



The Beehive Redevelopment

Archaeological Assessment

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On behalf of:
**Railway Pension Nominees
Limited**

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(edp8022_d001a 16 June 2023 EJu/MMo)

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(edp8022_d003a 16 June 2023 EJu/MMo)

Executive Summary

- S1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Railway Pension Nominees Limited and presents the results of an Archaeology Assessment of the redevelopment of the Beehive Centre (i.e. 'the site') to inform planning proposals for commercial development.
- S2 The report has confirmed that the site does not contain any designated heritage assets related to archaeology, i.e. scheduled monuments, where there would be a presumption in favour of their physical preservation in situ and against development. Furthermore, there are no such heritage assets in the vicinity of the site, or which could reasonably be expected to be affected by the proposed development through changes to their setting.
- S3 The site has been subject to several phases of development, clearance, and re-development, such that any earlier remains (if once present) will most likely have been removed. As such, whilst there may once have been a moderate potential for prehistoric or Roman archaeology, specifically in the south-west of the site where River Terrace deposits had been mapped, overall, it is considered that there is a low potential for the site to contain remains from any period.
- S4 The assessment therefore demonstrates how the proposed development of the site is capable of according with current legislation, the planning policies contained within the National Planning Policy Framework and the policies of the Local Plan in respect of the historic environment. Given the level of modern disturbance and the low potential for archaeological remains, no further archaeological investigations should be required either pre- or post-determination of the planning application.

Section 1

Introduction

- 1.1 This Archaeological Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), to inform proposals for the redevelopment of the Beehive Centre (hereafter referred to as 'the site') to inform proposals for commercial re-development. This work has been undertaken on behalf of Railway Pension Nominees Limited.
- 1.2 The aim of this assessment is to consider the available historical and archaeological resources for the site and to establish its likely archaeological potential in accordance with the requirements of the National Planning Policy Framework (NPPF) and Local Planning Policy. This report has also considered whether the development of the site could have an effect on any scheduled monuments in the surrounding area, i.e., in terms of changes to their setting that could affect their significance.
- 1.3 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site walkover survey, which was undertaken in March 2023. The Cambridge Historic Environment Record and Archives, as well as the Historic England Archives (HEA), were consulted.

LOCATION, BOUNDARIES, TOPOGRAPHY AND GEOLOGY

- 1.4 The site is located on the eastern edge of the centre of Cambridge and is centred on National Grid Reference (NGR): 546671 258672 (see **Plan EDP 1**). The site encompasses approximately 7.85 hectares (ha).
- 1.5 The site comprises the current Beehive Centre retail park which houses a number of commercial properties including an Asda Superstore, Hobbycraft and Pets at Home which outline the site to the west, south and east. The centre of the site is carparking for the commercial properties.
- 1.6 The site is bound to the east by the railway line, to the south and west by residential housing along Sleaford Street, Rope Walk, York Street and St Mather's Gardens. The north of the site is bound by Coldham Lane, beyond which is Cambridge Retail Park.
- 1.7 The site slopes downward from north to south, the lowest part of the site is recorded at 13m above Ordnance Datum (aOD) and the highest at 15m aOD.
- 1.8 The geology of the site comprises a bedrock of a sedimentary chalk of West Melbury Chalk Formation. No superficial deposits are recorded across the north and east of the site, however, River Terrace Deposits comprising of sand and gravel have been recorded in the west and south (www.bgs.ac.uk).

PROPOSED DEVELOPMENT

- 1.9 The proposed development consists of an Outline Application for the demolition and redevelopment for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors; along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities.

Section 2 Legislation and Planning Guidance

- 2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this application.

SCHEDULED MONUMENTS

- 2.2 In relation to archaeology, the relevant legislation concerning the treatment of scheduled monuments is the Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979). This act details the designation, care, and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works that would directly impact upon their preservation. The act does not confer any statutory protection on the setting of scheduled monuments, although this is considered as a policy matter in the relevant paragraphs of the NPPF.

NATIONAL PLANNING POLICY

- 2.3 The revised NPPF was published in 2021. Section 16 sets out the government's approach to the conservation and management of the historic environment through the planning process.
- 2.4 The opening paragraph (189) recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.5 Paragraph 194 concerns planning applications, stating 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 a site on which development is proposed 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."

