

PAPWORTH EVERARD CONSERVATION AREA APPRAISAL

PUBLIC CONSULTATION DRAFT



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PREFACE

The Government expects local authorities to regularly review conservation areas and their boundaries, and produce conservation appraisals which describe the areas' character and significance and give recommendations for their conservation and enhancement.

South Cambridgeshire District Council has a programme for producing conservation area appraisals which include a boundary review. Appraisals for those conservation areas which were considered most affected by housing growth at Cambridge East and Northstowe have been completed. Appraisals are now being carried for other villages where development will be focused. Papworth Everard – which is categorised as a Minor Rural Centre in the Core Strategy Development Planning Document (DPD) - is one of these.

1.0 INTRODUCTION

1.1 This document describes the special architectural and historic interest of the Papworth Everard Conservation Area and aims to fulfil the District Council's duty to 'draw up and publish proposals for the preservation and enhancement' of its conservation areas as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. This document covers all the aspects set out by English Heritage in its August 2005 guidance on conservation area appraisals and management plans, including an analysis of the special character of the conservation area, and recommended actions for the management of the area in order to preserve and enhance its character.

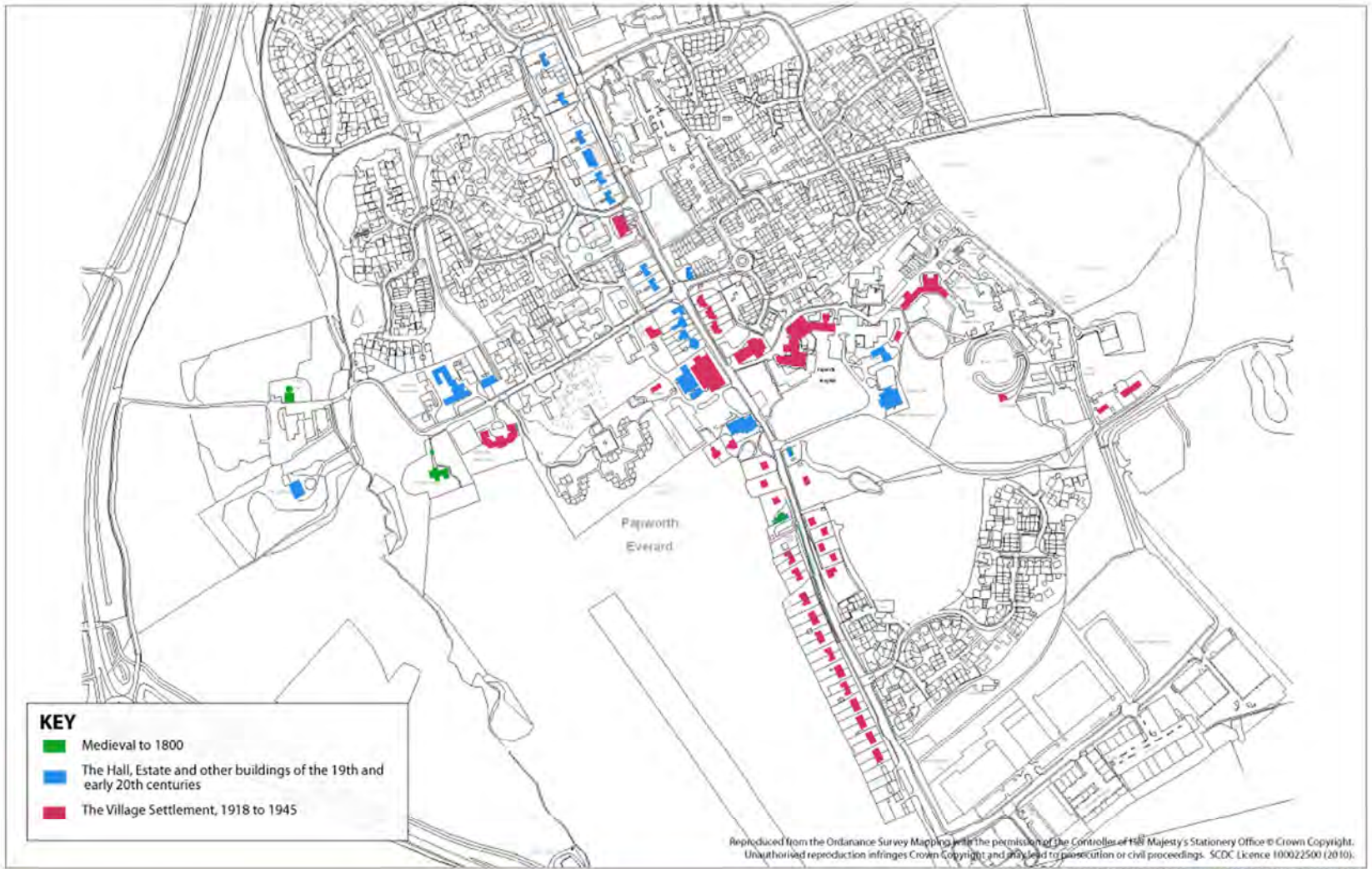
2.0 WHAT ARE CONSERVATION AREAS?

- 2.1 Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.
- 2.2 When a Conservation Area has been designated, it increases the Council's powers, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed, while the rights that owners have to do works to their properties without planning permission (known as 'permitted development rights') are reduced or can be taken away. Stricter controls are also exercised over the design of new buildings and owners must give the Council six weeks' notice of their intention to carry out works to trees. Planning applications affecting a Conservation Area must be advertised on site and in the local press, to give people the opportunity to comment.

3.0 THE EXISTING AND PROPOSED PAPWORTH CONSERVATION AREAS

3.1 The existing conservation area was designated in 1993 with a boundary that covers the western part of the village around the western end of Church Lane. This is where the medieval settlement was centred and the conservation area includes St Peter's Church, a number of 19th century buildings, a nurses' home built as part of the Village Settlement between the wars, and historic landscape nearby.

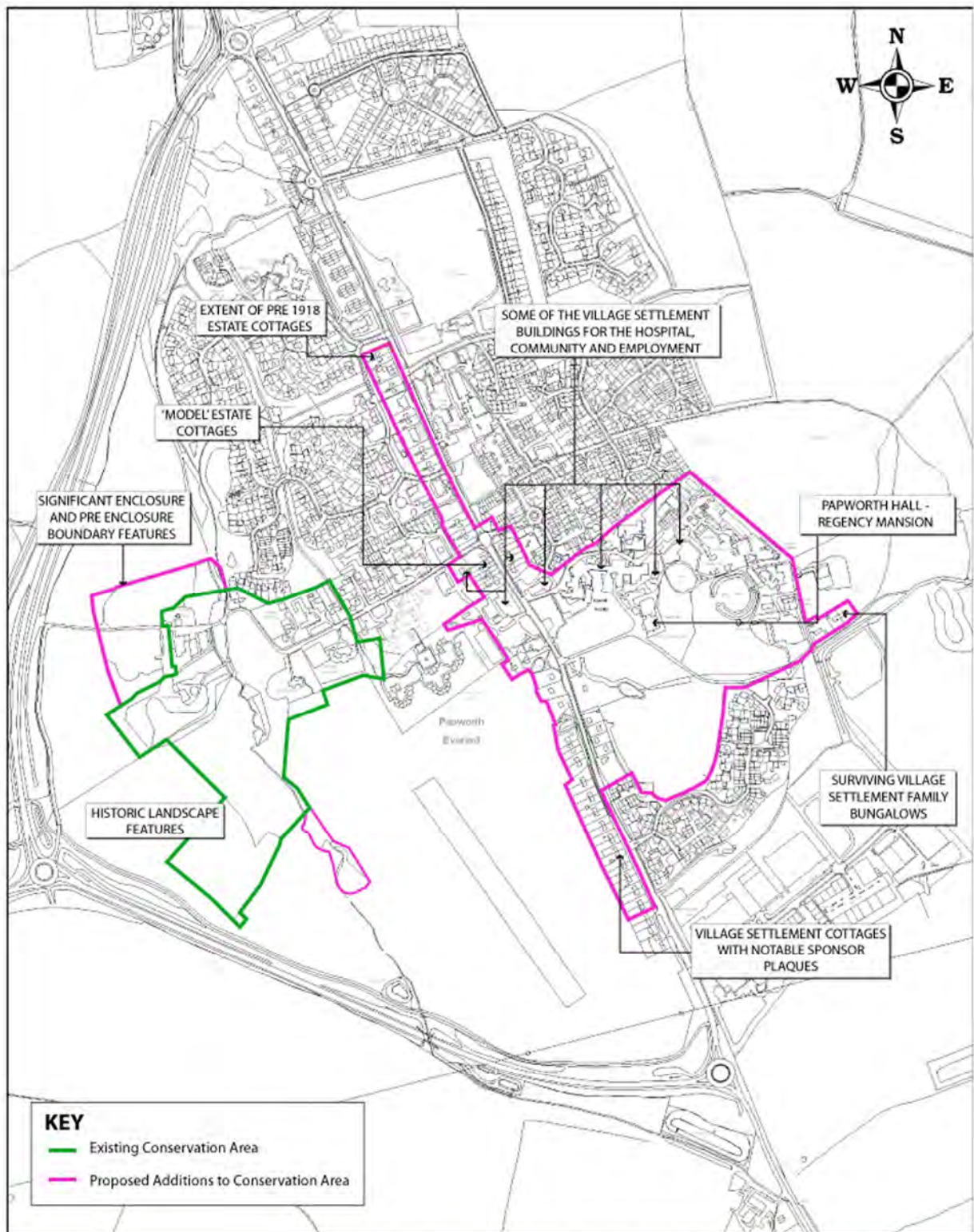
- 3.2 The review of the conservation area started with a wider appraisal of the village. This identified three periods which were particularly important in terms of the significance of its built and other heritage which are shown on Map 1:
- Medieval to 1800
 - The Hall, Estate and other buildings of the 19th and early 20th centuries
 - The Village Settlement, 1918 to 1945
- 3.3 Map 2 shows the existing conservation area and proposed addition. The existing conservation area boundary contains buildings and landscapes which relate to all of the three periods just listed. It is proposed that it is extended to cover additional historic landscape which relates to the medieval and later settlement and provides part of the setting of the historic buildings.
- 3.4 A separate addition to the conservation area is proposed which would be defined by buildings and parkland from the three periods. This would include:
- the eastern end of Church Lane
 - the western side of Ermine Street north up to the end of the estate houses built around 1900
 - the western side of Ermine Street south up to the end of the houses built by the Village Settlement
 - the Hall and its historic parkland including the Papworth Hospital and Village Settlement buildings but excluding the modern housing estates which have eaten into the northern and southern sections of the original parkland
- 3.5 Papworth Wood, a Site of Special Scientific Interest, has not been included in the conservation area because it does not contain or afford views of historic buildings in the same way as the open parkland. Many of the buildings to the north of the large Settlement hospital buildings have little heritage importance (though further research is needed to establish all that do). They have been included in the conservation area to avoid an over-complicated boundary line.



