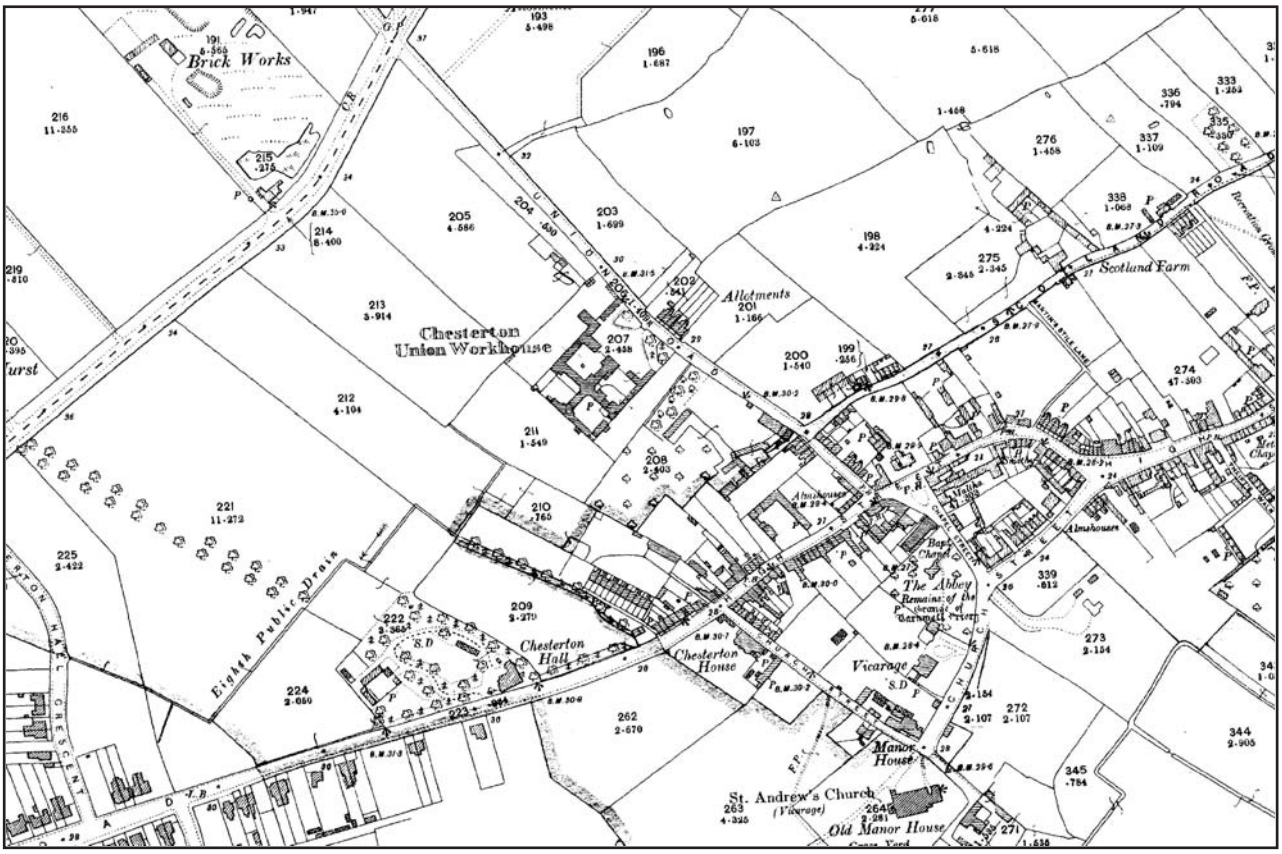
Elizabeth House, 1 High Street, Chesterton, Cambridge

An Archaeological Desk Top Assessment



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Elizabeth House, 1 High Street Chesterton, Cambridge

An Archaeological Desk Top Assessment

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SUMMARY

This archaeological desk based assessment was commissioned by Savills to assess the potential impact of a proposed development of Elizabeth House, 1 High Street, Chesterton, Cambridge (TL 4600 5980). Assessment of the archaeological, historical and cartographic evidence shows the PDA to be located within an area of known archaeological finds and features dating from the prehistoric period to the post-Medieval period, notably quarrying and extraction from these latter two periods.

CONTENTS

1. INTRODUCTION

1.1 This archaeological desk based assessment was commissioned by Savills, on behalf of ZVI Construction, to assess the potential impact of the proposed development of land within the grounds of Elizabeth House, 1 High Street, Chesterton, Cambridge (TL 4600 5980). Set within an urban environment the Proposed Development Area (PDA) encompasses an area of *c*. 1.08ha. The PDA is bordered to the south by High Street, Chesterton, to the east by a nursing home and to the north and west by housing and small offices and an electrical substation. Elizabeth House itself is to the north of the PDA and has planning permission for conversion to student residential accommodation (planning ref. 12/0591/FUL).

1.2 The principal objective of the study is to determine the presence/absence of known archaeological sites within the study area and immediate environs, and to assess the potential for archaeological remains surviving within the PDA.

1.3 Archaeology is covered by both local and national policy. Nationally the primary policies affecting archaeology are the National Planning Policy Framework (NPPF; March 2012) and legacy planning provisions valid until March 2013. The aim of the NPPF is that action required as part of the planning process is appropriate and proportionate. The relevant local policy is the Cambridge Local Plan (2006). These policies play a crucial role in prompting and guiding the development of local policy; relevant sections of national and local policies are reproduced in Appendix 1.

2. METHODOLOGY

2.1 The desk-based assessment has been compiled under the guidelines of the Institute for Field Archaeologist's (IfA) *Standard and Guidance for Archaeological Desk-based Assessment* 2001. The Cambridge Archaeological Unit is a Registered Archaeological Organisation of the IfA.

2.2. The archaeological baseline has been established using the following methods:

- Desk-based assessment
- Curatorial bodies
- Previous fieldwork and survey results

2.3 The methodology comprises assessing the known or potential archaeological resource within the study area in order to characterise the likely character, extent, quality and worth of the resource within a local, regional, national or international context as appropriate. The assessment is based on existing sources of data including Historic Environment Records (HER), published and unpublished archaeological reports, aerial photographs and historic maps. Where there is sufficient data, this may allow modelling of the resource.

2.4 The impact assessment, Section 7, takes account of two factors: the potential for and relative importance of the archaeology, and the likely impact of the proposed development upon that archaeology.

3. BASELINE CONDITIONS

3.1 This archaeological desk based assessment was commissioned by Savills, on behalf of ZVI Construction, to assess the archaeological potential of the *c.* 1.08ha Elizabeth House, I High Street, Chesterton (TL 4600 5980; Fig. 1) site located *c*. 1.7km northeast of the centre of Cambridge, immediately east and sooth of housing and offices, adjacent to a nursing home to the east, with access to High Street, Chesterton. The study area is located within the administrative district of Cambridge City Council.

Layout of Study Data

3.2 This report encompasses a study area extending outwards for a 0.5km radius from the PDA's centroid. Appendix 2 lists Gazetteer points, shown on Figure 1, which are referenced in the text in bold e.g. (**1**).

Topography and Geology

3.3 The underlying solid geology is Gault overlain by superficial deposits (2nd river terrace sands and gravel; BGS GeoIndex accessed February 2013). The area is characterised primarily by the westward urban expansion of the Chesterton (located *c*. 0.5km to the east) and the eastern expansion of Cambridge. The area is characterised by the northeasterly drainage of the River Cam, with the ground sloping in a southeasterly direction from *c*. 8.2m AOD to *c*. 4.5m beside the river. The PDA is currently occupied Elizabeth House.

Past and Current Land Use

3.4 Past and current land use of the wider environs and study area is characterised by the urban expansion of Chesterton and Cambridge since the mid 19th century. This expansion has effectively merged Chesterton into the wider Cambridge city urban area. The PDA has undergone significant changes during this period (see Section 4), achieving its current building configuration in the late 1960s (when Elizabeth House was the Regional Hospital Board Offices). The surrounding urban environment has also witness significant changes to the local road and housing configuration following the construction of the Elizabeth Way inner ring-road and bridge to the west in the 1980s.