- 2.6 NPPF paragraph 197 is relevant when it states that:

"In determining applications, local planning authorities should take account of:

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b. *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. *The desirability of new development making a positive contribution to local character and distinctiveness."*

2.7 Paragraph 199 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

2.8 Paragraph 200 considers the level of harmful effects on designated heritage assets and states that:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. *Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- b. *Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

2.9 With regard to the decision-making process, paragraphs 201 and 202 are of relevance. Paragraph 201 states that:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. *The nature of the heritage asset prevents all reasonable uses of the site;*
- b. *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *The harm or loss is outweighed by the benefit of bringing the site back into use."*

2.10 Paragraph 202 states that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

2.11 Paragraph 203 refers to non-designated heritage assets identifying that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly effect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

2.12 In relation to non-designated heritage assets, Footnote 69 explains the exemption to the 'balanced judgement' exercise outlined in Paragraph 203 in cases where:

"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."

2.13 Paragraph 206 of the NPPF sets out that:

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

LOCAL PLANNING POLICY

2.14 The site is located within Cambridge City Council and the local plan is the Cambridge Local Plan (adopted October 2018), for which the relevant policy is 'Policy 61: Conserving and enhancement of Cambridge's historic environment'.

2.15 Policy 61: Conservation and enhancement of Cambridge's historic environment states that:

"To ensure the conservation and enhancement of Cambridge's historic environment, proposals should:

- a. Preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas;*
- b. Retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;*
- c. Be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;*

- d. *Demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and*
- e. *Provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal.”*

2.16 The plans and policies listed above have all been considered in the preparation for this assessment.

Section 3

Methodology

ARCHAEOLOGICAL ASSESSMENT METHODOLOGY

- 3.1 This report has been produced in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists (CIfA 2014, updated 2020). These guidelines provide a national standard for the completion of desk-based assessments.

ARCHAEOLOGICAL METHODOLOGY

- 3.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of relevant information comprised:
- Information held by the Cambridge Historic Environment Record (HER) on known archaeological sites, monuments and findspots, within and for a 500m study area around the site;
 - Maps and documents held by the Cambridgeshire Archives and online sources;
 - The National Heritage List for England (NHLE) curated by Historic England; and
 - Aerial photographs held by the Historic England Archive (HEA) as well as available online sources, such as the Britain from Above website.
- 3.3 The assessment provides a synthesis of relevant archaeological information for the site derived from a search area, hereafter known as the 'study area', to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered. Based on the size of the proposals and its location near to the centre of Cambridge, a study area of 500m radius from the site boundary was considered proportionate and appropriate.
- 3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover undertaken in March 2023. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors that may affect the survival or condition of known or potential archaeological assets.
- 3.5 Built heritage, such as listed buildings, falls outside of the scope of this report, which specifically focusses on archaeological matters.

SETTING ASSESSMENT

- 3.6 Setting assessment work, in order to identify any potential changes to the environment in which scheduled monuments in the surrounding area are experienced, such that could

affect their significance; was undertaken in line with the methodology provided in *Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets* (HE, 2017).

Section 4 Existing Information

INTRODUCTION

- 4.1 The site does not contain any designated heritage assets related to archaeological remains; i.e., scheduled monuments. The scheduled monuments in the wider area have been assessed to identify those that have the potential to experience change to their setting, such that could result in harm to their significance. The locations of those considered below are shown on **Plan EDP 1**.
- 4.2 With regards to non-designated heritage assets, there are 120 records comprising archaeological and historical sites, artefact findspots and buildings of local interest as recorded on the Cambridgeshire HER within a 500m radius study area of the site (**Plan EDP 1**). In addition, there are records of 45 events in the form of archaeological desk-based assessments or fieldwork investigations and observations within the study area (**Plan EDP 1**). Those records and events considered relevant to this assessment are discussed below, therefore, not all the returned records are included with the text or on the accompanying plans. Those excluded from discussion relate to such remains as post-medieval quarry pits, the location and extent of which are well understood and do not inform the archaeological potential of the site.
- 4.3 In addition, extracts of historic mapping are included as **Plans EDP 2** and **3**.
- 4.4 Whilst this assessment does not include any assessment of effects on built heritage assets, such as listed buildings, registered parks and gardens, and locally listed buildings, these are discussed in the chronological account below, where applicable, in the context of the development of the site and the historical background of the surrounding area.

