St Mary Magdalen (Stourbridge Chapel) (GI) (Viewpoint 22)

Heritage interests

3.77 The Chapel of St Mary Magdalen has very high architectural and historic interest as a rare complete and little altered chapel of the mid-12th century consisting of the chancel and nave only. The roof dates to 1400 west wall was altered in 1867. It is constructed of Ashlar, flint, and brick with a tiled roof. The architectural and carved decorations are unusual examples of the tile period. It was originally the chapel of an isolation hospital caring for people with leprosy and is often referred to as the Leper Chapel.

Contribution of setting to the listed building

3.78 The chapel is set within a small plot of green surrounded by low hedgerows and iron railings. It sits in a hollow emphasised by the railway bridge and elevated main road. These boundaries define the immediate setting of the chapel. The wider surroundings have experienced a high level of change since the chapel was built when the wider area would have been little developed with only mostly religious houses and other peripheral activity alongside.

3.79 A band of greenery, Chapel Meadows, stretches north from the chapel towards the river and Ditton Meadows. This contributes positively to the setting of the chapel through placing it in its historically rural and isolated context as perhaps the sole

survival of the surrounding grassland that would have formerly characterised its context.

- 3.80 Its formerly isolated setting has been eroded to the east, south and west through the construction of housing developments, a business park and Newmarket Road. This does not contribute positively to the setting of the chapel and detracts from its historical significance. These developments are however largely screened by surrounding trees and the historic connection of Chapel Meadows (and thus the chapel) to the fairs on Stourbridge Common survives through this remaining green space.

Registered Parks and Gardens

22) Anglesey Abbey Registered Park and Garden (GII*) (LVIA Viewpoint P8)