PAPWORTH CONSERVATION AREA MAP 1
Settlement Development - Key Periods

Note: The original period of multi-phase buildings is generally shown





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PAPWORTH EVERARD CONSERVATION AREA MAP 2

Existing Conservation Area and Proposed Additions
with some Defining Features



4.0 OVERVIEW OF THE AREA

- 4.1 Papworth Everard is a parish of some 466 hectares lying approximately 10 kilometres south of Huntingdon and 3 kilometres north-west of Cambourne. The line of the Roman road, later called Ermine Street, passes through the parish. This was followed by the A1198 until 2007, when a western bypass was constructed. Papworth Everard is home to the famous hospital complex and at peak hours Ermine Street is busy with commuters and visitors arriving and leaving the hospital buildings.
- 4.2 The parish falls within the Western Claylands character area and is on heavy Oxford Clay overlain by chalky boulder clay. The soils are slowly permeable calcareous and non calcareous and ridge and furrow marks indicate early cultivation. Today the chief crops are wheat, barley and oil seed rape. The parish includes a substantial area of woodland, known as Papworth Wood. A significant area of woodland was recorded in the Domesday Book but it appears that the current wood is re-grown from land cleared in perhaps the 13th century.
- 4.3 Up until the 18th century, the village was clustered around St Peter's Church and on either side of Cow Brook, toward the top of the valley sides and above the flood level. In that century the traffic along Ermine Street became increasingly important. In the early 19th century, Papworth Hall was constructed and its grounds set out. Thus the centre of gravity of the settlement moved east from the location of the medieval settlement to Ermine Street and the Hall and its farm, grounds and cottages.
- 4.4 Although located close to Huntingdon, St Neots and Cambridge, and despite the presence of Ermine Street, Papworth Everard seems to have remained a small, relatively isolated settlement, in an agricultural landscape, until the end of the 18th century.
- 4.5 Much of the medieval landscape of open fields survived until the Enclosure of the parish from 1818 by the Cheere family. This introduced a patchwork of smaller fields enclosed by quickthorn hedges and hedgerow trees and the planting of copses and spinneys. The increasing mechanisation of agriculture in the second part of the 20th century removed a significant amount of the earlier landscapes through ploughing, hedgerow removal and the creation of large fields.

- 4.6 The Cheere family were also responsible for radical changes to the village with the building of Papworth Hall and the setting out of its gardens and parkland. The Hall was also responsible for numbers of estate cottages and village buildings such as schools. In the first part of the 20th century much of the character of the village was given by these estate buildings, many of which were constructed of brick and plain tile. Hedges and mature ash and oak trees on the frontage of Ermine Street were also prominent, with the Hall and its parkland grounds a distant but imposing presence to the east.
- 4.7 Another significant expansion of Papworth Everard began after the First World War when it became a model settlement for the treatment of tuberculosis. The Papworth Village Settlement built a variety of buildings, including the hospitals, workshops, village hall and housing. These introduced an inter-war character and produced an interesting mix of Estate and Settlement buildings in the village.
- 4.8 Following the Second World War, the National Health Service took over Papworth Hospital. It became recognised worldwide for heart and lung disease treatment and was where the UK's first successful heart transplant was carried out in 1979.
- 4.9 Housing development continued in Papworth Everard after the war with new estates which often had little connection with the local historic buildings and settlement patterns. The Cambridgeshire Structure Plan 1989 proposed a substantial expansion of housing in the village in order to provide a better balanced population, reducing the proportion of elderly people and people with disabilities. The District Council and Parish Council supported the proposal. The South Cambridgeshire Local Plan 2004 set out a policy framework for the expansion of the village by 1000 dwellings, together with the bypass, employment areas, and a village centre including a library, offices, workshops, shops, housing and a village green.
- 4.10 At the time of this appraisal, significant parts of the land allocations have been developed, the bypass constructed and a library, new village shop, post office and other small retail units and offices have been provided. Further development is planned in and around the sites that made up the original Village Settlement. At the same time, a review is taking place of the hospital and possible relocation to Addenbrookes in Cambridge. Both these factors would involve new and important changes to the village.

5.0 SUMMARY OF SIGNIFICANCE

5.1 The significance (or special architectural and historic interest) of the conservation area is described later in the appraisal. A summary for the three most important periods is given here.

Medieval to 1800

5.2 The few remaining pre 1800 buildings are important survivors which illustrate the development of the settlement and its architecture.

The Hall, Estate and other buildings of the 19th and early 20th centuries

5.3 Papworth Everard contains an assembly of Hall and estate-related buildings which includes a wide range of different building types and is distributed throughout the conservation area.

5.4 The repeated designs of estate cottages contrast with the variety of style and form of other building types and functions.

5.5 The buildings from this period reflect national rather than local patterns in terms of style. They combine local materials with an increasing use of county and national sources, and reflect the move from small scale to industrial production.

5.6 A number of the buildings from this period have added significance because of their later use by the Village Settlement.

The Village Settlement, 1918 to 1945

5.7 The design of the hospital and other buildings at Papworth Everard reflect contemporary approaches to the treatment of TB and the building technology of the time.

5.8 What sets the Village Settlement apart, and makes it internationally significant in medical and social terms, is the way TB sufferers were rehabilitated following hospital treatment. The combination of Settlement medical buildings, homes and places of employment at Papworth therefore has great significance.

5.9 The success and popularity of the 'Papworth system' is reflected in the amount of Settlement development between the wars.

- 5.10 Further social and historic interest is given by the approach to sponsorship and fundraising that marked the Settlement's rapid expansion.
- 5.11 Many of the Settlement's more public buildings share similar architectural materials, for example the use of brick and tile, and a 'stripped down' classicism. But the Settlement buildings as a whole have a wide variety of forms of construction, materials and styles.

6.0 A BRIEF HISTORY

The Pre-Roman Period

- 6.1 Papworth Everard is not located on any of the known prehistoric tracks that crossed the Cambridgeshire countryside, but there is some evidence of early settlement in the parish. Bronze Age flint scatters have been recorded south of the village near Caxton (CCCSMR 11874 and 11875) and late Neolithic polished flint was found just south of the village (CCCSMR 2494). Although the lighter soils of the Ouse Valley were more suited for cultivation by early man, there can be no doubt that Cow Brook would have provided a source of clean water, and wood and game were readily available in extensive forests that once stood on the heavy clay soils in this part of Cambridgeshire.
- 6.2 Excavations in the late 20th century and early part of the 21st century in advance of the bypass and new housing development provided firm evidence of Iron Age round houses, pits, pottery, building materials, metal working debris, field boundaries and enclosure ditches.

Roman Influences

- 6.3 Modern day Papworth Everard is astride the Roman road that ran between Godmanchester and Royston and later became known as Ermine Street. This was a major route that linked London to York and other important Romano British settlements occur along it. Foundations of buildings have been located to the south at Wimpole and to the north around Godmanchester.
- 6.4 It is inconceivable that Roman organisation would have not influenced agriculture and industry close to major transport arteries. Increasing evidence is coming to light of crop marks and field enclosures that are consistent with other known Roman sites in Cambridgeshire, and Roman enclosures with evidence of crop processing have found on the Summersfield site. Ermine Street has been a compelling and continuing influence on the character and form of Papworth Everard.

The Saxon Period

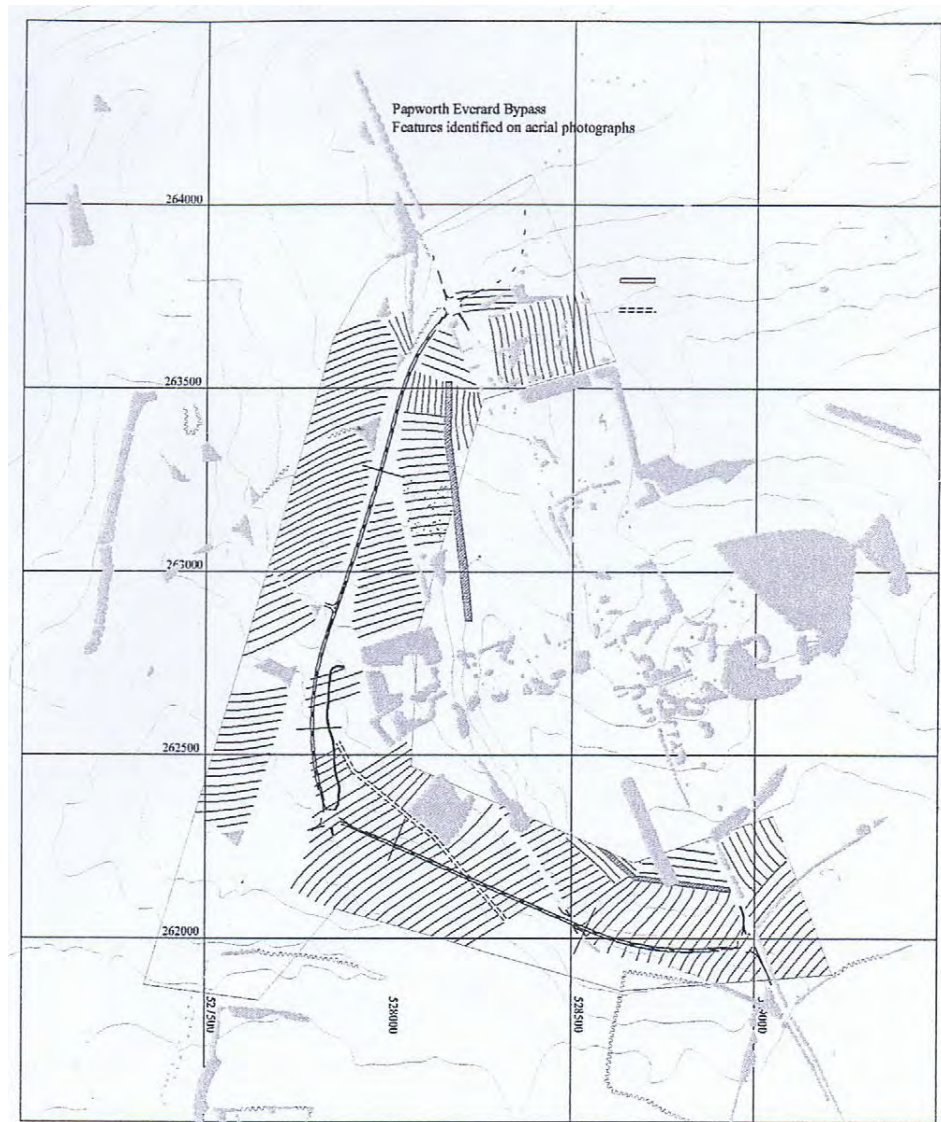
- 6.5 The name Papworth is derived from the Old English and means “the enclosure of a man called Pappa.” The village is referred to in 1012 as “Pappawyrthe” but its precise location cannot be confirmed,