DESIGNATED HERITAGE ASSETS

- 4.5 The following section addresses Step 1 of the five-step approach to setting assessment described in the Historic England guidance (2017).
- 4.6 The identification of scheduled monuments that may potentially be affected by the proposed development (Step 1 of the Historic England guidance (2017) was completed through an initial map analysis, which was followed by a visual inspection carried out during the site visit.
- 4.7 As noted above, there are no scheduled monuments within the site. Within the study area there is one scheduled monument. This relates to the Old Cheddar's Lane Pumping Station (**1006896**) scheduled monument circa. 495m to the north of the site. Given the site's location within an urban and well-developed environment, it was considered unlikely that the proposed development could affect any scheduled monuments beyond the study area. These are therefore not included in this report.

Scheduled Monument

- 4.8 The Old Cheddar's Lane Pumping Station (**1006896**) is located c. 495m to the north of the site. The record was generated from an old country number scheduling record, and these monuments were not reviewed under the Monuments Protection Programme and are some of the oldest designation records. No description is given within the scheduling and it is not recorded on the Cambridgeshire HER.
- 4.9 Information taken from the Cambridge Museum of Technology website and other online resources outlines that The Old Cheddar's Land Pumping Station was built in 1894. The former sewage pumping station now houses the Cambridge Museum of Technology and still contains the two original Hathorn Davey steam engines within the boiler rooms. As Cambridge grew in population, the pumping station was extended with two gas engines and pumps added in 1909 and an electric motor and pump. The pumping station closed in 1968 when a new pumping station was built.
- 4.10 The significance of this asset is clearly derived from its historic and archaeological interest, as displayed in its built form and the evidence that it embodies for the Victorian expansion of Cambridge and the necessary provision of public utilities. It also preserves evidence for the technological advances of this age. The asset derives a degree of significance from elements of its setting, mainly through its location adjacent to the River Cam, with which it was functionally associated.
- 4.11 There is no appreciation of the asset from the site due to the influence of the local topography and intervening large-scale built form. There are no other known links, such as historic or functional, and therefore the site is not considered to form part of the asset's setting and does not contribute to its significance.
- 4.12 It is therefore considered that there is no potential for this asset to experience any form of change to its settings as a result of the implementation of the proposed development and therefore there is no potential for adverse effects on its significance, or the ability to appreciate that significance. This scheduled monument is therefore not considered further within this assessment.

NON-DESIGNATED HERITAGE ASSETS

- 4.13 The following paragraphs describe the relevant non-designated heritage assets that are located within the site and study area, as recorded by the HER.
- 4.14 This evidence is discussed in order of chronological period and the HER records are illustrated on **Plan EDP 1**. The HER records a single record within the site, which refers to the 20th century former coal yard (**MCB27226**) in the north of the site. Otherwise, there are numerous records in the wider area which suggest activity in the landscape from the prehistoric to modern period.

Prehistoric (Palaeolithic–Iron Age, c. 500,000 BC–AD 43)

- 4.15 There are no known remains relating to the prehistoric period documented in the HER within the site.

- 4.16 Within the study area, the earliest evidence dates from the Palaeolithic period. A number of palaeolithic implements (**4531**) have been identified 170m to the north-west of the site at Barnwell, the exact location and date of where the artefacts were identified is unknown, the HER records them on a single point from the Victoria County History, 1938. These comprise a hand axe found in 1878 by a grave digger, a further two hand axes found on the site of the Festival Theatre, a portion of possible elephant rib which is sharpened at one end found in 1862, with a number of elephant, hippopotamus and rhinoceros' bones.
- 4.17 An excavation undertaken in 2012, at 180-190 Newmarket Road (**ECB3732, ECB3733**), c. 170m north of the site, identified some prehistoric flint and burnt flint, along with Saxon, medieval and post medieval finds and features (**MCB26816**).
- 4.18 Further evidence for prehistoric activity was also identified at 186 Gwydir Street, c. 485m south of the site, in 2018 (**ECB6256**). These comprised of 35 fragments of burnt stone and 14 pieces of probable worked flint, it was found alongside Saxon, medieval and post medieval pottery (**MCB28343**).
- 4.19 The HER records finds of late prehistoric pottery (**4625**) c. 165m to the west of the site, no further details were noted.
- 4.20 Excavations prior to development in 2013-2014 (**ECB3941**) c. 220m to the north-west of the site, identified possible traces of a prehistoric field system, and a crouched human burial of an adult male dating to the Late Bronze Age to Early Iron Age was found (**MCB23498**). Evidence for medieval and modern activity was also identified by this investigation.
- 4.21 Dating more specifically to the Bronze Age, a beaker (**4623**) was identified 440m to the north-west of the site at Barnwell. Excavations prior to redevelopment (**ECB5412**), c. 300m to the south, identified a palaeochannel and post hole (**MCB26799**) dating to the early Bronze Age to Late Iron Age, as evidenced by pottery finds, c. 370m to the south of the site. Evidence for the construction of the 19th century railway was also identified during this work.
- 4.22 Excavation which predominantly identified medieval features (**EBC3873**) c. 80m north of the site also revealed an Iron Age ditch which was re-cut three times. The ditch contained charcoal and a sherd of pottery which was carbon dated to the Iron Age (**MBC19806**).
- 4.23 In comparing these records with the British Geological Society evidence, it is apparent that all prehistoric finds were recovered from the location of the gravels and sands of the River Terraces 1 and 3. As this geology extends into the south-western edge of the site, there is a moderate potential that this part of the site could contain prehistoric remains. However, as discussed further below, the site has been subject to extensive disturbance due to its redevelopment for retail use. As such, this tempers the potential of the south-western part of the site to contain prehistoric archaeology, which is considered, on balance, to be 'low'.
- 4.24 The remainder of the site has no recorded superficial geology and has also been extensively disturbed and is therefore also considered to have a low potential for prehistoric remains.