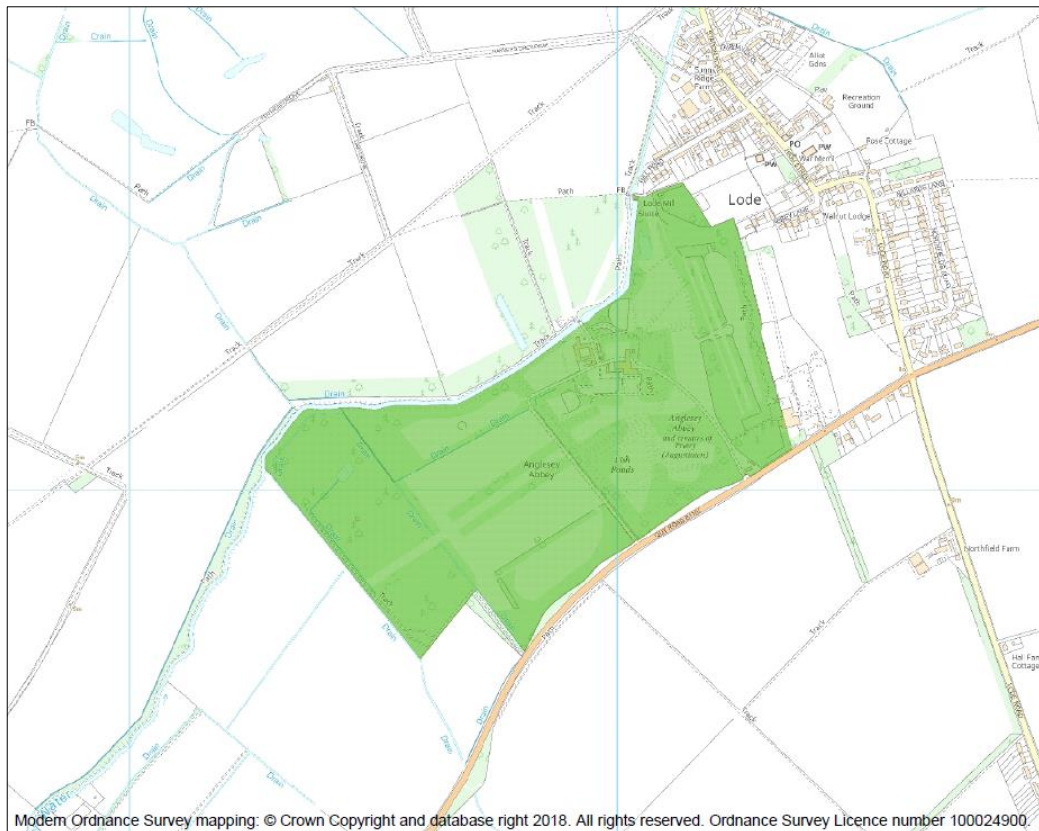


Figure 3.7: Anglesey Abbey Park and Garden registered area © Historic England

Heritage interests

- 3.81 Anglesey Abbey Park and Gardens has very high significance. It was originally a priory of Augustinian canons founded by Henry II. The remains of their early 13th century building survives within the present fabric. Three years after the priory was dissolved in 1536 the priory was granted to Sir Francis Hynde. It passed into the Fowkes family who converted what remained of the priory into a house. Anglesey Abbey forms the focal point of the park and garden which passed through a number of owners and experienced a number of alterations until it passed to the National Trust in 2000.

- 3.82 The main areas of enclosed gardens lie to the north and south-west of the Abbey and include the Monks Garden, Dahlia Garden, Herbaceous Garden, Rose Garden, Formal Garden and Narcissus Garden.
- 3.83 The gardens and pleasure grounds are filled with a nationally important collection of historical statuary collected by Lord Fairhaven, forming elements in the layout of many of the garden spaces and giving focus to the walks and vistas in the pleasure grounds. The pleasure grounds are laid out in a complex series of walks and cross-walks, avenues and vistas, all punctuated by Lord Fairhaven's statuary collection. A vista across the Quarry Pool focusses on Lode Mill at the head of the river at the northernmost point of the grounds.
- 3.84 Coronation Avenue is the principal east/west planted route in the grounds, originally planted in 1937 to mark the coronation of George VI. It was originally joined the Cross Avenue which was planted contemporaneously and formed the western extent of the gardens. A small extension of Coronation Avenue 2 years later took it over Cross Avenue into the landscaped former farmland that now forms the western extent of the gardens.

Contribution of setting to the landscape

- 3.85 The gardens are enclosed on all sides by dense perimeter plantations and are surrounded by flat, open Cambridgeshire fenland landscape. The south east boundary is formed by the B1102. Bottisham Lodge bounds the site to the north-west and farmland lies to the west and east with the village of Lode lying off the northern tip of the gardens.
- 3.86 The westernmost area of the gardens was the most recent part to be brought within the designed landscape and was farmland until the 1930s. Coronation Avenue was extended over Cross Avenue to the new western boundary of the site in 1939, framing a view west over the surrounding farmland. The surrounding vegetation has enclosed this view slightly in the intervening period, but today still allows views across the open agricultural landscape beyond with mature trees marking field boundaries and the route of the river.