- 6.6 Much evidence of extensive Saxon settlements, field patterns, cemeteries and artefacts has been found in neighbouring parishes. Late Saxon enclosures were found on the Summersfield site suggesting Saxon use of Papworth.

Medieval and Post Medieval Papworth up to 1800

- 6.7 In the Domesday Book, the manor of Pappeworde held five hides with a wood. In 1530 a wood was recorded with 2050 oaks and wych elms and 300 elms recently felled. Another crop of timber was sold in 1563 which suggests that the wood may have been coppiced on a rotational system. Other evidence, however, points to the wood having been clear felled at this time.
- 6.8 According to the Victoria County History, reference is made to a church in the early 13th century, but the present structure originates from the early 14th century and was almost completely re-built in 1850. An ancient Rectory house is thought to have existed just to the west of the church but this was probably demolished around 1860.
- 6.9 In the 1160s the manor was held in demesne by Everard de Beche and became known as Papworth Everard. A number of possible sites have been put forward for the location of the manor house. These include the moated site in the grounds of Papworth Hall (Scheduled Ancient Monument DCB284) and two smaller moated sites. One of the latter (SMR 1050) is located just north of the bend in Church Lane and the other (SMR 1051, which is described as a moat or windmill base and associated earthworks) existed some 620m south-south-east of the church beside Cow Brook. Excavations in the 1970's to the moat in Papworth Hall did not yield any evidence of medieval origins and it is now thought it was constructed as part of the 19th century landscaped gardens.

The ridge and furrow associated with the communal open fields is well recorded and illustrated in the diagrammatic map below.



Plan of ridge and furrow following the pre-bypass investigation (Cambridgeshire Archives)

6.10 Archaeological excavations have also recovered scatters of 12th to 13th century pot sherds beside Cow Brook to the south of the church. Earthworks taken to be the remains of houses and enclosures dating from the medieval and post medieval period were also noted in this area. Dwellings are indicated by the 1815 enclosure records and early 19th century maps. These are thought to have been sited along an ancient hollow way that may have run on the east side of Cow Brook, going northward from Crow's Nest Farm, and past the church, to Papworth St. Agnes.

- 6.11 Evidence from the first quarter of the 19th century (The 1818 Inclosure Map and 1825 Tithe Map) show no evidence of the medieval and post medieval settlement clustered around the church, although other later buildings are shown.
- 6.12 From medieval times to enclosure in the 19th century many elements of the landscape saw little change. These included the network of paths and tracks radiating from the village, into the surrounding open fields and woodlands.
- 6.13 The centre of gravity of the village began to shift from the 18th century. This was because road traffic and communications became increasingly important. As a result, Ermine Street became the focus of economic activity, with two inns serving the coach trade. The cottages 28 – 30 Ermine Street date from the 18th century and possibly provided accommodation in connection with the road and coach traffic. Kisby's Hut, which no longer exists, was an 18th century coaching stop on Ermine Street at the north end of the village.



28 – 30 Ermine Street



Kisby's Hut, Ermine Street (demolished)

- 6.14 At 1800, it can be said with some confidence that Papworth comprised 4 farm groups, a manor house, rectory and church with cottages clustered around, and possibly two inns on Ermine Street. There were about 30 dwellings occupied by some 125 people.

1800 to 1918

- 6.15 The 1818 Inclosure Map, 1815 Estate Map, 1825 Tithe Map and 1887 Ordnance Survey maps together give a clear idea of the evolution of the settlement through the 19th century. The most fundamental change occurred in the second decade of the century when Charles Madryll Cheere bought the manor, enclosed the parish, constructed Papworth Hall and set out the land east of Ermine Street as parkland surrounding his new country house. The Hall would have fundamentally changed the nature of the parish, dominating economic and social life. Most people would have been employed in service such as domestic servants, gardeners, grooms and gamekeepers. The Madryll Cheere family funded the re-building of the church in 1850, the tower in 1877 and the spire in 1877 (subsequently demolished in 1963). It is also likely that other building works such as the school (1843) were attributable to the Madryll Cheere's.
- 6.16 The 1818 Map confirms the major components of Papworth in the first quarter of the 19th century. The buildings of the old village are to the west, grouped either side of the valley to Cow Brook. These include Fir Tree Farm (with an arrangement of buildings which changed later). Along the west side of Ermine Street, is linear development, probably to service coach transport with a possible turnpike toll house to the north at the junction of Ermine Street and the St. Ives Road. To the south of the village is Crow's Nest Farm with a farmyard arrangement typical of a 19th century group of barns and sheds. North of the village on Ermine Street is Chequers Farm. Like Fir Tree Farm, the farmhouse appears to have existed in the 18th century but was altered and a quadrangular arrangement of farm buildings added later in the same or next century.



Extract from 1818 Inclosure Map

6.17 The contrast between the wealthy and working classes is reflected in the contrast in 19th century buildings, with Papworth Hall on the one hand and the workers cottages on the other. The Victorian emphasis on education and good works as well as paternalism and landowner control is reflected in buildings such as the post office, school and music school, all shown on the 1887 OS map, and the re-building of the church. (The Lych Gate (Listed, grade II) is dated 1888). The dominant activity by land use is clearly farming and around the village the patchwork of small enclosure fields reflects the new mixed agricultural systems. All farm complexes appear to include cottages to house farm workers. A smithy and other trades supporting agriculture are recorded as present in the 19th century. A row of six semi detached dwellings appear, on the west frontage of Ermine Street, 30 metres north-west of Home Farm. These were possibly for estate workers to the Hall.



Papworth Hall

- 6.18 The 19th century also saw the planting of woodland and parkland associated with the Papworth Hall estate, spinneys, plantations and copses to hold game and foxes, and street trees along Ermine Street.
- 6.19 The photographs below, collected by the Papworth Archive, give a clear idea of the character and appearance of the village street in the 19th century. Perhaps most

notably, despite it being one of the country's major highways, Ermine Street is very narrow by today's standards, un-drained and without a hard surface or street lights.



Scenes from Ermine Street, just north of the Church Lane junction, at the end of the 19th century.

The 1902 OS map gives an accurate portrayal of the village at the turn of the 20th century.



1902 OS map

- 6.20 The 1891 census records that the parish had a population of 134 people in 1891, a slight increase on the 1801 figure. It is likely that whilst greater mechanisation had reduced agricultural employment, maintenance and management of the Hall required a considerable workforce. In the 1901 census, the population had risen to 191 people, a marked increase on ten years earlier, which no doubt reflected the arrival of Ernest Hooley.
- 6.21 Hooley, industrialist and multi-millionaire, bought the Hall in 1896 and was responsible for further improvements to the village in the years around 1900 including the building of seven pairs of model estate houses on the western side of Ermine Street.
- 6.22 Hooley, who was convicted of fraud and ended his life penniless, went bankrupt in 1909. The estate was then effectively abandoned and the staff laid off. This is reflected in the population count, which was 26 less in 1911 than a decade earlier.

1918 - 1945

- 6.23 The Cambridgeshire Tuberculosis Colony was moved to Papworth Everard in 1918 and was the basis for the Papworth Village Settlement which was established in 1927. The Colony was originally founded in Bourne in 1916, but soon moved to Papworth under the direction of the founder, Dr Pendrill Varrier Jones. Its object was to care for those suffering from tuberculosis and, when their condition had been stabilised by hospital treatment, to provide them with permanent and adequately paid work under medical supervision. The coming of the settlement transformed the character and appearance of Papworth and village life. The population doubled to 338 between 1918 and 1921 and again to 842 by 1931.
- 6.24 The first hospital was established in the Hall which provided beds for 17 patients. This soon rose to 125 by 1920. Most inmates were ex-servicemen. From 1923, women were also admitted and by 1930 there were about 350 patients. All these people required accommodation. The Hall was adapted to give 60 bedspaces but these were soon inadequate to meet patient demand. Rehabilitated men were first housed in individual wooden huts in the park, south west of the Hall – and almost 100 were constructed from the 1920s. Women were initially housed in the former Home Farm which was converted and renamed Homeleigh. In 1920 and 1921 two, one storey wooden frame hostels were built beside Church Lane for men who

permanently settled at Papworth. Another, for women, was added in 1928. Settlers with families were placed in wooden cottages built in the village. Later, brick built cottages were constructed, the first thirty completed by 1922.

- 6.25 The expanding community required new community buildings such as the Methodist chapel and Village Hall. The 1930s settlement expansion completely transformed the village. The Princess Hospital, Bernhard Baron Hospital, Queen Mary Nurses Home, St Mary's Hostel, Sanatorium and other significant buildings were constructed and put into service. In addition, 150 semi-detached houses were built, mostly on the western side of Ermine Street.