Roman-British (AD 43–410)

- 4.25 There are no known remains relating to the Roman period recorded within the site, but there are two in the study area.
- 4.26 These relate to findspots of Roman coins. Found in 1853 was a coin of Antoninus Pius (**MCB27224**), although the location of its finding is uncertain as only a 1km grid square reference is given in the HER. The HER also records further coins (**4626**) to the south of the site, within the Cromwell Estate. No further details are proved within the HER.
- 4.27 Given the very limited evidence from this period within the study area, the site is considered to have a low potential for hitherto unidentified archaeological remains from this period.

Early Medieval (AD 410–1066)

- 4.28 There are no known remains relating to the early medieval period within the site. There are several in the wider study area.
- 4.29 As mentioned previously, an excavation undertaken in 2012, at 180-190 Newmarket Road (**ECB3732, ECB3733**), c. 170m north of the site, identified Saxon ditches and artefacts including a brooch and pottery (**MCB26816**). These were found along with prehistoric flint, medieval and post medieval features and finds.
- 4.30 Further evidence for early medieval activity was also identified at 186 Gwydir Street, c. 485m south of the site, in 2018 (**ECB6256**). Several sherds of Saxon pottery were identified alongside prehistoric flints, and medieval and post medieval pottery (**MCB28343**).
- 4.31 Excavations undertaken in 2016 - 2017 (combined under **EBC4585**) at West's Grange c. 190m to the north of the site revealed five phases of activity from the Saxon to modern periods. Dating to the Saxon period specifically, sherds of pottery (**MBC23968**) were recorded from a ditch.
- 4.32 The HER records that observations (**EBC5074**) at Mill Road Cemetery 390m to the south-west of the site in 1847 identified Saxon burials (**04622**) along with a fragment of shield boss and spearhead in the Parochial Burial ground.
- 4.33 Similar to the prehistoric period, the early medieval evidence discussed above was recovered from the locations of gravels and sands of the River Terraces. Whilst there may therefore be a suggestion of moderate potential for early medieval remains to be located in the south-west of the site, where this geology is also present, this is tempered by the extensive modern disturbance from the retail development of the site. As such, on balance, there is considered to be a low potential for remains from the early medieval period to be present anywhere within the site.

Medieval (AD 1066–1485)

- 4.34 There are no known remains relating to the medieval period recorded within the site. As the site is located on the periphery of Cambridge, there are a number of records within the study area of activity related to the medieval settlement.