The Archaeological Assessment

3.5 The objective of this study is to collate and assess existing information relating to the archaeology of the study area and relevant sites of interest from the wider landscape environs. This data will be used to assess both areas of archaeological potential and determine the likely survival of such remains.

Sources

3.6 Principal sources consulted for this study were:

- Cambridgeshire Historical Environment Record (CHER)
- Historic map sequence 1797 – 1900
- Ordnance Survey (OS) maps – 1880s to present

Known and Potential Archaeology

3.7 The village of Chesterton has been the subject of several recent investigations, including three desk-based assessments (see Dickens & Kenny 1999; Stephenson 2000; Dickens 2001). In view of this, a full historical background is not repeated here and the reader is referred to these reports for further detail. The main points are summarised below. The earliest documentary reference to Chesterton is as *Cestretone* in the Domesday Book of 1086 when it was a royal *vill* with 24 peasant families. The earliest settlement was probably focussed around St. Andrew's church and the manor house, to the north of a ferry crossing over the river Cam.

3.8 The *vill* remained in royal hands until 1194 when part of it was assigned to Saher de Quincy. It was then passed to Barnwell Priory by 1200, when they gained all of the manor, which they retained until the Dissolution in the 1540's when it passed into the hands of the Brakyn family. The rectory estate was given by the king to the papal legate Cardinal Gualo in 1218 and was appropriated by the abbey of St. Andrew in Vericelli [Italy] in 1227. Although occasionally leased to or otherwise controlled by Barnwell Priory the estate remained in the hands of St. Andrew's until the Dissolution when it passed into the hands of King's Hall, later Trinity College. A Carmelite monastery also briefly occupied a site in Chesterton in the mid-13th century. During this time, records suggests that the population fluctuated from around 100 individuals at the time of the Domesday Survey to around 190 taxpayers in 1225 and 73 in 1524, following a significant fall in population during the 14th century.

3.9 Excavations by the Cambridge Archaeological Unit (CAU) at several sites in the village of Chesterton between 1998 and 2002 have shed new light on the origins and early development of the Medieval settlement (see Alexander 1998; Hall 1999; Armour 2000; Berger and Dickens 2000; Mackay 2000a; Mackay 2000b; Masser 2000; Armour 2001a; Armour 2001b; Hatherley 2001; Mackay 2001a; 2001b; Armour 2002; Patten 2003). These have revealed scant evidence of prehistoric, Roman and Saxon activity, but more extensive remains of Medieval and post-Medieval activity, notably extraction of clay and gravels.

Prehistoric (up to 43AD)

3.10 Prehistoric activity is found within the study area and includes redeposited undiagnostic Late Mesolithic and Late Neolithic flint implements (**30**). Close to the PDA itself, significant prehistoric activity has been revealed during archaeological investigations. This evidence includes residual Bronze Age pottery and a small number of worked flints (**11a**, **14**); an Early Iron Age pit containing a relatively large quantity of pottery and later features with residual Iron Age pottery found within them (**8**). Falling outside the study area a Bronze Age spearhead, dredged up from the Cam *c*. 400m to the southeast of the site in the 1930s and a hoard of twenty one Bronze Age axes, a spear, gauge and freshly smelted metal recovered from along Green End Road just outside the study area.

Romano-British (43 – *c.* 450AD)

3.11 Evidence for Romano-British activity is also sparse although residual Romano-British pottery sherds have been found at several locations within and around the village. This includes a small quantity of pottery and possible buried plough soil recorded during excavations at the former Chesterton Hospital (**5**), residual pottery found in later dated features at the corner of Union Lane and Scotland Road (**8**) and a pit containing Roman pottery found during excavations at the former Sargeant's Garage (**14**).

Medieval (*c.* 450 - 1539)

3.12 The majority of archaeological records within the study area date from the Anglo-Saxon and post-Conquest period onwards. This includes two Anglo-Saxon brooches found in 1938 (**3**) and evidence for settlement related activity, including building and structural features, from recent archaeological investigations at the former Chesterton Hospital (**5**) the junctions of Union Lane and Scotland Road (**8**, **9**) and Union Lane and the High Street (**11a**), stray finds of Medieval pottery found in the early 20th century (**12**, **13**), the former Sargeant's Garage site (including evidence of backyard activity, boundary plots, pits and wells; **14**), and the former Simoco Works (**25**). Within the south-eastern part of the study area is located a scheduled ancient monument, Chesterton Tower (**17**), built to house proctors managing the manor of Chesterton for the Abbey of Vercelli; it is also thought to be both the location of a short lived Carmelite Priory (**21**), founded around 1249, and the later grange of Barnwell Priory. Dating from the 13th century is the parish church of St Andrews (**23**) and from whose churchyard was recovered an unidentified iron object (**26**).

3.13 Excluding upstanding historic and listed buildings, excavations at these sites revealed late Saxon linear features that may represent ditched land or property divisions, suggesting that a planned settlement was established in the later 11th and 12th centuries. No finds of any type were recovered from these features, but cereals in the earlier ditches suggest a date no earlier than the Early Medieval period and it is likely that these ditches represent a relatively long-lived Late Saxon boundary running parallel to Union Street, which was modified in its final phase. As there is no evidence of Late Saxon activity at Sargeants Garage, apart from residual pottery, this suggests that the other side of the enclosure was on the line of Union Lane and that in the Late Saxon period Chesterton contained a number of large enclosed areas demarcated by ditches. By the 13th century, many of these boundaries appear to have fallen out of use or been redefined and evidence for occupation is provided mainly by pits. Investigations to the east of the study area at the site of the former Yorkshire Grey public house also suggest that by the 13th century the High Street had become the main focus of settlement activity in Chesterton (Mackay 2001b. 2001c.; see also Cessford 2004), with the basic form of the current street plan probably laid out at this time. Settlement activity in Chesterton appears to have declined over the 14th century, although the

remains of 15th and 16th century wells, structures and small-scale industrial activities suggest a steady recovery over this period.

Post-Medieval (1540 - present)

3.14 With the study area and immediately adjacent to the PDA post-Medieval activity includes a number of listed buildings[1], buildings of architectural or historic interest, the site of a former windmill and the location of Cambridge's WWII headquarters (**1**, **2**, **5**, **11b**, **15**, **16**, **18**, **20**, **22**, **24**, **28**). Post-Medeival evidence includes two cannon balls found in the garden of a property adjacent to Milton Road (**4**), boundary ditches (**30**), pottery finds (**7**), coins (**8**), cow burials and wells (**11a**). Gravel extraction, quarrying and post-Medieval disturbance is also attested adjacent to the PDA (**5**) and study area (**27**), evidence of former post-Medieval properties and buildings (**25**, **27**), and the site of the former Pye factory (**29**).

Undated

3.15 Several archaeological investigations have taken place within the study area that did not reveal any in situ surviving archaeology (**21**) and also provided evidence of severe truncation and disturbance, largely resulting from post-Medieval gravel extraction (**19**).

[1] Only listed buildings that are also recorded as separated entries in the HER record are included within the gazetteer.

4. CARTOGRAPHIC AND PHOTOGRAPHIC EVIDENCE

4.1 The map sequence from 1790s to the present day shows the extent to which Chesterton as a whole has changed in the last 170 years. Importantly, Baker's map of 1830 records the present day Union Lane and Scotland Road as, respectively, Mill Lane and Back Lane. At this time, the PDA is shown as an orchard with a bowling green sited to the northeast (Figure 2). Buildings are recorded to the southeast of the PDA in the area of the current nursing home on this map and which are annotated on the later 1880s Ordnance Survey (OS) map as the location of a malthouse.