Bernhard Baron building, Papworth Hospital

Post 1945

- 6.26 There were a number of major events in the 1940s which had a particular impact on the Village Settlement and Papworth. Sir Pendrill Varrier-Jones -the energetic director of the Settlement - died in the early part of the decade and TB became curable through the use of antibiotics. In 1948 the National Health Service bought the hospital site and Papworth's experience in lung operations led to it becoming a regional centre for chest and then heart surgery.
- 6.27 In 1949, a large playing field was laid out with a pavilion, and accommodated clubs for bowls, cricket, football and tennis. The number of permanent residents grew by 152 in 1922 and by 1951 Papworth's population had reached 1,205 and was still growing to reach 1,130 people in 1961. These were accommodated in further semi-

detached houses fronting Ermine Street, the new estate of Pendragon Hill and the Baron's Way terrace.

- 6.28 From the late 1950s, TB became less common due to general inoculation and the Settlement began to accept people who suffered from congenital physical disabilities (such as cerebral palsy) or had acquired a physical disability through accident or infection (such as polio). By 1970, two thirds of new arrivals were disabled people. The old homes from the 1920's were almost all demolished and replaced with three single storey homes designed to accommodate disabled people in their own rooms. In 1977, the permanent settlers numbered 380, including 160 living in these homes. By the 1980s, the settlement owned over 270 of the 280 dwellings in the village with most built in the period 1921 – 1961.
- 6.29 Through the 1970s the population had begun to fall and by 1981 it was recorded as 865 people. However, major changes were about to radically alter Papworth again, when new housing estates began to re-shape the village. The Hamden Way estate was the first and is an example of speculative housing to designs that were repeated throughout the country. In the 1990s developments such as Docwra Road were clearly more imaginatively planned, but had no particular affinity with either Papworth or South Cambridgeshire. As the decade progressed, a more conscious effort was made to design buildings that were sympathetic to the local architectural tradition, for example in form and materials.

New housing in Ermine Street which reflects the design of 19th century estate cottages in Papworth



6.30 As a result of these new estates, by 2001 the population had grown to 2012 people living in 799 households. Papworth continues to expand in the 21st century, with the bypass and Pendrill Court helping to service the new housing areas.



Pendrill Court, Ermine Street

7.0 ARCHITECTURAL AND HISTORIC INTEREST

Introduction

7.1 There are three periods which give the conservation area its special architectural and historic interest:

- Medieval to 1800
- The Hall, Estate and other buildings of the 19th and early 20th centuries
- The Village Settlement, 1918 to 1945

7.2 These periods are shown on Map 1. Many conservation areas are divided into smaller areas which have the same character and period. At Papworth Everard, the different periods are found together. For the sake of clarity, this part of the appraisal is divided by period rather than area. The townscape characters of different parts of the conservation area are dealt with later.

Medieval to 1800

Introduction

7.3 Map 3 shows the few surviving buildings of this period. The church and Fir Tree Farmhouse are in the older part of the village, while 28-30 Ermine Street is an example of the move to the east from the eighteenth century.

7.4 The great majority of buildings from this period have been lost (see Map 7). (Earlier buildings, and those with less status and which lack robust construction are generally less likely to remain.) The three survivors have had significant changes: the church was rebuilt and heavily restored in the mid 19th century; Fir Tree Farmhouse now has the appearance of a Victorian house with later alterations; and 28-30 Ermine Street was altered in the 20th century.

Papworth Conservation Area Map 3

Medieval to 1800 - Buildings



Fir Tree Farm - 18th Century
(Much Altered)



28-30 Ermine Street - 18th Century
(Later Changes)



St. Peter's Church - 13th/14th Centuries
(Much Altered and Restored)



Buildings

- 7.5 The Church of St Peter's (Listed, Grade II*) originates in the 13th or 14th century (see separate discussion) but was substantially modified in the 17th and 19th centuries. It comprises a chancel, nave, north porch and tower and flint is the main walling material.
- 7.6 28-30 Ermine Street (Listed, grade II) is 18th century in date with later changes. It is two stories high and one room deep and was probably built as range of 3 cottages, each one up and one down. The building has a timber frame structure, with wattle and daub panels and a rendered finish. It has a longstraw thatched roof. These materials probably came from the local woodland, lime pits and fields. (Historic photographs show that the vernacular tradition of timber framed cottages covered by longstraw thatched roofs continued to the end of the 18th century.)



Fir Tree Farmhouse, to the north-west of the church and Church Lane

- 7.7 Fir Tree Farmhouse appears to have originated as an 18th century double pile house, but was altered in the 19th century and again in the first half of the 20th

century. It may originally have had a steeper pitched roof and a more complete arrangement of sash windows around the central front door. It appears to have been re-roofed in the 19th century when the current chimneys were also installed, along with the porch and some sash windows. The front bay windows and other alterations seem to date from the 1920s or 1930s. There is a small thatched dairy to the north of the house which appears to date from the late 19th or early 20th centuries.

Significance

- 7.8 The few remaining pre 1800 buildings are important survivors which illustrate the development of the settlement and its architecture, including through the changes they contain. Two are listed for their special architectural and historic interest.

The Hall, Estate and other buildings of the 19th and early 20th centuries

Introduction

- 7.9 The arrival of the Madryll Cheere family transformed Papworth. They built Papworth Hall and are responsible for the construction and re-building of many of the other buildings in the conservation area. Ernest Hooley was responsible for another period of enhancement in the years around 1900 including the building of estate houses.
- 7.10 Many of the buildings that existed at the end of the 19th century have subsequently been demolished, notably the Home Farm and Chequers Farm groups which were cleared to make way for expansion of the Village Settlement (see Map 10).
- 7.11 The buildings which are connected with the Hall and estate, and other buildings built during this period, are shown on Maps 1 and 4. They are distributed across the conservation area, and form a diverse group.

Papworth Conservation Area Map 4

The Hall, Estate and Other Buildings of the 19th and 20th Centuries

Selected Buildings



The First Village Stores



Estate Cottages c.1900



The Former School and School House (1843)



Lodge to Service Entrance to the Hall



St. Peter's House (1860)



Former Stables and Laundry Building



The Old Rectory - Late 19th Century



'Model' Estate Workers Cottages - c.1870



Lodge to Papworth Hall Main Entrance



Papworth Hall - Main (West) Elevation



Parkland

- 7.12 The first period of imparkment was around 1799 and enlargements may have taken place until 1815 when the parish was enclosed. In 1815 there were watercourses, a pond, lawns, moat and gardens. In the 1890s the gardens comprised a 44 acre park and 13 acres of gardens (including the moated site), and icehouse and aviary. The gardens included shrubberies, parterres and, lying within the moat, an Italian garden and rockery. By 1886 a map of the park shows a drive entering from the east heading straight for the Hall, lawns to the north and south of the Hall, and radiating walks leading to a pond, the moated feature and Papworth Wood.
- 7.13 When visited by the Cambridgeshire County Council Parklands survey in 1984 the site contained shrub gardens, walled garden, the moated feature and lime avenues set within parkland of mature oaks. It was, however, noted that the original layout of the park had been diluted by further ornamental plantings, and some of the former parkland to the south of the hall was under arable. In 1998 the view of the front of the Hall through the park appeared little changed from that found within the sales catalogues of the 19th and 20th centuries.
- 7.14 More parkland has been lost with new housing estates on the northern and southern sides. The Village Settlement and later NHS development of the site have meant loss of parts of the parkland and have impacted on the setting of what remains and the Hall. However, key elements of the parkland and the setting of the Hall, such as the view up the avenue from Ermine Street, remain. There are opportunities for the enhancement of the parkland including the reinstatement of historic design features.

Selected Buildings



Papworth Hall

- 7.15 Papworth Hall (Listed, grade II*) was built by the architect George Byfield in the early 19th century. (The designs were exhibited at the Royal Academy in 1809). The Hall is square in plan with 3 bay formal aspects to the west, south and east elevations. A later service wing projects from the north elevation. It has a simple classical appearance with a portico of four giant Ionic columns on the west side and a semi-circular porch with Doric columns on the south. The simplicity is reinforced by the stucco finish.



Main entrance lodge next to the main avenue from Ermine Street to the Hall

- 7.16 The main entrance lodge (Listed, grade II) was built in the middle part of the 19th century and has echoes of the Hall with its four Ionic columns and entablature finished in stucco. The main body of the building is built in white local stock bricks and the roof is Welsh slate.

Service entrance lodge, set back from the east side of Ermine Street near to the Church Lane junction



7.17 Compared to the entrance lodge, the earlier service lodge is less decorative in appearance. It has a typical 19th century square plan with 3 bay elevations and a low pitch hipped Welsh slate roof. The bricks are slightly more rustic in quality. In the 20th century, a white brick front porch has been added and the original double square sashes replaced with uPVC windows.



Former stables and laundry to the north of the Hall

7.18 The former stables and laundry dates from the first quarter of the 19th century. Although the building has been converted (to a nursery) it's general form and heavy joinery doors and windows, typical of country house stables, remain. The hipped Welsh slate roof is in place but the brickwork walls have been painted.



The first school house on the north side of Church Lane

7.19 The school and school house, 20 and 22 Church Lane (Listed, grade II) are dated 1843. They follow a romantic rather than classical approach, influenced by English historic houses. Single storey with attics and a symmetrical handed plan, they have

steeply pitched longstraw roofs and a pair of prominent chimneys. Local brick is laid in rat trap bond and decoration is provided by moulded platband courses in the brickwork and fish scale courses in the plain tile roofs over the bays.

***St Peter's House – the second school,
on the north side of Church Lane***



7.20 St Peter's House, Church Lane, was built in 1860 for organist S.H. Williams. Its classical style contrasts with that of the first school house. It is in local white bricks with a Welsh slate roof. The original building was a 3 bay structure with a pedimented central porch and canted bay windows either side. Before the end of the century it was extended to the west, and though the details reflect the original building, the symmetry of the façade was lost. Later extensions were added at the rear, probably between 1918 and 1945.