4. Impact Assessment

The Proposals

- 4.1 The proposals are for a mixed-use redevelopment of previously developed land. The proposals represent the next phase of the Cambridge North redevelopment proposals. The first phase comprised the Cambridge North railway station, a 'Novotel' hotel (also known as Building S02) and an office building (also known as Building S03) Building S2 (Novotel Hotel) is already complete and Building S3 (One Station Square) is under construction. They both form part of the baseline condition for the proposals.
- 4.2 Since S02 and S03 were consented, another iteration of the draft NECAAP has been prepared alongside further evidence base documents including a Heritage Impact Assessment (HIA) and Townscape Assessment in November 2021. These supplement the LCVIA that was produced in 2020 and guided the previous draft NECAAP proposals for the wider NEC site. The NEC HIA and Townscape Assessment both informed a Townscape Strategy also produced in 2021 which guided the latest iteration of the NECAAP.
- 4.3 The HIA makes several recommendations regarding design parameters that it considered would avoid or minimise the limited heritage harm that it concluded would arise as a result of the development of the whole of the NEC area. These, together with the design parameters set out in the NECAAP itself and the other evidence base documents have shaped the masterplan approach to the proposals. These have been tested in Vu.City and through the LVIA that has been produced to assess the proposals.
- 4.4 As a result, the proposed development is generally in accordance with Figure 21 of the NECAAP which sets out the building heights considered to be suitable for the NEC area. The site area is annotated for buildings of 4-6 storeys typically along the eastern/northern edge (with a max landmark building height of 7 storeys or 22m) with the western area accommodating 3-5 storeys typically in the central area and 3-6 storeys typically along the railway with a max landmark building height of 8 storeys or 25m. A comparison with the proposed storeys and heights of the development (see DAS) demonstrates that the proposals are in alignment with these parameters and step down to the eastern edge as is also strongly recommended in the NEC HIA.
- 4.5 The only taller element is the proposed part 7-storey One Milton Avenue (building S04) which, although it is still within the recommended overall storey heights of the NECAAP, is taller than the recommended overall max height in this area. The necessity for this additional height is set out fully in the DAS, but in townscape terms it reflects the scale of the existing consented One Station Square which is also taller than the proposed max height set out in the NECAAP for this area and it is thus responding to the new and evolving townscape character of this area. It is also sited away from the sensitive eastern edge of the site as is recommended by the NEC HIA which advises that taller buildings are sited away from this edge to avoid an urbanising effect on the rural character of wider views in the conservation areas of Fen Ditton, Baits Bite Lock and Riverside & Stourbridge Common.

- 4.6 In addition to the careful articulation of the buildings which step down to 3 storeys in parts at the eastern edge and the stepping of the elevations and in plan, a strong landscaping strategy aligns with the NEC HIA recommendations that planting along the eastern edge is undertaken to soften the visibility of development from the western edge of Fen Ditton Conservation Area. The efficacy of this planting is accentuated by the proposed grouping of the landscaping and tree planting in order to create green clusters against the recessed elements of the Lab Buildings which further break up the buildings. This will create the appearance of pavilions in the landscape, avoiding an urbanising wall of development along the eastern edge.
- 4.7 The materials and palette of the buildings have also been carefully considered and seek to reflect the muted tones and sturdy masonry-based materials that typify the Cambridge townscape. A neutral palette and a masonry framed approach has been taken for the Lab Buildings (S06 and S07) which denotes its design quality without being too prominent along the eastern edge. The mobility hub is a lower building and is thus far less visible, and a different approach has been taken to the façade treatment for this structure which is difficult to articulate due to its functional form. For this reason, a building envelope has been proposed which wraps around the building, providing articulation using a folded and perforated metal panel screen. This gives the building a sculptural quality and the use of an earthy tone in conjunction with the tree planting along the eastern edge will soften this building in views from the east.
- 4.8 The north-east edge of the site has also been identified as a sensitive edge, but will eventually, if development of the NEC area proceeds as per the AAP, become screened by later buildings. However, as this is currently the edge of development, similar care has been taken with the design and evolution of the buildings on this edge to ensure they are mindful of the transitional role they currently play between the urban edge of Cambridge and the flat fen landscape to the northeast.
- 4.9 The careful articulation of lab building S07 continues around to its north elevation as does the landscaping strategy of clustering planting. Lab Building S09 is part of the outline application, but the illustrative proposals show how this building in conjunction with the proposed landscaping can be articulated to respond sensitively to the edge condition as well. The parameter plans and illustrative masterplan provide limits to the scale of the buildings which again largely align with the draft NEC AAP, and ultimately the design can be controlled and approved through future applications.
- 4.10 The residential area to the west of the site, adjacent to the Cambridgeshire Guided Busway (CGB), is proposed to be predominantly of 6 storeys, rising to 8 storeys in broad accordance with the draft NEC AAP. It is also in outline at this stage, but again, the parameter plans, and illustrative masterplan provide limits to the potential scale of the proposals and provide an indication of the design quality of this part of the development and how it works with the detailed elements. The landscaping strategy for the site encompasses all outline areas too and will ensure these parts of the development are fully integrated into the site as the buildings are developed.