4.2 The subsequent OS sequence (Figures 2-3) records the construction of the Chesterton Union Workhouse and renaming of Mill Lane and Back Lane. Both Baker's map and the l888 OS record show the PDA as an orchard, divided into two northwest-southeast oriented plots, with an open field to the south. The internal boundaries of the PDA, notably directly beneath the footprint of Elizabeth House, are shown to have been altered on the 1903 OS map, and that the orchard has been removed. By 1927, part of the PDA is shown to be allotments and the malthouse to the east has been replaced by terraced housing, and evidence of small-scale quarrying is recorded in the northwest corner of the PDA. Importantly, the 1967 map shows the presence of the Regional Hospital Board offices (Elizabeth House) and that the southern part of the PDA was previously quarried. Importantly, the OS sequence records the development and expansion of Chesterton and Cambridge, and the resulting redevelopment and reconfiguration of the housing and road layout adjacent to the PDA.

Date	Description
1805 & 1836	OS Old Series
1830	Baker's Map of Cambridge
1842	Creighton's Map of Cambridge
1888	1st Edition County Series 1:2,500 OS scale map
1888-91	1st Edition County Series 1:10,560 OS scale map
1903-04	1st Edition County Series 1:10,560 OS scale map – 1st revision
1903	1st Edition County Series 1:2,500 OS scale map – 1st revision
1927	1st Edition County Series 1:2,500 OS scale map – 2nd revision
1927	1st Edition County Series 1:10,560 OS scale map – 2nd revision
1938-1952	1st Edition County Series 1:10,560 OS scale map – 3rd revision
1967	1st Imperial Edition 1:10,560 OS scale map
1970	National Grid 1:2,500 OS scale map
1973	1st Metric Edition 1:10,000 OS scale map
1985	OS 1:25,000 scale Pathfinder Sheet 1004 – Cambridge & Balsham
1985	1st Metric Edition 1:10,000 OS scale map – 1st revision
1992	OS 1:10,000 scale map
2008	OS 1:25,000 scale Explorer Sheet 209 – Cambridge

Table 4.1: Cartographic evidence examined during this study.

5. DISCUSSION

5.1 The PDA and study area lie in an area of extensive historical activity. The gazetteer data, however, needs to be considered in a wider context in order to determine its relative importance. Evidence for prehistoric settlement in the centre of Cambridge is sparse and confined to the occasional find (Fox 1923); however, the later Iron Age and origins of Roman Cambridge is undergoing a necessary revision in light of recent excavations in west Cambridge at Vicar's Farm, the Addenbrooke's environs, Clay Farm and nearer to the city centre (Whittaker 1999; Whittaker & Evans 1999; Armour 2001; Lucas 2001; Alexander & Pullinger 2000; Dickens 2002; Evans *et al.* 2004; Evans *et al*. 2008).

5.2 Evidence for prehistoric or Roman activity in the study area is limited to chance finds and probably reflects the nature of the landscape at this time; largely used prior to the Bronze Age for occasional visitation for resources, and from the Middle Bronze Age onwards primarily for agricultural use (including potential hunting). Nonetheless, prehistoric and Roman activity is attested within the wider area with a hoard of Bronze Age metalwork found during gravel extraction at Green End in the 1920s, with Iron Age pits, features, pottery and cremations found within the parish, with reports of Roman drains, pottery and pits also found in Chesterton (Mackay 2006; Alexander 1998; Browne 1973; Fox 1923). As such these finds and features attest to prehistoric usage and Roman occupation in the area. Although it is unlikely that archaeology from these periods will be encountered within the PDA, the presence of archaeological features and artefacts within the site cannot be entirely excluded.

5.3 The development of Cambridge during the Saxon period is poorly understood due to the paucity of settlement data. What evidence there is appears to be concentrated in the area of Castle Hill and Magdalene Bridge (Taylor 1999). In addition, a smaller separate settlement is thought to have existed in the vicinity of Market/Peas Hill (*ibid*: 44). This suggests the chances of encountering early Saxon settlement activity within the PDA are low, although this cannot be entirely excluded. The recent discovery of settlement structures in Newnham on the site of the new Institute of Criminology on the University's Sidgwick site indicates the settlement pattern of Saxon Cambridge and its immediate environs may have been more dispersed (Armour *et al.* 2003). Recent archaeological evidence from Chesterton further illustrated the complex origins of this part of Cambridge, with a probable polyfocal origin for the village (Cessford & Dickens 2004; Mackay 2009). The discovery of similar evidence dating to this period further west of the centre of Chesterton, including undisturbed parts of the PDA, thus cannot be entirely excluded, especially in light of the Saxo-Norman features identified at the former Sargeant's Garage less than 0.5km northeast of the PDA (Hall 1999; Alexander 1998).

5.4 These excavations have, however, revealed a complex pattern of development throughout the Late Saxon and Medieval periods, with evidence for multiple Late Saxon foci of activity. The main focus may have been a settlement around St. Andrew's Church (founded in the 8th century) when a royal *vill* originally incorporating Cambridge was divided by the formation of the burh, although this remains speculative. The evidence from the Wheatsheaf and the Yorkshire Grey,

however, suggest that there were other enclosed settlements in the area. In the Post-Conquest period the settlement expanded markedly northwards along Union Lane with a substantial area of land being laid out into property plots demarcated by ditches. This development displays none of the signs that might be expected of an organic development, but instead appears to be a relatively large-scale planned and deliberate expansion. Probably occurring in the late 11th or early 12th century this could conceivably be a royal development or related to Saher de Quincy, but it appears more likely that it was an initiative of either Barnwell Priory or the abbey of St. Andrew. This system of intensive land division remained in place for some time and went through several modifications. This planned development is relatively typical of the Post-Conquest period fitting in with general Norman patterns of expansion and control. It appears that the dominant axis was a south-east to north-west line along Union Lane that was probably based upon a routeway relating to a ferry crossing over the Cam leading from Suffolk and east Cambridgeshire to the King's Highway which linked Cambridge to the Isle of Ely. This could be part of the same routeway recently identified at Church End, Cherry Hinton, which was in existence by the Middle Saxon period and may have a Roman origin. Further east, the area of the High Street was not part of this development and activity continued instead around a pre-existing focus at the former Yorkshire Grey public house. In terms of the PDA there is therefore, on balance, a reasonable probability of identifying archaeological features dating from Saxo-Norman period, although due to the later history of the area, these may only survive as 'pockets' where disturbance due to quarrying and building activity has been minimal.

5.4 By the 13th century the ditch system had been largely abandoned although occupation continued and the overall system of earlier property boundaries appears to have had a continuing influence throughout the Medieval period. The impression is of a more sparsely occupied and less ordered settlement than was originally envisaged, although the overall amount of activity increased and the settlement had expanded along the length of the High Street. Much of this change appears to be due to a more general shift in the way that properties were demarcated from ditches to less archaeologically visible systems that can only be inferred from the distribution of related pits. The 13th century may have seen a shift in the main settlement axis from the previous south-east to north-west alignment to a south-west to north-east alignment along the High Street parallel to the River Cam. This marks the establishment of the plan of Chesterton that can be recognised in later cartographic sources and suggests a shift in emphasis from its location on a road/routeway to a riverside settlement. The reasons for this shift are unclear, but may lie in the growing importance of Cambridge, as the Cam provided the easiest connection between Chesterton and Cambridge and was a major trade and communications route northwards to King's Lynn. The Cambridge charters of 1201 and 1207 and the migration of scholars from Oxford in 1209 all suggest that the late 12th and early 13th centuries were a crucial period of growth for Cambridge, which may have had an impact on Chesterton. Although it is impossible to be certain the 13th century appears to represent an overall expansion in the area of the settlement; settlement expansion may account of the number of Medieval and later quarry pits seen at several of the sites across Chesterton (Cessford 2004).