***Model workers cottages on the west side
of Ermine Street south***

- 7.21 Three blocks of workers cottages on the west side of Ermine Street, just south of Church Lane, were probably built in or close to the 1870s. These blocks form a group with the middle one set back. They are built in local white brick with clay plain roofs and are one and a half storeys high. There are decorative stepped bargeboards to the roofs and semi-dormers and flat brick arches over the openings. Single storey service blocks are at the rear.

Workers cottage on the west side of Ermine Street north



Outhouses to cottages

- 7.22 Around 1900 the estate built model cottages on Ermine Street, north of Church Lane. Seven of these semi-detached homes remain. They are a little more utilitarian in appearance than the earlier cottages and have outhouses to the rear. There are red relieving arches above the stone lintels.



St John's Hostel, the 1901 school, on the west side of Ermine Street south

- 7.23 St John's Hostel sits within the run of estate cottages just described and was built by Hooley in 1901 as a school. It has a utilitarian appearance and an institutional character which is reinforced by extensions and alterations to the openings.

The Old Rectory, across the valley to the west of the church



- 7.24 Toward the end of the 19th century, a new Rectory (now the Old Rectory) was constructed. This imposing two storey building has a 3 bay front range and is 2 rooms deep with a later rear extension. It is a typical Victorian manse with high ceilings to first and ground floor and large sash windows. The Rectory is built of white bricks with a shallow pitch Welsh slate roof with hips to the main range and a simple gable to the north wing. Overhanging eaves are supported by decorative brackets.



19th century outbuildings at 28-30 Ermine Street

- 7.25 Some 19th century workshop and store buildings remain, most notably the sheds to 28 – 30 Ermine Street. They have been much altered but what remains suggests that the original construction combined local brick and timber frame with buff pantile roofs. Maps show that the village contained many more service buildings – including stores and stables connected with inns and farms – than remain today.



The first Village Stores, at the corner of Ermine Street south and Church Lane, in 2010 and the 1930s



- 7.26 The first Papworth Store, on the corner between Ermine Street and Church Lane, was probably built sometime between 1900 and 1918. It was possibly part of Hooley's enhancement of the village around 1900 and may originally have been a blacksmiths. The cottage vernacular style, with exposed timber framing, suggests late nineteenth century and Edwardian estate and model villages.



The former Estate Office, on the west side of Ermine Street north

- 7.27 The front wing of the Estate Office was probably built in the same period as the Papworth Store and shares a similar cottage vernacular style with contrasting timber frame and panels. Much of the rear consists of 1960s/1970s prefabricated extensions.

Significance

- 7.28 Papworth contains an assembly of Hall and estate-related buildings dating from the early nineteenth to early twentieth centuries. This assembly contains a wide range of different building types and is distributed throughout the conservation area. Numbers of buildings from this period have been lost with, for example, later buildings breaking up runs of estate houses, but many remain. Hospital and Village Settlement buildings have had a marked impact on the parkland setting of the Hall and some other estate buildings. Modern housing estates have encroached further onto the historic parkland.
- 7.29 The estate cottages or houses form ordered and consistent groups of symmetrical buildings. The uniformity of these dwellings contrasts with the other 'feature buildings' which are distinguished by their varied designs (reflecting function and building types), architectural styles and materials.
- 7.30 The buildings from this period reflect national rather than local patterns in terms of style. They combine local materials with an increasing use of county and national sources, and reflect the move from small scale to industrial production. Until the mid 19th century local bricks which are white and pink in colour seem to have been produced and used. By 1850 mass produced white/buff bricks, possibly from the Huntingdon brickworks, were commonly used. From around 1850 Welsh slate was imported by railway and mechanisation meant that small plain tiles could be produced from local clay.
- 7.31 A number of the buildings from this period have added significance because of their use by the Village Settlement. For the Estate Office this new use had a long life. It served as the Papworth Village Settlement/Papworth Trust Head Office for many years, until these functions were transferred to the recent Bernard Sunley Centre building.

The Village Settlement, 1918 to 1945

Introduction

7.32 The decline of the Papworth Hall estate and its purchase for the founding of the Village Settlement marked a fundamental change in the character of Papworth. Initially, the Hall, Home Farm and other buildings were adapted for Settlement use. However, the rapidly increasing numbers of patients, and the need for buildings designed for patient and Settlement needs and philosophies, is reflected in the construction of new buildings. Map 5 shows most but not all of the Settlement buildings that survive. These buildings are found in different parts of the Conservation Area, but are particularly concentrated close to the section of Ermine Street south of Church Lane and in former parkland to the north of the Hall. Some Settlement buildings most notably the communal hostels on Church Lane north frontage and the Sanatorium have been demolished

Papworth Conservation Area Map 5

The Village Settlement, 1918 to 1945 - Selected Buildings



Methodist Chapel 1926



The Bernhard Baron Hospital Building



The Village Hall 1928



Queen Mary Nurses Home



Princess Hospital Building



Original Cottage



Original Cottages from the 1920's



Former Printing Factory



Cedar Cottage c.1935



Housing with Sponsor Plaques



The Sims Woodhead Building 1921

Selected Buildings

Dwellings

Surviving wooden cottages and huts including from near the eastern edge of the parkland



Family huts dating from the early 1920s from the eastern edge of the parkland.

- 7.33 Wooden cottages and huts were built from the early years of the Settlement. These include lines of huts for individual patients (subsequently demolished) which were constructed to maximise ventilation. Patients were involved in constructing such huts from timber parts prefabricated in Settlement workshops.



Houses built in the 1920's and 30's near to the two sides of Ermine Street south



7.34 More substantial cottages and houses were built between the wars, generally along the part of Ermine Street which runs south from Church Lane. These comprise a variety of styles though most formed organised groups or lines of uniform designs. The emphasis on good through ventilation remained.

Community buildings



Methodist Chapel, on the south side of Church Lane

- 7.35 The Methodist chapel was built in 1926. It is in local semi-machine made white/yellow bricks with gable kneelers, parapets and window and door reveals in hard white gritstone under a steep pitch asbestos fibre tile roof. Details with high water exposure, including parapet copings and window sills, are in concrete, coloured and cast to imitate stone.



The Village Hall, on the east side of Ermine Street south

- 7.36 The Village Hall (built 1928) is of singular design, in the arts and crafts style. It is in machine made bricks with clay Roman tiles and incorporates robust large section joinery, probably made in the village workshops.

Hospital buildings

*The Simms Woodhead Building
(Lakeside Lodge)*



- 7.37 The Simms Woodhead Building (the former mortuary, now Lakeside Lodge) was built in 1921. Like other hospital buildings of this period it is constructed of machine made brick and clay Roman tile. The Lodge has a composition and classical entrance (in stone) reminiscent of the work of Lutyens.



Princess building, Papworth Hospital



Bernhard Baron building, Papworth Hospital

7.38 The two large hospital buildings are in a more modernist style with strong horizontal lines, though they use bricks and are topped off with tile roofs. The Bernhard Baron Hospital is of 3 storeys with a geometric “V” plan form with central service block and accommodation in 2 wings at 135 degrees to the main façade. The wings incorporate continuous cantilevered concrete balconies facing south and south east. Princess Hospital has a similar south facing V plan form with balconies, but is only 2 storeys high. It incorporated industrial window/door/cladding panel frames. As well as incorporating new building technology, the buildings reflect the emphasis on patients benefiting from sunlight, ventilation and fresh air. Patients could be out on the balconies throughout the year, with beds protected from the worst of the elements if needs be.



Queen Mary Nurses Home on the south side of Church Lane

7.39 Queen Mary Nurses Home was built in the 1930s. It is constructed in traditional clay bricks and tiles, but incorporates the emerging modern industrialised approach to building, with use of structural steel to support the 3 storeys, steel lintels and (originally) galvanised steel window frames. It has a “U” shaped plan form with full length windows to the stairwells, positioned either side of the main entrance on the north elevation. This means that more of the nurses’ rooms could face west, south and east. The Home was built to accommodate nurses who came to work at the hospital, having themselves recovered from a TB infection.

Employment

The former printing factory on the west side of, Ermine Street south



- 7.40 The Village Settlement gave rehabilitated patients opportunities for employment and workshops and factories were built for joinery, upholstery, vehicle manufacture and other trades. Successful commercial enterprises were created which produced high quality and nationally known products.
- 7.41 The former printing factory comprises the building running along Ermine Street which was built in the 1930s. Behind it to the west is a late 19th or early 20th century building which was reused as part of the printing works. The printing factory is a utilitarian structure that employs the modern materials and construction methods of the day, including steel framing and roof trusses, asbestos fibre roof coverings and prefabricated windows and doors. It is possibly the sole surviving workplace of the Settlement period.

Significance

- 7.42 The design of the hospital and other buildings at Papworth reflect contemporary approaches to the treatment of TB and the building technology of the time. Just one example of both are the south-facing cantilevered balconies of the Bernhard Baron and Princess hospitals.
- 7.43 What sets the Village Settlement apart, and makes it internationally significant in medical and social terms, is the way TB sufferers were rehabilitated following hospital treatment. This involved their gradual re-introduction to employment (by at first working only a few hours each day in workshops and factories in Papworth) and being housed in the village with their families. The aim was to break the usual cycle of TB treatment, whereby a sufferer would attend a sanatorium and have their disease arrested, only to have a relapse when they returned to full time work, perhaps in a stressful urban environment with poor air quality. The combination of Settlement medical buildings, homes and places of employment at Papworth therefore has great significance. The success and popularity of the 'Papworth system' is reflected in the amount of Settlement development between the wars.
- 7.44 Further social and historic interest is given by the approach to sponsorship and fundraising that marked the Settlement's rapid expansion. The former mortuary (Lakeside Lodge) was constructed with a bequest left by a Settlement director,

Professor Simms Woodhead, whilst cottages on Ermine Street south (Nos. 36 – 72) have the plaques of sponsors including Stanley Baldwin and other national figures.