Heritage Impact

- 4.11 The process of viewpoint and development model testing in Vu.City, has corroborated many of the findings of the NEC HIA which has been confirmed through this independent assessment of the scoped in heritage assets. The impact of the proposed development on heritage assets in the study area is localised and limited to only a couple of assets. The majority of the 23 heritage assets considered will not be impacted by the proposed development in any material or observable way as there will be no loss or alteration of those characteristics, features or elements of their settings that contribute to their significance.
- 4.12 The heritage assets that considered to be affected by the proposed development are two conservation areas: Fen Ditton (South Cambs) and Riverside & Stourbridge Common (Cambridge City). The impact is restricted to minor changes to a limited number of longer distance views from these conservation areas. These impacts and are discussed below.

Fen Ditton Conservation Area

- 4.13 The Fen Ditton Conservation Area is situated to the east of the site across the River Cam which forms its boundary. Between the river and the site lies the Fen Road area of light industrial units and mobile homes before the railway is reached, and the site. The Novotel at Cambridge North Station is currently visible from the Green End area of the conservation area (LVIA viewpoint 6) with views opening up of the application site in conjunction with the existing buildings around the station (and elements of the Fen Road built form) from the northern edge of the village (LVIA viewpoint 8).
- 4.14 These existing views allow an appreciation of the fenland and flat open landscape which surrounds the conservation area and is part of its setting. However, the urban fringe of Cambridge is already seen in these viewpoints and thus, these views, particularly viewpoint 8 do not allow the full appreciation of the village's rural character and tranquil riverside setting in the way that most views from within the conservation area do. This is best appreciated from the water meadows at the southern end of the conservation area where longer distance views across and along the River Cam and the low-lying green space beside it are gained (LVIA viewpoint 5) and from where the development will not be appreciable. Similarly, the traditional charm of the townscape of the village which is particularly evident along the High Street will not be impacted by the proposals (LVIA viewpoint 24).
- 4.15 LVIA viewpoints 6 and 8 demonstrate that the development will be visible from these locations within the conservation area and will impact upon the important historic and visual relationship between the village and the river corridor within rural open surroundings. However, the development forms a further urbanising element in views that already contain urban elements within them. These views, particularly in the case of viewpoint 6, are also filtered by riverside planting and trees. Viewpoint 6 is also an isolated glimpse which is quickly lost as one moves along Green End or down towards the river. LVIA viewpoint 9 shows the rural surroundings of the village and conservation area but does not allow an appreciation of the important characteristics that imbue it with its special character.

- 4.16 It is clear that any form of development on the site would be visible from viewpoint 8 due to the raised topography of the footpath where it leaves the village. Similarly, viewpoint 9 is from a higher ground level than the low-lying village, the early medieval part of which lies at the bottom of the river valley. Thus, the promoted development of the NECAAP would also be visible from these viewpoints and this is recognised in the NEC HIA which seeks to mitigate the effect rather than avoid it, as it acknowledges (in para 8.4.9) that the 'upper elements of the proposals [the NEC AAP proposals] may be visible as occasional taller buildings projecting above existing intervening development. These will be at a reasonable distance and so will not be dominating or in the foreground but will alter views. The church, the village and their relationship with the meadows and the River will be maintained. Assuming a sensitive palette of materials and colours are chosen, these should not be prominent features, particularly with the existing level of screening at the western edge of the village and across the other side of the River Cam'.
- 4.17 The LVIA viewpoints demonstrate that it is the upper levels of the proposals that are visible in views 6 and 8 and are seen in conjunction with the existing intervening development. In viewpoint 9, which is outside the conservation area, the existing station area buildings, particularly the Novotel, will remain the dominant elements in the skyline above the trees and buildings of the village. The proposed landscaping will strengthen the existing screening effect of the planting along the river corridor and has been integrated into the building design. The assessment at the beginning of this section provides details of how the proposed buildings have been sensitively designed to minimise their prominence through careful articulation and choice of materials.