5.5 The 14th century sees a relative decline in activity and the settlement shrunk somewhat in area, as there is little evidence for activity at the former Yorkshire Grey or former Chesterton Hospital located to the immediate

northwest of the PDA. This decline is probably largely due to the Black Death, although the growing size and prosperity of Cambridge may have had a negative effect on Chesterton. The 15th century sees a partial recovery and increase in levels of activity, there is also the first evidence for properties of some grandeur. The well at Sargeant's Garage (Alexander 1998; Hall 1999), with its dressed and moulded clunch structure, indicates a considerable degree of wealth, whilst the building timbers reused as revetting suggest that its construction may be linked to a major change in the building at the front of the property. This was also the only property to produce 15th and 16th century coins and jetons; a groat; one of the jetons were directly associated with the well. The date of this development appears to be rather late and linked to the abbey of St. Andrew, whose interest in Chesterton was fading by the 15th century. Activity continues to increase in the 16th century and there is some evidence for the beginnings of small-scale industrial activities in Chesterton, although the degree of later truncation and location of the excavation areas makes precise reconstruction of individual properties almost impossible. The best represented example at Sargeant's Garage suggests that the Medieval properties fronting onto the High Street were around 12m wide and 40m long. Evidence of similar Medieval activity, albeit most likely representing backyard activity, including ditches, pits, wells, cellars and building debris, within the PDA, albeit potentially truncated, must therefore be considered a distinct possibility, especially areas situated more closely towards street frontages.

5.6 In the post-Medieval period, the development witnessed in Chesterton up to the 16th century began to undergo considerable alteration, with properties demolished and new property boundaries established. Coinciding with the post-Medieval period is an increase in the number of pits and quarries found throughout Chesterton (the Bronze Age hoard from Green End was found during such quarrying), and the backfilling of redundant cellars, such as at the former Yorkshire Grey Public House. Small-scale industrial activity is now also more firmly established in the historic and cartographic sources. What is not clear from the earlier cartographic evidence provided by Baker's map is whether the boundary and building configuration of the PDA is Medieval in origin or dates from a later period. Despite these uncertainties, it is highly likely that the backplots of the PDA were not only used for convenient sources of gravel, but also for the disposal of refuse and other waste. Although speculative, the former malthouse recorded to the southeast of the PDA may have also used the area to its rear and extending into the PDA, including the orchards that previously existed here. Consequently, the probability of encountering evidence of former boundaries, quarrying and refuse disposal within the PDA is considered to reasonably high.

5.7 Partially enclosed prior to the 15th century and subsequently completely enclosed in the 19th century, former field boundaries are a feature of the study area environs, as witnessed by examples found during archaeological works at the former Simoco and Pye works to the south (Armour 2000, 2002; Berger & Dickens 2000). Although speculative, the persistence of a track seen on the historic map sequence from the 1830s onwards (now St Andrew's Road) may attest to a more ancient route between Chesterton and a possible ferry point on the Cam. As such, there is a probability of features relating to former field

boundaries and or trackways being encountered within the PDA.

5.8 Post-Medieval development within the study area is confined to boundaries that have survived the extensive urbanisation of the area and changes to the road layout to the south and west of the PDA following construction of the Elizabeth Way bridge and dual carriageway.

6. CONCLUSION

6.1 The recent archaeological investigations in Chesterton have established the broad picture of the origins and early development of Chesterton. From as yet poorly understood Middle and Late Saxon polyfocal origins around multiple foci it grew in the late 11th and 12th centuries as a planned settlement, whose main axis was south-east to north-west along a land routeway related to a ferry across the Cam. In the 13th century the method of property demarcation changes and the dominant axis changes to be south-west to north-east parallel to the River Cam, but the settlement as a whole expands with increased levels of activity and expansion eastwards along the High Street. The 14th century sees a decline and contraction with a partial recovery in the 15th and 16th centuries in the core of the settlement, although it is not until the 17th century that the area at the eastern end of the High Street witnesses much activity and the northern area remains as open fields until the 19th century.

6.2 In terms of the PDA, the results of archaeological investigations at the site of the former workhouse and hospital and beside Union Lane have demonstrated that the area was occupied from the earlier Medieval period, with traces of earlier prehistoric and Roman activity also found. Although later post-Medieval activity and quarrying has severely truncated the archaeology of the area, there remains a reasonable probability of encountering pockets of surviving archaeologal features within the PDA.

7. ASSESSMENT OF IMPACTS

7.1 The impact assessment takes account of two factors: the potential for and relative importance of the archaeology, and the likely impact of the proposed development upon that archaeology. The following criteria will be used to determine the significance of the impact.

Importance of feature	Description of feature
National	Scheduled ancient monuments; Grade I listed buildings.
Regional	Sites listed in HER or identified from other sources which comprise important examples in the context of the Lincolnshire Wolds and North Lincolnshire; Grade II* listed buildings.
District	Sites listed in the HER or identified from other sources which comprise important examples in the context of the North Lincolnshire; Grade II listed buildings.
Local	Sites listed in the HER or identified from other sources which comprise important examples in the context of the site and its immediate surroundings; locally listed buildings, hedgerows of defined archaeological or historic importance.

Table 7.1: Establishing importance of feature.

Magnitude of impact	Description of impact
Severe	Site or feature entirely or largely removed / destroyed (over 75%).
Major	Site or feature substantially removed / destroyed (50–75%) or undergoing a fundamental alteration to its setting.
Moderate	Site or feature partially removed (15-50%) or with considerable alteration to its setting.
Minor	Site or feature suffering some disturbance / removal (<15%) or with a discernible alteration to its setting.

Table 7.2: Establishing significance of impact.

Magnitude of impact	Importance of receptor			
	National	*Regional*	*District*	*Local*
Severe	major	major / moderate	moderate	moderate / minor
Major	major / moderate	moderate	moderate / minor	minor
Moderate	moderate	moderate / minor	minor	minor / insignificant
Minor	moderate / minor	minor	minor / insignificant	insignificant

Table 7.3: Establishing magnitude of impact.

Effects during construction

7.2 The main impact upon heritage assets during construction will be caused by building demolition, vehicle movements (including possible compaction), provision of constructors' compounds, installation of services, the type, methodology and depth of foundation construction, any substantial ground

levelling/lowering, ground reinstatement. If and where archaeological features are encountered these impacts may be severe. In the broader landscape the archaeological impact of the proposed development will be minimal.

Importance	Magnitude	Impact
National	Negligible	Negligible
Regional	Minor	Minor
District	Minor	Minor
Local	Moderate	Minimal

Table 7.4: Classification of sensitive landscape receptors and impact magnitude during construction.

Effects post-construction

7.3 Once construction work has been completed, any lingering impact upon the archaeological resource will be minimal. The only possible continuing impact will be any further unscheduled works. Such works, where necessary, will require a separate schedule of mitigation

Importance	Magnitude	Impact
National	Negligible	Negligible
Regional	Negligible	Negligible
District	Negligible	Negligible
Local	Minor	Minor

Table 7.5: Classification of sensitive landscape receptors and impact magnitude post-construction.

Mitigation

7.4 Mitigation for the archaeology will adhere to the principles outlined in national, local and industry guidelines, which favour the preservation *in situ* of significant archaeological remains where they have been identified and, where preservation is not practicable, an appropriate level of recording of the archaeology will be completed prior to further work.

7.5 All required archaeological fieldwork should be conducted in accordance with a Written Scheme of Investigation, drawn up in consultation with and approved by the relevant planning authority. Prior to any works the PDA should be subject to an appropriate Field Evaluation tailored to the final proposed plan. Any “sites” or features subsequently discovered will be either preserved in situ or ‘preserved by record’ (i.e. excavated).