- 7.45 As already noted, the Papworth Colony (later the Village Settlement) initially made use of existing buildings. However, each phase of the later expansion was planned. The first phase of the hospital was conceived and built as a single entity, as was each expansion of the housing stock. Most of the surviving Settlement buildings in the conservation area were constructed in the 1920s and 1930s.
- 7.46 Many of the Settlement's more public buildings share similar architectural materials, for example the use of brick and tile, and the Nurses Home is an example of the 'stripped down' classicism, in this case with a Roman flavour, which was in fashion at the time. The large hospital buildings combine modernist and more traditional approaches. The Settlement buildings as a whole, do, however, have a wide variety of forms of construction, materials and styles, ranging from simple wooden huts to the gothic Methodist Chapel.

8.0 TREES, HEDGES, WALLS AND FENCES

Scope

- 8.1 This section of the appraisal includes landscapes which are outside the conservation area but part of its setting and context, including for biodiversity. Examples are drawn from other parts of the village where this is relevant.

Trees

- 8.2 The 1887 OS map can be taken as giving a reasonable representation of significant trees that existed at this time. It differentiates between coniferous and deciduous trees and shows most trees that are perhaps at least 30 - 50 years old and therefore prominent in the landscape or street scene. Orchards are also indicated (with a grid of symbols) probably because these trees were more socially and economically significant than they are today. This map has been compared with the trees and woodland shown on recent aerial photographs (Google Earth) and what can be seen on the ground to help give a picture of the late 19th century and later.

- The character of Ermine Street and Church Lane was, in part, formed by elm, mature ash and oak trees set at regular intervals alongside the

carriageway. Some ash and oak remain and in areas such as just north of South Park Drive, an impression of the street scene up to the 1960's can be gained.

- Several large mature Scots pine are found in the centre of the village which may have been planted by Ernest Hooley, or, later, by the Village Settlement
- Almost all the trees on the enclosure field boundaries have been lost, those outside the village envelop to more extensive agriculture and those closer to the village to housing development. It is likely that a number of these trees were elms that succumbed to Dutch Elm Disease in the 1960's – 70's but notwithstanding this, the loss of trees has fundamentally changed the landscape.
- Papworth Wood just outside the conservation area remains with no great loss of wooded area. The wood is ancient and has a range of species including elm and small leaved lime. It was well known to Drs Oliver Rackham and George Peterken, who refer to it in their published work. The Wood was a local nature reserve managed by the local Naturalist's Trust, however, the wood has ceased to be managed.
- The basic framework of the Papworth Hall parkland is still distinguishable but has been much compromised by development of the Settlement and more recently, the Hamden Way and South Park Drive developments have replaced open parkland areas. Other individual trees have clearly been lost and some appropriate and inappropriate trees planted. The formal lime avenue remains along with remnants of yew (probably originally shrubs and hedges) and at least two ancient oaks.



The avenue from Ermine Street to the Hall

- The orchard that once existed west of St Peters House has been lost, presumably when the site was developed for housing.
- The trees around the ponds that existed and along Cow Brook (presumably alders and pollard willows) have now been generally lost.
- The 19th and early 20th century was marked by the planting of coverts and spinneys and reinforcement of existing copses, in general for sporting purposes. Some of these have subsequently been lost, for example to the Stirling Way industrial estate.
- There are significantly fewer trees around the church and churchyard.
- The strip of woodland to the south of Wood lane appears on the 1828 Tithe map and contains oaks of some age. It has great amenity value and acts as a backdrop to the playing field to the east.
- In the second half of the 20th century, new woodland belts have been planted, most notably east of Baron's Way. This has not been maintained, supports little wildlife and has not realised its potential amenity value.

Muntjac deer in one of the woodland belts



8.3 It was common practise in the 18th and 19th centuries to plant specimen trees to landscape the grounds of the grander houses and this fashion was imitated in houses such as the Rectory and Fir Tree Farm. In Victorian times, it became fashionable to plant dark coloured trees, including exotic species gathered from the colonies. This is shown in the representation of species surviving in the parkland. Within the park there do not appear to be any ancient or veteran trees surviving as outgrown coppice stools or pollards. The lost orchard was most likely to have been planted in the 18th / 19th centuries, resulting from the progress made in fruit tree breeding and propagation.



18th and 19th century trees add to the character of the village

8.4 Despite the losses detailed above, trees from the 19th century and earlier have a significant and positive impact on the conservation area and its surrounds. Clearly some of the 18th and 19th century trees will reach be 200-300 years old by the end of this century. Many will require surgery and even removal during this time, for a variety of reasons.



20th century landscaping

8.5 Since the 1960s the availability of dwarf ornamental trees and conifers has greatly influenced planting around new buildings and in gardens. In general, the public space planting schemes are based around the simple concept of mown grass and ornamental trees. These do not define or organise space. In general they also have a short life expectancy and do not enhance the character of the village and conservation area.

Hedges



Recent hedge planting on Ermine Street south



19th century trees and hedges in Ermine Street north

- 8.6 From the late 19th century, commercial nurseries began to make hedge plants such as box, yew, privet and holly available. Old photographs show that there once was a near continuous hedge on the west side of Ermine Street, interspersed with forest trees. The positive townscape effect of this can be judged from the length of hedge shown on the photograph of Ermine Street (above left). The photograph on the right shows new housing with a mature tree and a newly planted hedge. This reinforces the character of the village.

Walls and Fences



Brick wall to former vegetable garden at Papworth Hall



Metal balustrade to park stream at Papworth Hall

- 8.7 There is no tradition of brick walling or Victorian fencing. However, there is a late 19th / early 20th century wall around the former vegetable garden to the Hall and a late 19th/early 20th century style balustrade to the bridge across the stream in the parkland (installed with the replacement of the bridge in the 1960s).



Examples of poor fences

- 8.8 There are many examples of 20th century fences that are generally poor in quality, appearance and condition and often have short lives. The widespread use of concrete post and wire fencing is unfortunate. Existing hedges should be kept, missing ones reinstated and new hedges considered with new development.

9.0 TOWNSCAPE

Ermine Street north

- 9.1 Entering the conservation area from the north along Ermine Street, there is a strong avenue of trees which appears to carry on for some distance. To the east are views through planting to the sports and recreation grounds. On both sides of the street trees are set back from the pavement. On the western side they are just within the gardens of the estate houses behind hedges. The front hedge line on this side of the street, and the hedges which divide front gardens are important features. The semi-detached estate houses are set back behind the gardens on a common building line. The houses and the generous plot widths give a rhythm and scale to the street.
- 9.2 The character of the street changes markedly near to Pendrill Court where the building line is very different to that found on the western side of the street and there is less enclosure. Attention is drawn to the car park behind, the entrance at the north-west corner, open space next to the street, and the building itself with its prominent canopies. Pendrill Court does little to reflect or reinforce the character of the conservation area. The large areas of car parking next to Pendrill Court needs to be broken up with an appropriate scale of tree planting which will provide a better setting for the buildings and connect to the green and avenue planting.
- 9.3 Short runs of estate houses on the western side are interrupted by other buildings. The modern Catholic Church does not have significant architectural or historic interest. It is an unattractive building standing too close to the street and breaking the hedge line. The music school benefits from the hedge in front though trees have unfortunately been planted on the street side. It has a utilitarian appearance and an institutional character which is reinforced by later alterations. The building gives an opportunity for enhancement.
- 9.4 The former Settlement stores is of historic and some architectural interest but it does not have an attractive appearance or contribute positively to the townscape of the area. It is surrounded by ill-defined spaces and views.
- 9.5 The Cheer Way development on the east side of Ermine Street has a market town character. The Jubilee Green in front needs to be completed by planned

development on its northern edge. The gravel area and access across the green detract from it. The street avenue of Oak and Lime trees need to be extended south along the front of the green and a hedge considered which will also give better definition to the green and street. These points apply to some other parts of Ermine Street, including opposite Pendrill Court, where there are gaps in the avenue and hedge line and open spaces and streets need to be better defined. Approaching the cross roads on the east side, modern houses and trees set back behind hedges reflect more of the historic character of Ermine Street.

Ermine Street south

- 9.6 The former village stores (now a carpet shop) on the corner with Church Lane has a welcome domestic scale and picturesque quality, and is a local landmark. Some of the signage detracts from its appearance and there is scope for enhancement.
- 9.7 Hedges with large trees behind appear to continue along Ermine Street to the south. Just past the stores is a familiar pattern of estate houses with front gardens fronted by hedges with trees behind. But the next section of Ermine Street has a mix of building periods, types and landscapes. On the east is the Village Hall, a small roadside parking area, and views up to the Hall to the south-east. To the west is the Settlement printing works set up on a bank, an open area with the new Papworth Trust offices behind, and the former Estate Office house which, like the printing works, is relatively close to the street. Beyond the Estate Office is an open area with the village sign which is roughly opposite to but not aligned with the main entrance to the Hall. This part of Ermine Street brings together the estate and Settlement parts of the Village's history in a sometimes ad hoc but fascinating fashion. The Hall and printing works are in sharp contrast but are connected historically. The printing works breaks the line of hedges and houses, but its saw tooth roofline gives rhythm and incidence. There is an opportunity to improve the street and landscape in this area, and enhance the settings of the historic buildings. The estate office is boarded up and needs attention and to be occupied.
- 9.8 Moving south, are three settlement house blocks, then the 18th century 28-30 Ermine Street, at right angles to the street. Many houses are now set further back from the street and more screened. Numbers are removed from the street at the tops of banks, often reached by separate paths which run parallel to the main pavements.

Settlement houses are grouped, with say the middle one of three set back, or in regular lines. As the street rises up, there is the sense of it being in a tunnel with a brick wall to the east and bank on the west and trees to either side and above. Towards the top of the rise the street opens up on the east side with modern houses.