- 4.35 Cartographic sources discussed further below (para. 4.59-4.68), illustrate that the site previously formed part of the estate of Corpus Christi College, which is an institution that has medieval origins. However, there is no evidence from the cartographic sources that suggest the presence of medieval buildings within or near to the site. Instead, it appears to have been farmland until changes of use in the 20th century. Corpus Christi College itself is located on Trumpington Street c. 1.6km to the west of the site.
- 4.36 The site of Barnwell Priory (**MBC23337**) is situated c. 140m to the north-west of the site. The priory was moved to its current location in 1112 and was originally founded in 1092. The HER records a number of features associated with the priory, including the kitchen (**4653**) and the garden wall of Abbey house, which is considered to be part of the precinct wall of the priory (**MCB19327**, **MCB4653a**). There is documentary evidence for a spring (**4653c**) in the north of the priory boundary. The church of Saint Andrew the Less (**5001**) originated as a chapel of the priory and lies to its south. Within the boundary of the priory, features of medieval origin have been identified, including medieval pottery, a medieval stone coffin, which was depicted on the First Edition Ordnance Survey map, and a medieval skeleton (**4654**). The HER gives no further details regarding these features. The site lay beyond the boundaries of this complex, and there is no suggestion of related activity extending into it.
- 4.37 There have been a number of archaeological investigations within the grounds of the former priory and opposite along Newmarket Road. A rescue excavation in 1985 revealed a foundation trench (**10157**). However, no dating evidence was recovered, but it is thought to be related to the destruction of the priory in the 16th century. The upper levels of the trench were cut by 17th – 19th century gravel pits. In addition, an intermittent watching brief (**ECB2961**) undertaken along the route of an 33kv reinforcement cable in 2004, passing through the site of the former priory, identified evidence for a possible 12th century channel, a 14th century laneway, and post-medieval features.
- 4.38 As mentioned previously, excavations undertaken in 2012, at 180-190 Newmarket Road (**ECB3732**, **ECB3733**), c. 170m north of the site, identified a number of medieval features (**MCB26816**), including drains, gullies, post holes, a building and wall, tanks, and an oven in a multi-phased site, with evidence for prehistoric, Saxon, medieval and post medieval features and finds.
- 4.39 An excavation at 132-136 Newmarket Road (**ECB4268**), prior to development in 2014 revealed evidence for medieval activity (**MCB23496**) comprising of ditches, structures and post holes, along with medieval pottery, animal bones, a buckle and two querns. Evidence for post-medieval activity was also identified.
- 4.40 Excavations carried out at Harvest Way in 2014 (**ECB3941**), c. 140m north-west of the site, prior to development, identified prolific evidence for medieval settlement (**MCB23500**) fronting onto Newmarket Road, including a series of ditches and at least seven buildings, evidence for which comprised discrete grouping of post holes, clay floors and stone walls. Ovens/kilns, tanks and a well were also identified. Evidence for post-medieval activity was also identified.

- 4.41 Further evidence for medieval settlement (**MCB27496**) was identified along Newmarket Road during excavations in 2018, c. 225m to the north-west of the site which revealed a possible structure. Post-medieval and modern features were also revealed.
- 4.42 There is documentary evidence for a medieval road (**MCB23064**) running in conjunction with Newmarket Road, from Jesus Lane to Barnwell and towards the site of the former priory.
- 4.43 The location of a medieval gravestone (**4677**) is recorded c. 320m to the west of the site. The HER notes that this was probably the earliest example of the artistic style of Purbeck School in Cambridgeshire, but it has now been lost.
- 4.44 Medieval pottery (**4624**) has been identified along York Street to the west of the site, however, the exact location of where this was found is unknown.
- 4.45 As mentioned previously, further evidence for medieval activity was also identified at 186 Gwydir Street, c. 485m south of the site, in 2018 (**ECB6256**). This comprised of five sherds of medieval pottery identified with prehistoric burnt and possibly worked flint, alongside Saxon, and post medieval pottery (**MCB28343**).
- 4.46 Excavations prior to development in 2013-2014 (**ECB3941**) c. 220m to the north-west of the site, identified evidence for medieval activity, along with possible traces of a prehistoric field system, and a crouched human burial, and modern activity (**MCB23498**). Investigations undertaken in 2016 (**ECB4819**), c. 450m to the north of the Site, revealed further medieval settlement activity along with pottery and charred cereal grain (**MCB23747**; found during an evaluation in 2016, **ECB4717**). Further medieval activity in the form of a pit and pottery (**MCB27502**) was identified in 2015 (**ECB4819**) in close proximity to these investigations.
- 4.47 A medieval pit (**MCB28211**) was revealed c. 175m to the south of the site, prior to development in 2019. The excavations (**ECB5838**) found medieval pottery within the pit, and there were also a number of undated features, including a ditch terminus, three throws and post holes, revealed along with post-medieval activity, including 19th century brick lined wells.
- 4.48 Another medieval pit (**MCB26811**) was found c. 300m to the west of the Site during an evaluation in 2018 (**ECB5355**). A short distance further west of this, a medieval quarry pit (**MCB21440**) was identified during an evaluation in 2013 (**ECB3986**).
- 4.49 Otherwise, an area of ridge and furrow earthworks (**4406**) were recorded 210m to the east of the site from aerial photographs, and an area of common (**MCB19521**) is recorded c. 175m to the east.
- 4.50 Given the evidence discussed above, it is considered likely that the site lay within farmland during this period as it is located away from the main focusses of recorded activity such as on Newmarket Road to the north-west. In addition, there is no evidence from cartographic sources that suggest the site formed the focus for activity, other than that related to agriculture prior to the 20th century. As such, the site is considered to have a moderate potential for medieval archaeology, comprising 'negligible' value remains related to former