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9. ILLUSTRATIONS

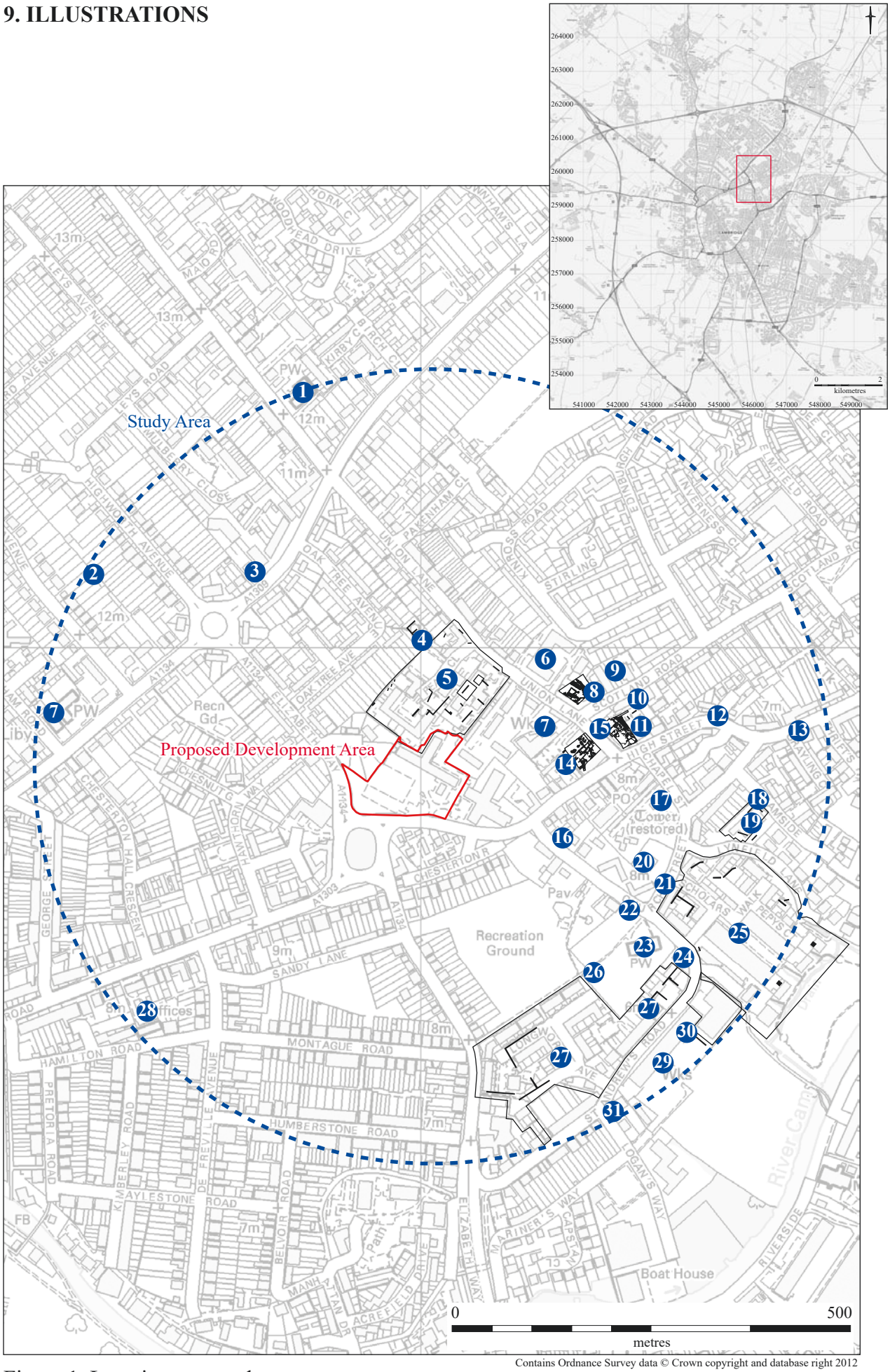

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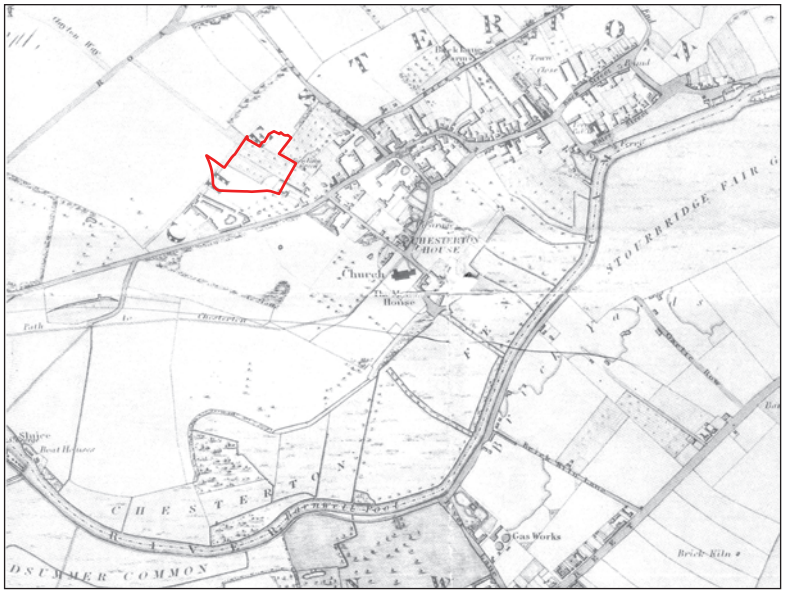
Figure 1. Location map and gazetteer



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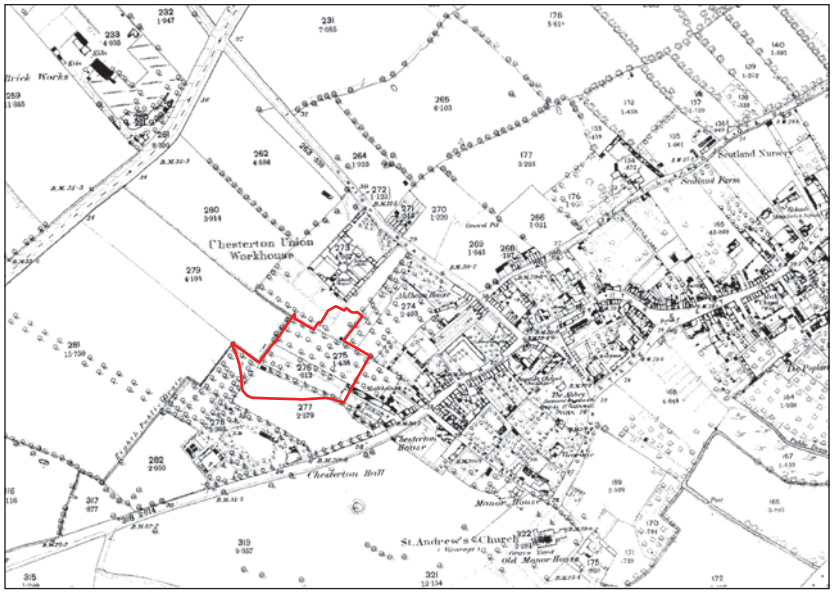

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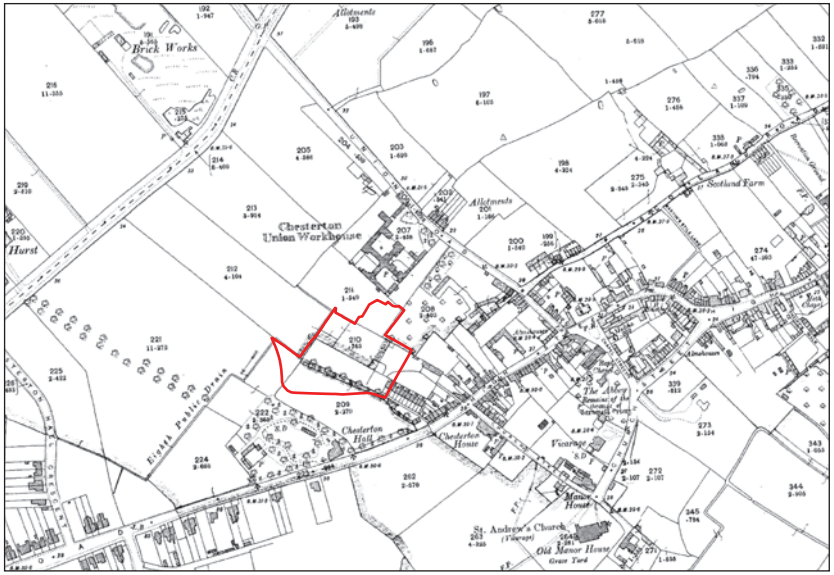