Riverside and Stourbridge Common Conservation Area

- 4.18 This conservation area lies south/southeast of the site which limits the impact of the proposals immediately because of the orientation of the development which run broadly north/south and is largely set behind the two existing buildings in the station area: the Novotel and One Station Square. As a result, views west of the railway line which crosses Stourbridge Common are largely screened by either the existing station area development (LVIA viewpoint 16). or intervening development (viewpoints 21 and E4) or intervening vegetation (viewpoint 22).
- 4.19 Where the development is seen, as demonstrated by LVIA viewpoints 15, E1 and E2, this is from the very eastern/northern end of the conservation area where Stourbridge Common meets Ditton Meadows and the character is predominantly rural as it reaches Fen Ditton. Positive elements of views in these areas are defined by longer distance views along the river towards the open and naturalistic Ditton Meadows and shorter distance views across the River Cam and the adjacent open spaces to the north, although the Chesterton suburbs and light industrial areas beyond are often visible too. Views from the Chisholm Trail (E1 and E2) are adjacent to the railway line and thus dominated by the related infrastructure in the foreground.
- 4.20 Due to the orientation of the development, views of the development from viewpoints E1 and E2 are again largely screened by the existing station area development. Elements of the eastern edge buildings and One Milton Avenue are however visible but seen through the railway infrastructure and in the context of other development. From viewpoint 15, more of the eastern edge is visible behind the existing trees along

the river corridor. The very top of One Milton Avenue is just seen above the existing station area buildings, but generally the proposals are of a lower scale than the Hotel and One Station Square.

- 4.21 The strong planting which forms the background of views across the River and out of the conservation area will be strengthened by the proposed landscaping along the eastern edge of the development. The buildings will appear in the backdrop of these views as demonstrated by viewpoint 15, behind the existing low-mid-rise suburban development on the north bank of the River. This is in keeping with the current character of the conservation area where the suburban fringe contrasts with a rural meadow and thus the current character would not be materially altered.
- 4.22 The important longer distance views within the conservation area along the River Cam would not be affected; only a very limited number of shorter views across the Cam from Ditton Meadows will be impacted. From these shorter distance views, occasional elements of the proposed development would form a limited intensification of the urban backdrop over the existing development in the fore and middle ground. The existing station area buildings would remain the most visible and prominent urban elements in this view which would be softened by vegetation. This is a very minor element of change in a very localised area of the Conservation Area. Overall, the proposed development would not dominate or alter the open, rural character of the conservation area.

Other Heritage Assets – No Impact

- 4.23 All the other heritage assets (all Listed Buildings, Anglesey Abbey Registered Park and Garden, Scheduled Monuments and the other 4 Conservation Areas) set out in section 3 are not considered to be impacted. The reasons these other heritage assets are not considered to be affected by the proposals is summarised below.

Fen Ditton listed buildings

- 4.24 These are: Grade II* listed Parish Church of St Mary Virgin, The Old Rectory, Ditton Hall, and Barn NW of Ditton Hall; and Grade II listed Garden and Boundary Wall to Ditton Hall, Grassey Cottage, Lode Cottage, Poplar Hall, No.4 Green End and Riverside Cottage.
- 4.25 As described above in the Fen Ditton Conservation Area impact assessment, the key grouping of Church, Rectory and Hall (including wall and barn) will not be affected by the development, as demonstrated by LVIA viewpoints 24 and 5. Intervening vegetation and the topography screens the site from this end of the Conservation Area and the setting of these buildings, maintaining their historic and visual relationship between the village and the river corridor within rural open surroundings. Any potential impact is limited to the construction phases when minimal glimpses of the tips of cranes from the churchyard may be possible during construction, but this will be so minimal as to not be discernible.
- 4.26 The low-lying nature of the Green End (northern) part of the village where the Grade II listed cottages are located, together with the strong river corridor planting, similarly screens the development. Their key rural relationship with the river will be maintained. Potential glimpses of the development may be possible from the slightly higher positioned No.4 Green End, through gaps between buildings on the west side of

the road, above and through the mature trees in the riverside gardens of those properties. These will be glimpsed views from the surroundings of the cottage and not direct views from the property as it has only one small window in the top floor facing in the direction of the site. Any glimpses will also be against an existing backdrop which already includes the buildings of the Business Park.