farming practices. However, given the modern disturbance of the site, it is unlikely that even these features would survive and therefore the potential overall for archaeology from this period is considered to be 'low'.

Post-Medieval to Modern (AD 1485 – Present)

- 4.51 There is a single record within the site, which refers to the 20th century former coal yard (**MCB27226**) in the north-east of the site. There are also several records in the study area.
- 4.52 Many of the records within the HER date from the post-medieval period and largely focus on extant and non-extant buildings and features within the extent of Cambridge at that time. These include religious buildings, public houses, a bank, education facilities, fire stations, mission rooms, malshouses, a library, timber yards, a soap and candle work, iron foundries, knitting works, metal works, a workhouse, brickworks, and a coffee tavern. A number of these buildings are listed. These represent the growth of Cambridge within these periods and are not considered to influence the potential for the site to contain archaeological remains and are not discussed separately or annotated on **Plan EDP 1**.
- 4.53 This period saw the development of the transportation network, which included the Paper Mills toll road (**MCB31309**) that runs through the north of the study area, and the Great Eastern Railway (**MBC21582**), which forms the eastern boundary of the site, and the Cambridge, Newmarket and Bury branch railway (**MBC24471**). The construction of the railways brought with them many features including the former coal yard (**MCB27226**) in the north-east of the site, Coldham's level crossing (**MBC20613**) adjacent to the north-eastern corner of the site and Coldham's Common footbridge (**MBC16544**) to the south-west.
- 4.54 With regards to records of modern activity, there are three relating to the Second World War. A former concrete base of a structure (**MCB27225**) is situated 110m to the east of the site, which was revealed by building works and destroyed in 2000. An air raid shelter (**MCB28345**) c. 140m to the south-west of the site was recorded at a builder's yard and the site of a Nissen hut (**MBC19237**) is recorded 435m to the north-west of the site. The hut was demolished in 2010, prior to development, and a single trench (ECB33992, not marked separately on **Plan EDP 2**) revealed a modern wall and post pads, indicating the existence of a structure preceding the construction of the hut. Otherwise, a factory (**MCB16548**), was located c. 30m to the west.
- 4.55 The post medieval and modern features are well-defined and there is not expected to be any archaeological evidence associated with them within the site. Evidence suggested in cartographic sources indicate that the site was farmland that formed part of Corpus Christi College estate before being used as allotments and with a former coal yard in the north-east corner, before being developed. Therefore, based on this evidence, it is considered that the site has a moderate potential for the presence of hitherto unidentified archaeological remains of the post-medieval to modern periods, comprising 'negligible' value remains related to the uses described above. However, given the modern disturbance of the site, it is unlikely that even these features would survive and therefore the potential overall for archaeology from this period is considered to be 'low'.

Undated or Unknown

- 4.56 The HER only contains two records on unknown date within the study area. The first relates to a reference depicted on the Ordnance First Edition as “*Stone Coffins ‘found’*” (**MBC19332**) c. 300m to the north of the site within Barnwell Priory. The HER also records these stone coffins as having medieval origin (**4654**), which seems probable given their location.
- 4.57 The second record refers to three undated pits (**MBC21439**) c. 200m to the north of the site, identified during a watching brief.
- 4.58 These undated archaeological remains are not considered to influence the site’s potential to contain hitherto unrecorded features.

PREVIOUS ARCHAEOLOGICAL INVESTIGATION

- 4.59 The site has not previously been subject to any archaeological investigations. Where relevant, the results of previous fieldwork in the study area are discussed above. Otherwise, the HER records a number of desk-based studies, observations and building recording which did not produce any evidence salient to the purposes of this assessment.
- 4.60 Archaeological investigations that produced 'negative' results or localised post-medieval or later building remains or debris of low significance are recorded also recorded in the study area (**ECB5242**, **ECB4183**, **ECB1667**, **ECB5536**, **ECB3357**, **ECB3812**, **ECB3392** and **ECB4479**).