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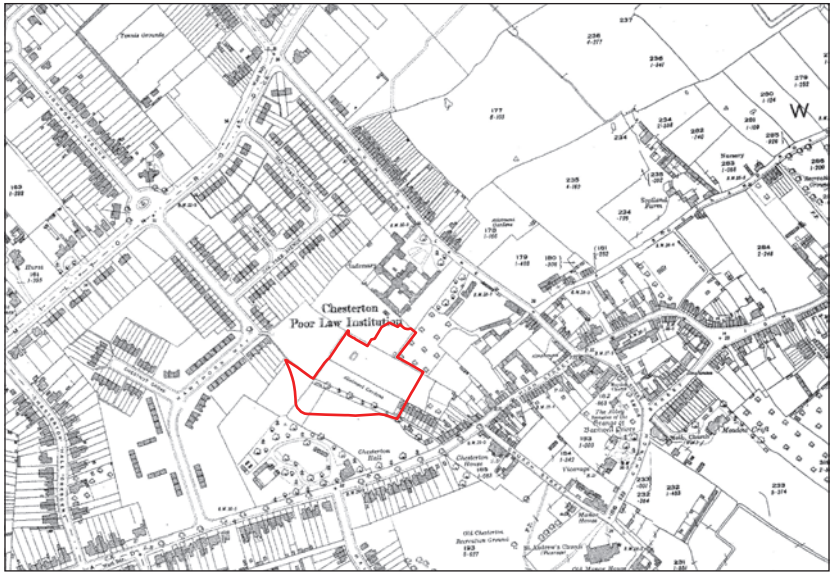
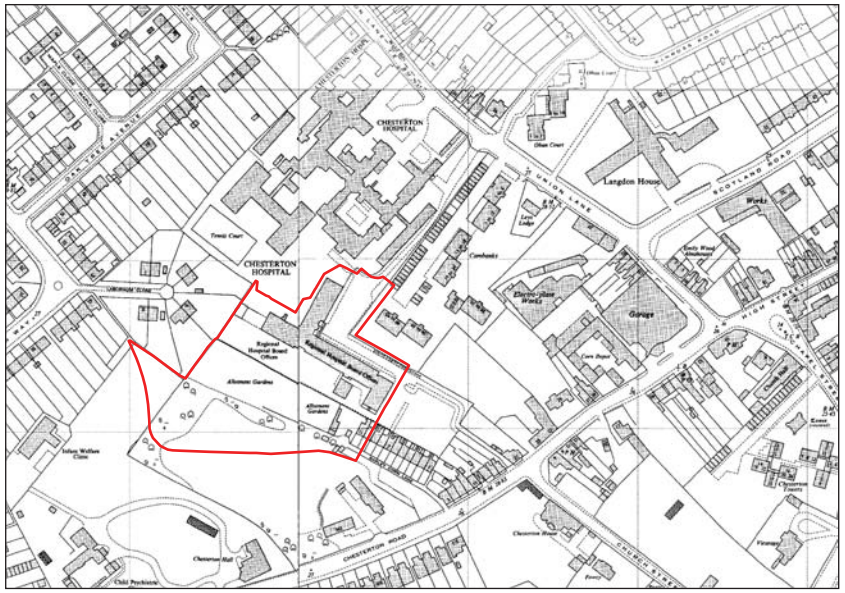


OS 1927

Figure 2. Historic maps



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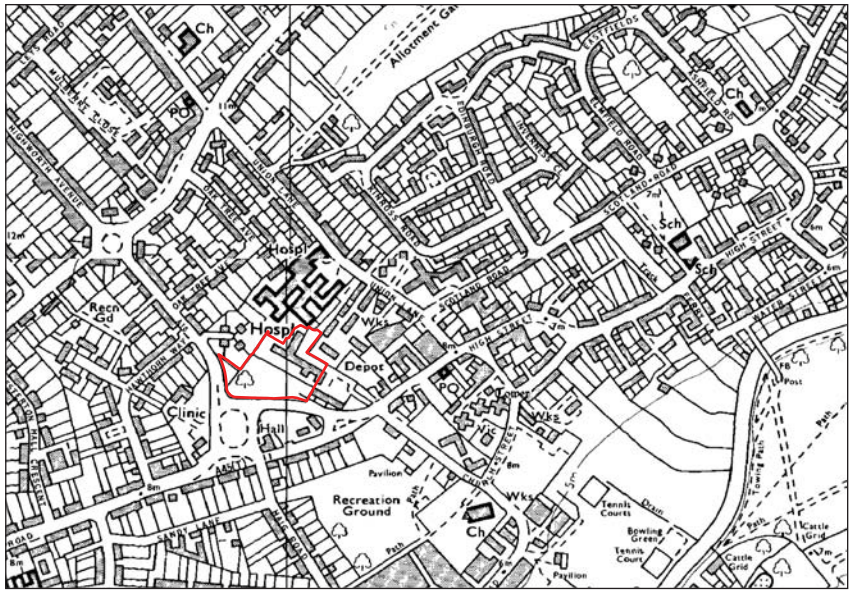
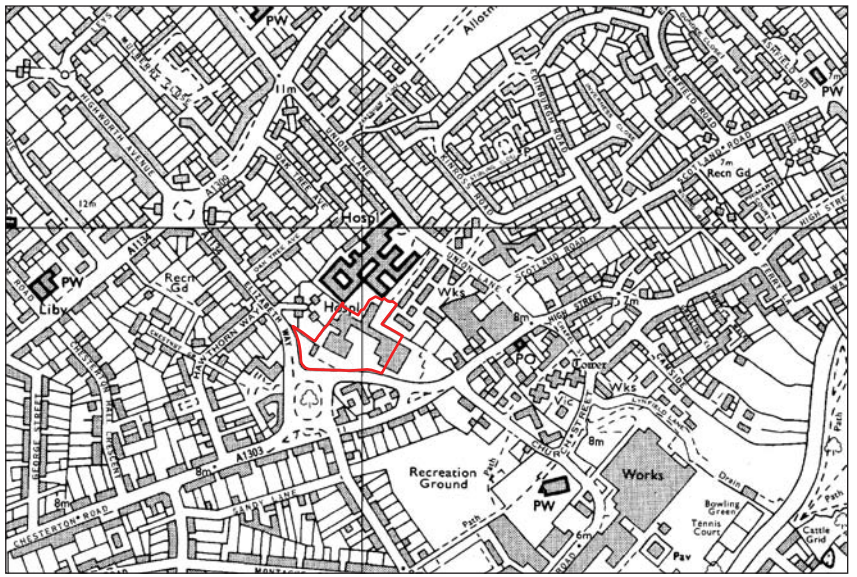


OS 1873-74

OS 1982-85



OS 1992

Figure 3. Historic maps continued

10. APPENDICES

Appendix 1 Planning Policy

National Legislation and Policy

National Planning Policy Framework, March 2012

The heritage section of the NPPF incorporates – and streamlines - the existing policies contained in PPS5. It does not alter those policies or create new ones. One policy - HE5 (Monitoring Indicators) - from PPS5 has not been incorporated as a specific policy within the Framework. All other PPS5 policies have been condensed and are included within the heritage section or incorporated elsewhere within the NPPF. Transitional arrangements are provided within the NPPF to ensure that existing plans and submissions are not unduly delayed and reflect previous planning policy and guidelines, even where earlier guidance comes into potential conflict with the NPPF (Appendix 1).

While the NPPF is to be read as a whole in the context of archaeology the NPPF states at Section 17 that the Government's objective is 'to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'.

To achieve this paragraph 126 states:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution.

Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where an application site includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the presumption in

favour of sustainable development, the scale of any harm or loss and the significance of the heritage asset.

Paragraph 141 notes states that Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible17. However, the ability to record, evidence of our past should not be a factor in deciding whether such loss should be permitted".

Local Policy

The relevant policy document is the Cambridge Local Plan (July 2006).