- 4.27 Further north, Poplar Hall sits in a more isolated position outside the main settlement but intervening mature planting along the river and around its curtilage screens views of the development from within its setting. The relationship between the Hall and the site is evident from the A14 road bridge which lies just south of the Hall, but also demonstrates that the development lies some distance from the Hall and how close the A14 and a large electricity pylon are to the Hall and which are detracting elements within its setting.
- 4.28 The site will be visible in the wider context of the Grade II listed buildings in the northern part of the Fen Ditton Conservation Area, as demonstrated by LVIA viewpoints 8 and 20. However, the development does not urbanise the existing settings of the properties or affect their appreciation as vernacular dwellings within the early medieval core of the village, or in the case of Poplar Hall, affect its appreciation as a farmhouse within rural surroundings.

Baits Bite Lock area heritage assets

- 4.29 Glimpses of the existing Station hotel can be viewed from the eastern side of the Conservation Area, from the footpath on between the river and Wildfowl Cottage, past Biggin Abbey and up to the B1049. The largely rural open landscape that is visible in viewpoint 7c which demonstrates one of these glimpsed views is still the predominant characteristic of this area, and views southwest towards the site are over the existing A14 carriageway. Trees along the river corridor also screen views in this direction, as more clearly evidenced by viewpoints 7a and 7b from where the development is not seen.
- 4.30 Possible limited glimpses of the proposals might be seen through the trees and above the A14, but as the proposals are generally of a lower scale than the existing Novotel and the taller element (S07) is set behind this from views in this area, it is unlikely to be seen as more than a very minor element of a very limited extent. The presence of the A14 in these views will remain a more dominant feature and visibility of the development will be, at worst, a fleeting element above this. It would be a negligible change to some longer distance views out of the conservation area and would not materially affect the countryside character of the conservation area's or setting (or that of the listed buildings) and would not affect the core grouping of buildings around the lock that forms the focus of the conservation area.

Horningsea Conservation Area and Church of St Peter (Grade I Listed)

- 4.31 The proposed development will not affect key vistas within or from the Conservation Area as these tend to be from the High Street looking east and west. Views towards the site, out of the conservation area, include the A14, but at the very southern edge of the boundary also allow views across the flat fenland landscape which stretches to the river corridor and beyond towards the Site. However, only the very tallest element of the proposals (One Milton Avenue) is potentially just glimpsed amongst the trees over

2km away (LVIA viewpoint 19). This will be such a minor incident that it will not be discernible and does not affect the key characteristics of the conservation area (key east-west vistas and the historic grouping around the church). LVIA viewpoint 18 demonstrates that the Parish Church will not be affected due to the dense mature tree planting around the churchyard and beyond.

Chapel of St Mary Magdalene, Newmarket Road, Cambridge (Grade I Listed)

4.32 The Leper Chapel, as it is often known, is located within a remnant of its once wider rural setting which has been impacted over the centuries by the railway which runs just to the west and the raised profile of Newmarket Road just to the south. The recent opening of the Chisholm Trail which runs to the east of the Chapel has enabled greater appreciation of this formerly rather isolated building. LVIA viewpoint 22 shows that the proposed development will be screened by the mature planting around the chapel and between it and the site, and thus there will be no impact upon its setting or the recently enhanced public appreciation of the building.

Milton Conservation Area and Multi-phased Settlement (Scheduled Monument)

4.33 Although lying only a little over 1km away from the site, there is considerable development to the south of the historic core of Milton around which the conservation area boundary is drawn. There is also significant planting within the village and the south east together with the raised Milton interchange roundabout. The intervening development and planting mean that the proposals will not be visible from the historic core of the village (as confirmed by the LVIA ZTV) and even at the most eastern extent of the conservation area where it adjoins the multi-phased scheduled settlement, the intervening planting screens the development, see LVIA viewpoint 17.

4.34 The Multi-phased settlement east of Milton derives its significance from the good survival of archaeological deposits from the Roman to medieval period, for the diverse range of archaeological features and for its close spatial relationship to the 13th century Church of All Saints within Milton. As these elements of its significance will not be affected by the proposed development, there is no impact.