Church Lane

- 9.9 The old stores standing on the corner with Ermine Street has a modest scale and this is carried through in the treed area and Methodist Church to the west. Both the treed area and churchyard have a public and semi-private character. On the opposite side of the street, the side boundary of an estate house is marked by a concrete post and timber panel fence rather than a hedge.
- 9.10 Church Lane, with no through traffic, is much quieter than Ermine Street and lacks its historic sense of importance and avenue of trees. Church Lane starts from Ermine Street and ends with views out into the countryside. The boundaries of streets and gardens are not generally defined by hedges but are more open, with a more suburban character featuring many small ornamental trees. . Views to the south include the trees next to the stream and trees in the countryside beyond. Buildings to the north are set back some distance from the street and a number are single storey.
- 9.11 At the top of the rise are the attractive and picturesque old school and schoolhouse and St Peter's nursing home. The original front block of the latter has been extended to the west in a way which is sympathetic but detracts from the symmetry and composition of the original building. Rear extensions are less attractive.
- 9.12 Opposite, the nurses' home has architectural and historic interest. It detracts a little from the setting of the church but its set back position diminishes its impact and means that the church can be clearly seen from in front of the home. The parkland type setting is attractive but there is considerable scope for enhancing it and the car park (tennis court). There is not a unifying pattern to the arrangement of the nurses home and nineteenth century buildings in this part of the conservation area but there is scope to improve their settings.

- 9.13 Passing the nurses home there are attractive views of St Peter's Church and across the valley beyond.

Hall, Parkland and Hospital

- 9.14 The main approach to the Hall is along an impressive avenue of limes which runs off at right angles to Ermine Street. The tall trees focus views on the central portico of the Hall. There is parkland either side of the avenue with the Bernhard Baron hospital building set below a fall in the ground to the north. Modern extensions and annexes detract from the horizontal lines of this building and interrupt its relationship with the parkland landscape.
- 9.15 Looking north from the Hall, the ground dips and there are attractive views through trees of hospital buildings running around the opposite side of the lake. These include the Sims Woodhead Building (Lakeside Lodge) and Princess Hospital, which has been altered. (The horizontal lines and relatively low positions of the Princess and Bernhard Baron buildings reduces their impact.) To the north-west of the Hall, parkland rides and routes radiate off between areas of trees and other vegetation. There are some secluded spaces. The scheduled moated site is overgrown with some paths through.
- 9.16 One of the routes from the Hall is taken by the small surfaced road which swings round to the south east. This passes over the bridge with decorative metal balustrade in a gap between trees. At the other side of the bridge, there is new development to the south-east and open space to the south. The open space contains a major oak tree, but does not have a particular parkland character. There is no clear separation of the new development from the parkland around the Hall and the building designs do not evoke the older architecture of the village.
- 9.17 As the road turns north there are views of a car park and open countryside beyond. The industrial park can be seen to the south. The Village Settlement cottage and garden at the corner has an interwar 'rural settlement' character. Other Settlement cottages here are vacant and boarded up and need to be repaired and occupied.
- 9.18 Along the next section of road is a historic wall (to the old vegetable garden), altered in parts, and to the east a service compound. There are then modern hospital buildings to the west and planting to the east. The road kinks to the north-west with

a path into Papworth Wood to the north-east and more modern hospital buildings to the south west.

- 9.19 The road turns almost through 90° towards the south west. On the north-west side is an 'ad hoc' collection of parking spaces, portakabins, and older plant and other service buildings. There are also modern hospital buildings on both sides of the road which have some design quality. The Princess Hospital building is to the south-east of the road with its Roman tile roof and brick and pebble-dashed walls. Windows have been replaced with uPVC and there are service additions. At the end of the Princess Hospital are views through towards the lake and Sims Woodhead building.
- 9.20 The road carries on down past the Bernhard Baron building with its Roman tile roof and brick walls. The windows have been changed to uPVC and there are a number of service additions, with more significant extensions including an entrance and reception on the southern end.
- 9.21 On the other side of the road is a modern development, separated from the hospital by a close boarded fence then metal railings. The high, plain north-west 'tower' of the Village Hall is straight ahead. Along the side of the Hall, the tiled roofs with their low eaves dominate rather than the brick walls.
- 9.22 Looking back to the east, the more modernist curved corner and south facing elevations of the Bernhard Baron building are seen. There is a good view up the rising parkland to the Hall.

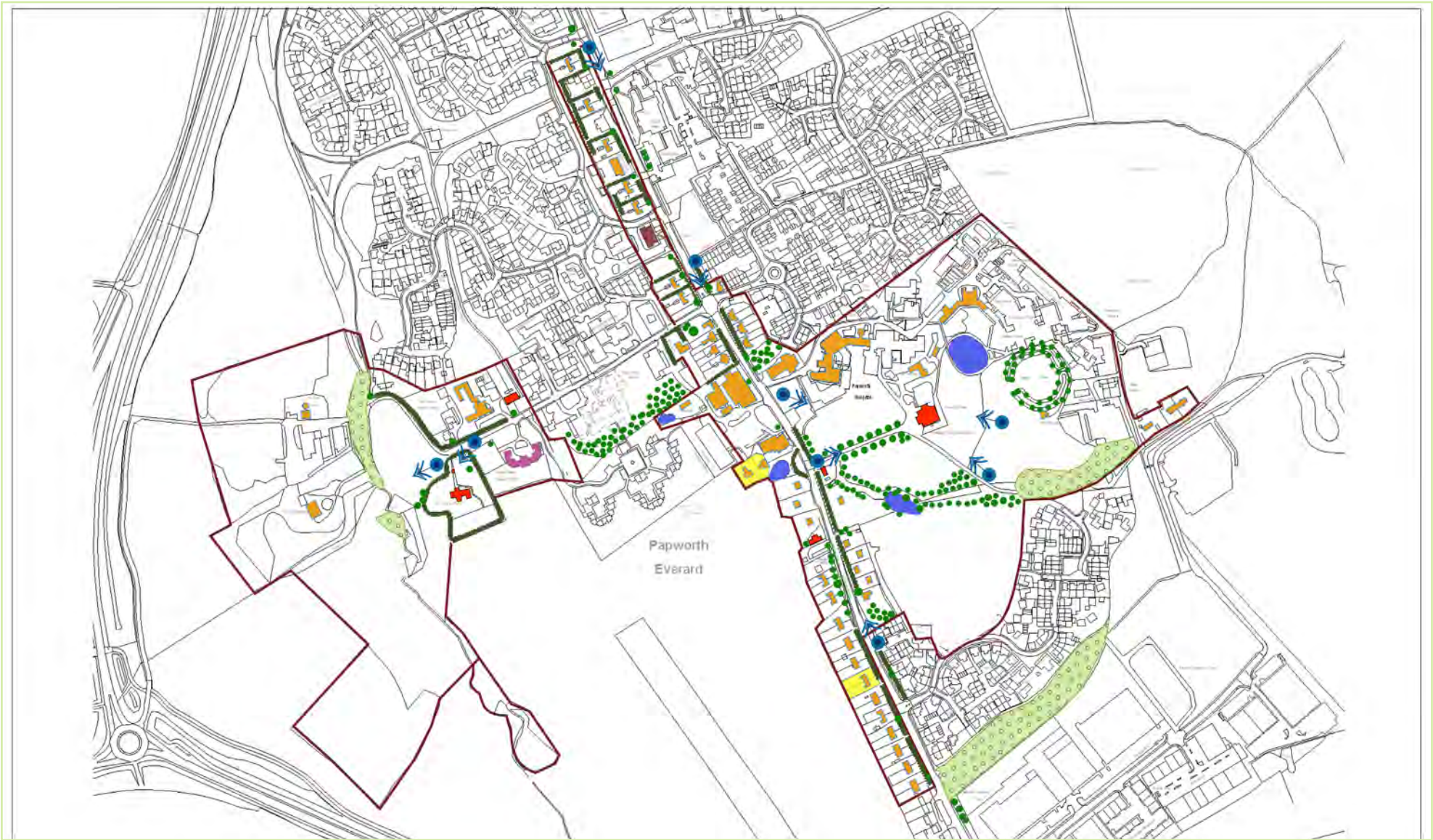
10.0 CONSERVATION AND ENHANCEMENT

National policy and guidance

- 10.1 Key documents are *Planning Policy Statement 5: Planning for the Historic Environment* and the supporting *Historic Environment Planning Practice Guide*.
- 10.2 Local authorities have to produce plans for and consider the impact of development on what are called 'heritage assets'. Heritage assets are important (or significant) parts of the historic environment and include a wide range of features including historic buildings, historic settlements, parkland and other historic landscapes, and archaeological sites. They can be designated – such as conservation areas, listed buildings and scheduled ancient monuments – or undesignated.
- 10.3 The Practice Guide (15) says that local authorities may formally identify heritage assets which are not designated but are important to the area. This Appraisal identifies buildings which have local architectural or historic interest. The townscape contribution of many of them is described specifically or as part of a general picture.
- 10.4 Planning applications will be considered and should be made against the context set out in PPS5 and the Practice Guide (as well as the Listed Buildings and Conservation Areas Act 1990 and local policies). Policy HE6 of PPS5 sets out the information requirements for applications for consent affecting heritage assets and Policy HE7 gives the policy principles which will guide decisions on the determination of applications for consent affecting heritage assets.

Local policy and supplementary planning documents

- 10.5 This section and the appraisal as a whole should be read in conjunction with the policies in the Local Development Documents. A summary list of relevant policies is provided in Annex 2, but it is advisable to consult the Local Development Documents themselves.
- 10.6 Supplementary Planning Documents (SPDs) also form part of the Local Development Framework. A summary of relevant SPDs is included in Annex 3. These cover Development in Conservation Areas, Listed Buildings, Design, Trees, Biodiversity and Landscape.



KEY

 Key Views

 Listed Buildings


 Buildings of Local Architectural or Historic Interest


 Buildings of Local Historic interest but overall Negative Interest

 Buildings of Local Architectural/Historic Interest - some Negative Impact

 Proposed Conservation Area Boundaries

 Houses to be demolished to allow access to Summerfield Development

 Important Water Bodies

 Important Trees and Tree Groups (diagrammatic)

 Boundaries well defined by Hedges

- 10.7 A Papworth Everard West Central SPD is being prepared which sets out preferred land uses for an area which overlaps with the Conservation Area. This includes a potential development site on the south side of Church Lane which is outside the Conservation Area, but is part of its setting. A further area SPD will be produced to cover development of the Papworth Hospital site.