Chapter 3: Designing Cambridge

3/4 Responding to Context

Developments will be permitted which demonstrate that they have responded to their context and drawn inspiration from the key characteristics of their surroundings to create distinctive places. Such developments will:

a. identify and respond positively to existing features of natural, historic or local character on and close to the proposed development site;

b. be well connected to, and integrated with, the immediate locality and the wider City; and

c. have used the characteristics of the locality to help inform the siting, massing, design and materials of the proposed development..

Paragraph 3.10
Cambridge has many distinctive qualities, which help to define the identity of the City as a whole and individual character of areas within the City. This includes its varied palette of building materials which helps define different character areas within the City. Development that responds to its context will ensure the creation of successful integrated development. Regard should be had to underlying archaeology.

Paragraph 3.11
A development which responds positively to its context is one which will either enhance areas of existing high quality, or will seek to introduce a new and distinctive character to areas of weaker character. and minimise loss of countryside and the best and most versatile agricultural land.

Paragraph 3.12
Proposals for development should use the Cambridge Landscape Character Assessment, the Conservation Area Appraisals, the County Historic Environment Record, and the (forthcoming) Historic Landscape Characterisation of Cambridgeshire as starting points to inform the key and desirable qualities to be retained or enhanced in the development.

4/9 Scheduled Ancient Monuments/Archaeological Areas and 4/10 Listed Buildings. These state:

4/9 Scheduled Ancient Monuments/Archaeological Areas
Proposals affecting Scheduled Ancient Monuments or other important archaeological remains and their settings must be accompanied by a full assessment of the nature and importance of the remains and the impact of the proposals on them as part of the application. When the remains or their settings are deemed to be of national importance, they should be preserved in situ and development damaging them will not be permitted.

In other cases, development will be permitted where deposits are being left undisturbed or impacts mitigated to an acceptable level and detailed arrangements for the recording, publication and archiving and/or display of and access to any artefacts are secured.

Paragraph 4.32
The desirability of preserving ancient monuments and their settings is a material planning consideration. Information on the archaeology of much of the historic core of Cambridge is available in an Urban Archaeological Database (UAD). The Historic Core Conservation Area Appraisal will contain specific archaeological guidance. Those involved in the development of sites need to have an early understanding of the potential for archaeological remains to be found on site.

Paragraph 4.33
Where the likelihood of archaeological remains exists, a project brief will normally be prepared by the County Council and endorsed by the City Council. The developer will then employ an archaeological consultant to carry out a thorough investigation based on this brief prior to the start of the development.

Paragraph 4.34
It is important that any findings are properly recorded and the information disseminated. This would include ensuring that the information is added to the UAD and copies of any reports lodged with the County Records Office, Cambridgeshire Collection and the City Council.

Appendix 2 Site and Finds Gazetteer

Gaz No.	Grid	Period	Description	Refs.	CHER Refs.
1	TL 4585 6031	Post-Medieval	Arbury Road Baptist Church built between 1928 and 1931.	Roach 1967	CB14845
2	TL 4560 6010	Post-Medieval	Site of Milton Road windmill.	Smith 1975; Hughes 1931	05479
3	TL 4580 6010	Anglo-Saxon	Two bronze brooches found at junction of Gilbert Road and Milton Road during sewer excavations *c*. 1938.	HER ref.	05480
4	TL 4600 6000	Post-Medieval	OS grid SW origin only: It was reported that two iron cannon balls, of 6in diameter, had been dug up in the garden of 47 Milton Road. Location unclear, no further details.	"	10519
5	TL 4607 5998	Roman, Medieval, Post-Medieval	Site of the Chesterton Union Workhouse: the Chesterton Poor Law union was formed in 1836, and a site f or a workhouse was immediately acquired on land southwest of Mill Lane. Shortly after the Chesterton Union Workhouse was built in 1838, Mill Lane became known as Union Lane. The workhouse, designed by John Smith of Cambridge, was built of grey brick in three storeys, with four wings extending from a central octagon. In 1930 the buildings were converted into a hospital which, by the 1960s had become the Chesterton Geriatric Hospital. Six trenches were opened on the former Chesterton Hospital site, Union Lane, Chesterton, in advance of proposed development. For of the six trenches revealed extensive post-Medieval disturbance, mainly resulting from the gravel extraction that was widespread in the Chesterton area, but trenches 1 and 4 revealed earlier features of undetermined date. Although this suggests that at least two areas of archaeological interest survive intact, it is likely that repeated quarrying activity has truncated the natural gravel over a large proportion of the site to a depth beyond which archaeology might survive. Two areas were further investigated with excavation, revealing a severe level of post-Medieval truncation. A number of pit features were identified in area A, but these were undatable and ambiguous in nature. Area B revealed a sequence of late Medieval – post-Medieval boundary ditches. An evaluation was carried out to investigate the site of the former Chesterton Workhouse, revealing evidence of 12th - 14th century occupation along the alignment of Union Road. A small quantity of Romano-British pottery was also recovered, suggesting activity in the vicinity. The archaeological deposits were noted to be well preserved, with limited damage caused by workhouse foundations. No other archaeological remains were discovered across the site. A further phase of evaluation was undertaken in the southwest corner of the site of the former Chesterton Hospital, revealing post-Medieval quarry pits and possible early 19th century garden features, probably associated with the construction of the workhouse. A single piece of abraded 15th century pottery was recovered.	Dickens 2000; Hatherley 2001; Mackay 2000a, 2001a; Armour 2001a	CB15563, CB15564, ECB1230, ECB1231, ECB1232, ECB2168, MCB16928, MCB17900

Gaz No.	Grid	Period	Description	Refs.	CHER Refs.
6	TL 4615 5999	-	During August 1999 an evaluation at Oban Court. The evaluation revealed no archaeological features on the site, and showed moderately deep deposits of recent overburden overlie the drift deposits.	Fell 1999	ECB1204
7	TL 4614 5993	Post-Medieval, Undated	An evaluation recorded a shallow linear feature and possible pit or tree bole of unknown date. The features could not be readily associated with archaeological features known from the surrounding area, but were overlain by a deposit of sandy loam, containing a small, possibly residual, finds assemblage dating from the mid-late 17th century.	Rouse 2007	ECB2261, MCB1794
8	TL 4620 5994	Iron Age, Roman, Anglo-Saxon, Medieval, Post-Medieval	An open are excavation revealed two possible Iron Age features. The only securely dated Early Iron Age feature was a single pit. This was 0.59 wide and 0.24m deep and contained twelve pieces of Early Iron Age pottery. However, a gully or possibly an elongated pit was also found, that is likely of Iron Age date, this was cut by another, later feature. A single sherd of f lint-tempered pottery was recovered from it, which could be residual. A large amount of residual Iron Age pottery was also found in the other later features. Saxon evidence consisted of numerous parallel ditches, all roughly 1.0m wide and 0.3m deep, of Saxon date. These do not appear to cut one another but the sheer number suggests longevity of activity at this site. All the ditches were filled with a sterile mid grey -brown-orange clay-slit. The only other feature of this date was a pit. Finds from these features included pottery, iron nails and bone, all either Iron Age or 2nd century Roman, and all residual. The same ditch system was found during the Wheatsheaf excavations. In addition to the above features with dates ranging from the 12th to the 15th centuries AD, including ditches, pits and a 13th/14th century posthole, were also found. Finds from these included pottery from throughout the period, and also some of 16th century, and a coin of 1694. The 13th/14th century sequence included the enclosure around a plot which would have stood on Union Lane. The 14th/15th century sequence was cut through, presumably by coincidence, by a 19th century well. Environmental evidence was also recovered from this final period in the form a Cotton-thistle, however other botanical remains were poor throughout the site.	Mackay 2006	ECB1976, MCB17140, MCB17141, MCB17142
9	TL 4621 5995	Anglo-Saxon, Medieval, Undated	Sparse archaeological features of probable Medieval date were recorded during evaluation of the site. A number of pit features were identified, some containing early Medieval pottery and/or animal bone. A large pit and irregular feature are suggested to be derived from Medieval mineral extraction. No evidence of pre-Medieval occupation was recorded. Examination of cartographic and documentary sources show little pre-19th century activity on the site.	Grant & Wilkins 2002	CB15236, ECB889