Cartographic Sources

- 4.61 The earliest map consulted as part of this assessment that shows the site in detail is the Tithe map of St Andrew the Less, dated to 1856 (**Plan EDP 2**). This shows the site as formerly being part of the “*Corpus Christi College*” estate, which includes several arable fields occupied by Henry Webb. The railway forming the eastern boundary is present and the northern boundary is formed by Coldham’s Lane. Beyond, to the south, are further arable fields, although these do not form part of the Corpus Christi College estate. The site occupies the eastern part of larger plots, that extend to the north-west towards Rope Walk.
- 4.62 The next map consulted was Spalding’s Plan of Cambridge, 1881 (**Plan EDP 2**). This still illustrates that the site was part of the Corpus Christi College estate and that a number of internal field boundaries were removed. The site was still shown to occupy the eastern part of two large fields, but with an area in the north-eastern corner sectioned off for use as a coal yard.
- 4.63 The next series of maps consulted were the Ordnance Survey maps. The First Edition, 1886 (**Plan EDP 2**) does not illustrate many changes within the site itself. Within the north-eastern corner, the coal yard now appears to include a runoff track from the railway line. Coldham’s Lane Crossing is also labelled outside of the site boundary. To the north of the site, the quarry and brick works are now clearly depicted. A gravel pit is also shown to the south-west of the site.

- 4.64 The subsequent 1904 edition (**Plan EDP 2**) shows further expansion of the coal yard/runoff track in the north-eastern corner of the site and a number of paths are illustrated intersecting the site.
- 4.65 The 1910 and 1925 Maps of Cambridge do not show any details with the site. The 1910 version still broadly illustrates that the site formed part of the Corpus Christi College estate and the 1925 version illustrates that the site formed part of the St Matthew's Ward.
- 4.66 The 1926 Ordnance Survey map records land within the site as "*Allotment Gardens*" and a single building in the south of the site had been constructed. The 1938 edition Ordnance Survey map (**Plan EDP 3**) illustrates the start of the construction of the western boundary, with the construction of Silverwood Close. Within the south of the site, there is a U-shaped building/s incorporating the building illustrated on the 1926 edition, the remainder of the site is still noted as "*Gardens*".
- 4.67 The subsequent edition of 1952-53 illustrated further development in the south of the site. Several other buildings had been constructed, and a yard is shown to the north of the U-shaped building/s.
- 4.68 The Ordnance Survey map edition of 1965-1969 (**Plan EDP 3**) is the first to show major development within the site. This shows a warehouse in the north of the site and a number of buildings in the south, including a bakery, warehouses and a dairy. There are also several builders' yards with buildings within. The centre of the site is shown as parkland/gardens with a number of trees. There had also been development within the former coal yard within the north of the site, which had a number of buildings including an engine shed.
- 4.69 The subsequent edition, that shows change within the site dates to 1993 (**Plan EDP 3**). This shows buildings along the length of the eastern and southern boundaries. The remainder of the site is shown as parking with a filling station in the west. All of the former coal yard in the north-eastern corner of the site had been removed and re-developed for buildings. Judging by the footprint of those buildings illustrated on the 1993 edition OS, many of these are still present within the site today. With regards to those in the south-west corner, it is clear that the site was re-developed in the late 20th/early 21st century.
- 4.70 The analysis of the cartographic sources underlines that the site formerly formed part of the Corpus Christi College estate where it was arable land. This arable land use continued until the early 20th century, when it was converted into allotments and a coal yard, and later redeveloped for light industrial or retail activity. Otherwise, the cartographic sources did not identify any features of archaeological interest, although it does emphasise the several rounds of development, clearance and re-development that will likely have removed any earlier remains (if once present).

AERIAL PHOTOGRAPHS

- 4.71 Aerial photographs held at the HEA were examined as part of this assessment in March 2023, with several prints being photographed for research purposes as part of the data trawl analysis. The search results included prints from between 1945 and 2010.