Cambridge Castle Mound (Scheduled Monument) and Castle & Victoria Road Conservation Area

4.35 LVIA viewpoint 3 demonstrates that whilst the taller elements of the proposals could potentially be visible in longer distance views, the higher-level trees on the mound screen these views which are from over 3km away from the site. Even if glimpsed, the proposals would appear as part of the backdrop of urban and suburban development and the existing landmarks of the historic core and beyond would not be obscured by the development and would remain legible within the skyline. The proposals would be barely discernible as a new element in the distant backdrop of the city, particularly with the existing vegetation.

Anglesey Abbey Registered Park and Garden (Grade II*)

4.36 LVIA viewpoint P8 demonstrates that there will no impact on the principal axis of the garden, Coronation Avenue which is orientated southwest. The site is located further west so that it is screened by the dense mature tree planting that flanks the avenue. The proposals will not feature in any designed views from the garden and the mature

tree planting which flanks the avenue screens any potential informal views towards the proposed development from within the garden.

5. Conclusions

- 5.1 A total of 23 heritage assets and 19 Heritage viewpoints within the LVIA were scoped in and assessed to consider the potential heritage impact of the proposed development at Cambridge North. A baseline heritage assessment and continual testing of the proposals from the agreed viewpoints were the subject of scoping opinions and pre-application discussions and were used to guide and refine the proposals throughout the pre-application process. The proposals have therefore been underpinned by an understanding of the significance of those heritage assets potentially affected in line with NPPF Para 194 and the staged approach to assessment of setting set out in HE GPA 3. The assessment undertaken through this Heritage Statement and the ES Cultural Heritage Chapter, has concluded that there will no significant impact on the historic environment in the vicinity of the application site as a result of the proposals. Non-significant impacts are also limited to only 2 conservation areas; there is no impact on the other conservation areas assessed, nor any of the listed buildings, scheduled monuments or the Anglesey Abbey Registered Park and Garden.
- 5.2 The limited impacts on Fen Ditton and Riverside & Stourbridge Common Conservation Areas are minor in nature and restricted to the impact on a small number of longer distance views from the conservation areas. These impacts arise because of the increased visibility and presence of urbanising elements of development within the riverside setting of these conservation areas, affecting the appreciation of their rural character. However, the slight intensification of development in a very limited number of views, does not affect the fundamental characteristics of the Conservation Area.
- 5.3 The development of the site, as part of the wider emerging NEC development is acknowledged by the NEC HIA to have some impact on the historic environment of the area, and it sets out recommended design parameters to mitigate this impact. These have been taken forward in the design and evolution of the proposals to ensure that the sensitive eastern edge of the development in particular is treated carefully with a neutral palette and masonry-based materials used for buildings which step down to the edge in height and are well articulated and stepped in plan and elevation to avoid an urbanising wall of development. This is underpinned by a robust landscaping strategy which proposes a layered approach to planting to form strong clusters of planting which will further break up the buildings and soften the edge condition. These mitigation strategies further minimise the already minor impact of the proposals.
- 5.4 The proposals are therefore considered to result in a very minor detrimental alteration to the existing rural setting of the Fen Ditton and Riverside & Stourbridge Common Conservation Areas which affects their significance because the appreciation of the relationship between these areas and the river corridor, open space and views of meadows and fenland is affected. This is considered to result in less than substantial harm, and at the very lowest end of this scale. This is corroborated by the NEC HIA which reaches broadly the same conclusions.
- 5.5 In accordance with NPPF Para 202, this harm should then be weighed against the public benefits of the proposal. These are set out in the Planning Statement which accompanies the hybrid planning application.

- 5.6 The proposals are considered to contribute positively to local character and distinctiveness as they have drawn on the contribution made by the surrounding historic environment to shape the character of this new emerging area of Cambridge. They have also been carefully designed to respond to the heritage context in order to sustain the special character and distinctiveness of Fen Ditton and the river corridor area of Cambridge in particular. They will create a new high-quality environment with a strong sense of place and are therefore considered to be in accordance with Policy NH/14 of the 2018 South Cambridgeshire Local Plan.

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