Gaz No.	Grid	Period	Description	Refs.	CHER Refs.
10	TL 4626 5992	Modern	Two evaluation trenches were excavated within the footprint of a demolished factory. Both contained modern features, and no archaeological remains or natural deposits. One trench contained a drain and wall footings from the factory, while the second was located entirely within a modern backfilled excavation, perhaps a cellar.	Muldowney 2007	ECB2540
11a	TL 4624 5989	Prehistoric, Anglo-Saxon, Medieval, Post-Medieval	Five evaluation trenches were excavated in advance of housing development. The evaluation revealed a number of ditches and quarry pits of Medieval date, although the density of features was not as great as the former Sargeant's Garage site. Although buildings (now demolished) were constructed on both the street frontage in the late 19th century, their foundations do not appear to have disturbed the archaeologically significant levels except of the High Street frontage, where a backfilled cellar was encountered. Further excavation was undertaken in 2001, revealing a complex stratigraphy of later Medieval gravel extraction pits and backfilling. Some traces of prehistoric activity were recorded, comprising a group of undated pits and some residual Bronze Age pottery . A series of undated linear features were revealed, which are thought to date the pre-Conquest period and interpreted as Saxon land divisions. A third phase of activity is represented by the establishment of property plots in the 11th/12th century , followed by an intensive phase of pit digging activity in the 12th and 13th centuries. Most of the pits are interpreted as quarry pits for gravel extraction, with subsequent dumping of waste. Late Medieval and post-Medieval occupation is less intensive, and remains dating to this period include a well built of reused Barnack stone, continued pitting activity and three cow burials dating to the 18th century.	Masser 2000; Armour 2001	ECB1598, ECB1669, MCB15980
11b	TL 4627 5989	Post-Medieval	Listed building - Hill House, 81 High Street, Chesterton.	RCHM 1959	00297, DCB7577
12	TL 4638 5991	Medieval	Medieval pottery found in a gravel pit opposite White House in *c*. 1905.	Browne 1974	MCB17902
13	TL 4649 5990	Medieval	Medieval pottery found in 1904.	"	MCB17903
14	TL 4620 5986	Prehistoric, Roman, Anglo-Saxon, Medieval, Post-Medieval	An evaluation revealed well preserved remains demonstrating multi-period activity on the site. A small number of worked flints were found in later features, indicating prehistoric activity in the vicinity. A pit containing Roman pottery was also found. The site appears to have been continuously occupied from the Saxo-Norman period onwards, although a residual piece of Mid Saxon pottery may indicate earlier settlement. Narrow spaced property boundaries at right angles to Union Road suggest small properties fronting the road from the Saxo-Norman period onwards. In the late Medieval and post-Medieval periods, the area behind the street frontage was used f or small-scale quarrying, the pits being backfilled with domestic and industrial rubbish. Structural remains dating to the 15th-16th century were found in trench 3. By the 18th-19th century the site was occupied by almshouses, which occupied the site until the 1950s. Following the evaluation, excavation was carried out of an	Alexander 1998; Hall 1999	CB15544, ECB1206, ECB1668

			area of approximately 0.61 hectares was subject to excavation. The site had been truncated by later construction, and only deep cut features survived. Residual Roman, Saxon and Saxo-Norman pottery was recovered indicating activity in the immediate vicinity. The earliest excavated features comprised a system of boundary ditches and backyard activity dating to the 12th century. The ditches probably defined property plots running back from the Union Lane frontage. The majority of excavated features were later and comprised pits backfilled with waste material, but originally dug f or a variety of purposes, including gravel extraction, drawing water, sewage and rubbish disposal. Of particular note was a 15th century clunch and chalk drawn well, from which was recovered a silver groat of Henry V or VI.		
15	TL 4597 5973	Post-Medieval	Listed Building – Chesterton Hall, dating from the 17th century, 317yards west-northwest of the parish church, two and three storey s with attics, has walls of red brick and tile covered roofs..	RCHM 1959; Watkins 1971	04871, DCB7426
16	TL 4616 5975	Post-Medieval	Listed Building – Chesterton House, dating from the late 18th century.	"	04954, DCB7713
17	TL 4629 5980	Medieval	Scheduled Ancient Monument (SAM25) – Chesterton Abbey, 'The Abbey/Chesterton Tower.' Chesterton Tower was built about the middle of the 14th century. The house was probably built for the procurator to the Abbot. It was extensively restored in 1949. The remains stand in Rectory Garden.	"	04412, DCB2055, DCB7558
18	TL 4634 5981	Post-Medieval	Listed Building – Westcroft and The Elms. 19th century terraced houses.	"	04969 DCB7396
19	TL 4641 5977	-	Evaluation at Church Street. Four trenches were excavated to evaluate the site, revealing extensive post-medieval disturbance, mostly resulting from gravel extraction. No features of archaeological interest were found.	Mackay 2000	ECB1205
20	TL 4629 5973	Post-Medieval	Listed Building – The Vicarage. Early 19th-20th century, two and three storey house.	RCHM 1959	03716, DCB7395
21	TL 4630 5970	Medieval	Site of 13th century Carmelite Friary.	Knowles & Hadcock 1971; Lobel 1975; RCHM 1959; Salzman 1948	05332a
22	TL 4627 5968	Post-Medieval	Manor House – built between the 17th and 19th centuries	RCHM 1959	03411
23	TL 4627 5962	Medieval, Post-Medieval	Listed Building - St Andrew's Church, Chesterton, dating from the 13th century onwards.	Butler 1957; Kenny 1999; Pevsner 1970; RCHM 1959	05558, DCB7124
24	TL 4632 5961	Post-Medieval	Listed Building – Old Manor House dating from the 17th to 18th centuries.	RCHM 1959	04966, DCB7298

Gaz No.	Grid	Period	Description	Refs.	CHER Refs.
25	TL 4621 5996	Medieval, Post-Medieval	Evaluation and excavation at the former Simoco Works. An evaluation was carried out prior to the redevelopment of the site. Five trenches were excavated. A few features of probable Medieval date were identified together with modern features relating to the former Langdon House. Examination of cartographic and documentary sources shows little pre-19th century activity on the site.	Armour 2002	ECB1096
26	TL 4623 5959	Medieval	A Medieval iron object found in St. Andrew's churchyard *c*. 1906.	Browne 1974	MCB17901
27	TL 4631 5958	Post-Medieval	An evaluation was carried out, revealing widespread modern truncation and disturbance. Some residual artefacts were recovered indicating an archaeological presence in the vicinity. Trenches by the Old Manor house located features from the 1830 map of the area, including Lovers' Walk and outbuildings of the Old Manor House. Extensive quarrying has also severely truncated this area, and no discrete archaeological features were revealed.	Armour 2000	CB15543, ECB1203
28	TL 4564 5955	WWII	Saint Regis House, Cambridge (Military HQ).	HER ref.	CB15102
29	TL 4630 5950	Post-Medieval	Part of the 1920s - 1950s Pye buildings locate either side of St Andrew's Road. The main factory of the Pye Radio group from the 1920s until in the 1960s. During World War II, notable f or adaptation of a television receiver design to produce radar units.	Balchin & Filby 2001	MCB16547
30	TL 4634 5950	Prehistoric, Post-Medieval	Pye C Building - A single evaluation trench was excavated in advance of proposed redevelopment. The trench revealed linear features orientated north-south and of probable post-Medieval date, and an alluvial deposit with redeposited prehistoric artefactual material.	Berger & Dickens 2000	CB15545, ECB1208
31	TL 4625 5940	-	Evaluation at Logan's Way. Three evaluation trenches were excavated in advance of development, revealing no features or artefacts of archaeological interest.	Bishop & Hawkins 2003	ECB2030