Further work and action

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Controlling and influencing changes

- 10.10 A key part of the character of the estate and Settlement houses is their uniformity and it is important that estate and Settlement houses of the same type should continue to look the same. Much of the character and appearance of these cottages and houses has been kept. For example, there have been a limited number of extensions and additions such as porches. Many gardens and their hedges remain, and original rear service blocks, chimneys, wall finishes and roofing materials have generally been kept. Numbers of historic windows have, however, been replaced in uPVC, resulting in a change of appearance and loss of historic fabric and character.
- 10.11 The Council can serve Article 4(2) Directions which remove permitted development rights, and will consider whether carefully targeted Directions should be introduced

to control those changes which have a particular impact on the area's character and appearance, and to encourage owners to retain original features. The reinstatement of timber windows following the historic pattern will also be encouraged. The Council will work with the Papworth Trust & Varrier Jones Foundation and Parish Council to achieve the same objectives including when buildings change ownership.

Maintenance, repair and grants

- 10.12 The Council supports the preservation of historic buildings including the need for regular maintenance and timely repairs, both in line with good conservation practice.
- 10.13 The District Council may make discretionary grants available towards the repair of certain historic buildings and structures within the district (subject to availability of funding). These grants are made to encourage the use of traditional materials and craft techniques and are generally targeted at listed buildings, though other buildings with architectural or historic interest may also qualify. More specific advice on historic building grants is available from the Council's Conservation & Design Section.

Managing and designing development

- 10.14 Proposals should retain buildings and features that make a positive contribution to the character and appearance of the Conservation Area. These include, in particular, listed buildings and buildings which are identified as having local architectural or historic interest in the Appraisal and make a positive contribution. Any proposals for demolition will need to be justified within the terms set out by PPS5 and the supporting Practice Guide and will be considered in parallel with proposals for the redevelopment of the site to preserve and enhance the conservation area.
- 10.15 Papworth Everard has been identified as a Minor Rural Centre in the Core Strategy Development Plan Document and significant growth has taken place in the village. Due to the nature of existing development on the streets within the conservation area described by this appraisal, it is likely that development opportunities will generally be limited to individual and small sites where, for example, a building with limited interest which makes a negative contribution to the character and appearance of the area can be replaced.

- 10.16 In considering the design of new or replacement buildings, or alterations or extensions to existing ones, the Council will take into account the impact on the conservation area and its setting and on other heritage assets and settings.
- 10.17 The village provides a menu of building functions and types, and forms, scales, materials and other aspects of design, which should inspire new design. Many of the qualities which give the conservation area its interest, character and appearance have been highlighted in this appraisal. Estate and Settlement cottages and houses are an obvious starting point for new dwellings. Modern development in the village which has responded to local character should also be studied.
- 10.18 Development proposals should start with an analysis of the architectural and other context of the site and show which models and influences have been selected, and why and how they have influenced the design process. A similar approach should be taken to the pattern of development including aspects such as plot widths and shapes, the relationship of buildings to plots, the dimensions and rhythms of plots and buildings, and building lines. New design should be of high quality and reinforce the local sense of place.
- 10.19 Applications will need to be supported by information which identifies the heritage assets affected by the proposals, the significance of those assets, and the impact of the proposals on that significance. The Council will provide guidance on the type and format of heritage information required. This guidance includes sources of information. The County Council's Historic Environment Team will advise on archaeological information and assessment, and how archaeology should be dealt with through the planning process.

Trees, biodiversity and landscape

- 10.20 The Council will support the conservation and enhancement of biodiversity and landscape which is within the conservation area or which contributes to it, for example by adding to its setting or providing a wider habitat or landscape.
- 10.21 Avenues of trees and hedges are important parts of the character and appearance of the conservation area and the Council will support their retention and management, and the use of appropriate hedge and avenue planting in new

schemes. Fences are not characteristic of the village and their replacement with hedges will generally be encouraged and supported by the Council.

- 10.22 Trees will be protected and appropriate management promoted through their inclusion in the conservation area, Tree Preservation Orders, and Council guidance and close working with the Highways Authority, statutory undertakers, Parish Council and Parish Tree Warden, property owners and others.
- 10.23 New and replacement tree planting will be of an appropriate scale to the site, and aim to enhance and connect existing landscape features. Priority should be given to native and the larger, longer-lived species in preference to small ornamental trees.
- 10.24 Trees, hedges and, where appropriate, buildings, should be used to better define the edges of streets and spaces and to introduce a unifying character to the street scene in areas where this is lacking.
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Papworth Hall Parkland

- 10.26 Papworth Hall parkland is important in its own right and as part of the setting of the Hall and other buildings in the village. The Council will support the protection and enhancement of the parkland, and its conservation, restoration and other enhancement.
- 10.27 With respect to Papworth Hospital, any development proposals should seek to enhance the site, for example, enhancing the parkland, removing poor quality extensions and alterations to buildings of architectural and historic interest, removing poor quality modern buildings, and ensuring new development is of high quality and responds to its context.
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Annex 1: Maps



Papworth Conservation Appraisal Map 7: Papworth Inclosure Map 1818



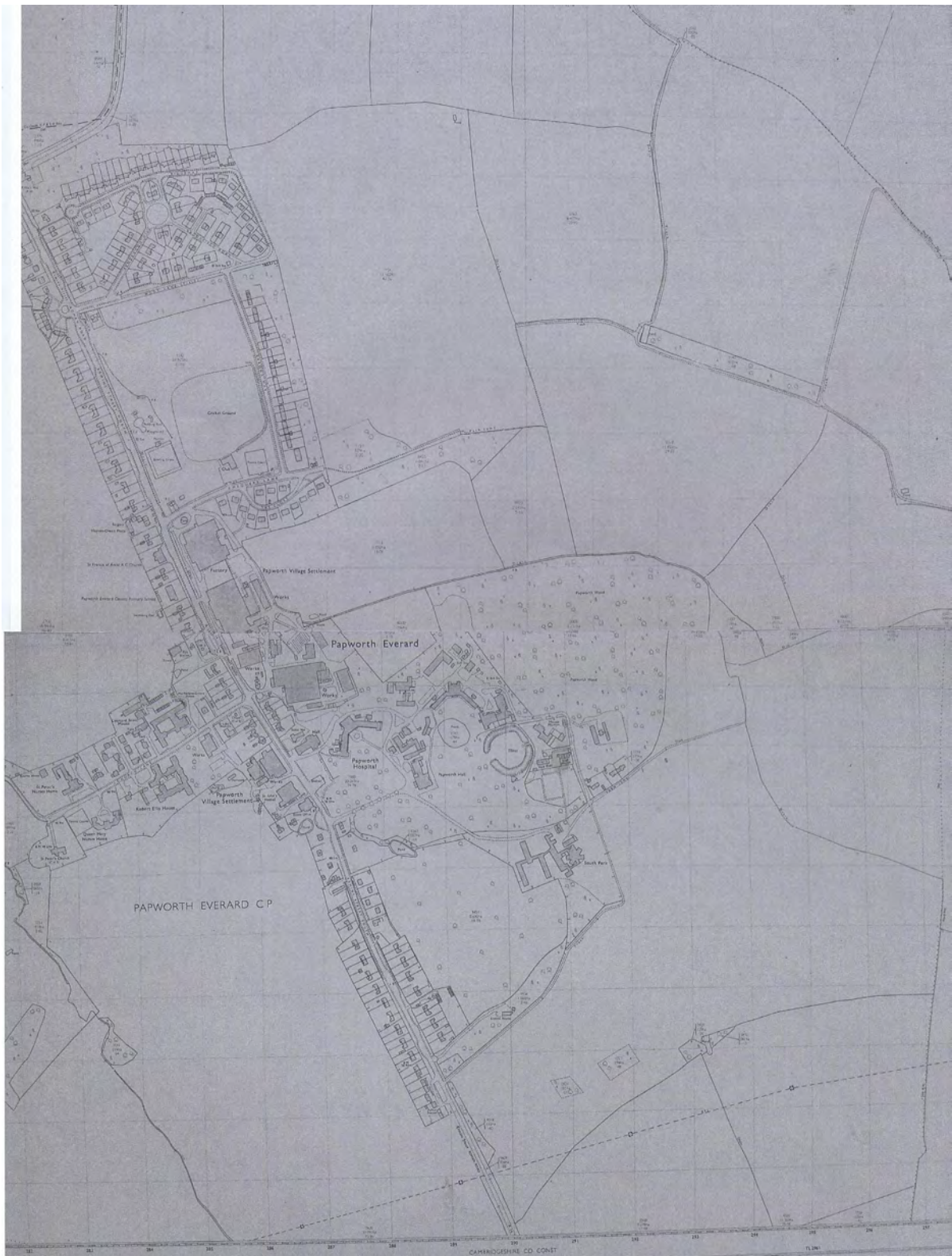
Papworth Conservation Appraisal Map 8: The Hunts Series Ordnance Survey 1887



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Papworth Conservation Appraisal Map 10: The Hunts Series Ordnance Survey 1937



**Papworth Conservation Appraisal Map 11:
The Hunts Series Ordnance Survey 1976**

Annex 2: Summary of relevant Local Development Document policies

South Cambridgeshire Local Development Framework (LDF)

This section summarises the main LDF policies that relate to the village of Papworth Everard, Conservation Areas and cultural heritage, the design of new development, biodiversity and landscape. Other LDF policies will apply depending on the specific development proposed. The **Core Strategy**, **Development Control Policies DPD** and **Site Specific Policies DPD** should be referred to when considering and preparing any development proposal.

Core Strategy (adopted January 2007) [<http://www.scambs.gov.uk/ldf/corestrategy>]

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DP/1 Sustainable Development
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DP/2 Design of New Development
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DP/3 Development Criteria

DP/4 Infrastructure and New Developments

DP/5 Cumulative Development

DP/7 Development Frameworks

NE/4 Landscape Character Areas

NE/5 Countryside Enhancement Areas

NE/6 Biodiversity

NE/7 Sites of Biodiversity and Geological Importance

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Site Specific Policies DPD (adopted January 2010)

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SP/10 Papworth Everard Village Development

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[Development Affecting Conservation Areas SPD](#) - Adopted January 2009

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