- 4.72 The earlier images from 1945 clearly show a majority of the site as allotments with a couple of buildings in the south. The site has a number of access route across for the allotments.
- 4.73 The images dated 1951/1952 again show the buildings in the south of the site, but extended and surrounded by a yard. The remainder of the site was undeveloped.
- 4.74 The images dating to 1961 show an additional building had been constructed in the north. the remainder of the site appeared to be undeveloped. Subsequent images dated 1967/1969 show further development in the south of the site and an area of parkland in the centre with a number of trees.
- 4.75 By 1992, buildings had been constructed along the eastern boundary with the remainder of the site being parking.
- 4.76 To complement the above, a review of Britain from Above Website was undertaken in March 2023. This provided an earlier image dating to 1933 and shows only the north of the site. This depicts the coal yard, with several railway tracks that have a number of carts on, and two structures are also shown in the north-east corner of the site. The remainder of the site appears to be allotments.
- 4.77 A review of freely available satellite images provide further evidence for the construction of the buildings within the site. **Image EDP A2.1** illustrated the site in 1945. These images demonstrate that land within the site, and the building around the perimeter have remained the same from 1999, with additional buildings constructed in gaps.
- 4.78 In summary, the evidence from the aerial photographs parallel that demonstrated on the cartographic sources. No features of archaeological interest are identified, but it does underline the several phases of development, clearance and re-development that will most likely have impacted on the survival of earlier archaeological remains (if once present).

SITE WALKOVER

- 4.79 The site walkover was undertaken in March 2023 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknow remains of significance.
- 4.80 The site comprised a number of retail outlets along the east, south and west edges of the site, with associated car parking facilities in the centre (**Images EPD A1.2** and **A1.3**). The weather was favourable for observing the landform and views beyond the site, including the views towards the residential housing beyond the western boundary (**Image EDP A1.4**).
- 4.81 Due to the nature of the site, being a brownfield site with current buildings and tarmacked over, no additional archaeological features of any significance were identified.

Section 5

Assessment and Conclusions

- 5.1 This Archaeological Assessment concludes that the site does not contain any designated heritage assets related to Archaeology, i.e. scheduled monuments, where there would be a presumption in favour of their physical preservation in situ.
- 5.2 Potential impacts upon the setting of scheduled monuments within the wider study area have been considered, and this assessment concludes that the implementation of the proposed development will not result in harm to their significance, either in terms of an effect on their physical fabric or through changes to their wider setting.
- 5.3 There is a single record of a non-designated heritage asset within the site, which refers for the former 20th century coal yard in the north-east of the site. The former mapping of River Terrace deposits in the south-west of the site suggests a moderate potential for prehistoric or Roman archaeology within this part of the site. Otherwise, there was also the suggestion of moderate potential for medieval and later 'negligible' value remains related to such activity as former farming practices.
- 5.4 However, it is also evident that the site has undergone several phases of development, clearance, and re-development in the latter half of the 20th century and early 21st century, which will most likely have impacted upon any underlying earlier remains (if once present). As such, overall, the site is considered to have a low potential to contain archaeological remains from any period.
- 5.5 Based on these conclusions, no further archaeological investigations should be required either pre- or post-determination.
- 5.6 The conclusions of this assessment are in accordance with both local policies, specifically Policy 61: Conserving and enhancement of Cambridge's historic environment of the Cambridge Local Plan (adopted October 2018), and the relevant paragraphs of the NPPF.

Section 6

References

Cambridge city Council, 2018. Cambridge Local Plan. Cambridge

Chartered Institute for Archaeologists (CIfA), 2020. Standard and Guidance for Historic Environment Desk-based Assessment. Reading

Historic England (HE), 2017. Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition). London

Ministry of Housing, Communities and Local Government (MHCLG), 2021. The National Planning Policy Framework. London

LIST OF CONSULTED MAPS

Town Plan of Cambridge, 1835

ST Andrew the Less Tithe Map, 1856

Map of Cambridge by Spalding, 1881

Map of Cambridge, 1910

Map of Cambridge by Spalding, 1925

Ordnance Survey Maps 1886-2013 (envirocheck search 12/04/2023)

Appendix EDP 1 Images



Image EDP A1.1: Aerial photograph dated 1945 illustrating the U-shaped building/s in the south of the site, with the majority of the site being used as allotments. The start of the construction of Silverwood Close is also visible to the west. Image from google earth.



Image EDP A1.2: Photo of the north of the site looking south, showing the commercial properties and carparking in the location of the former coal yard in the north-east of the site.



Image EDP A1.3: Photo of the south of the site, looking north, showing the modern development and parking facilities within the site.



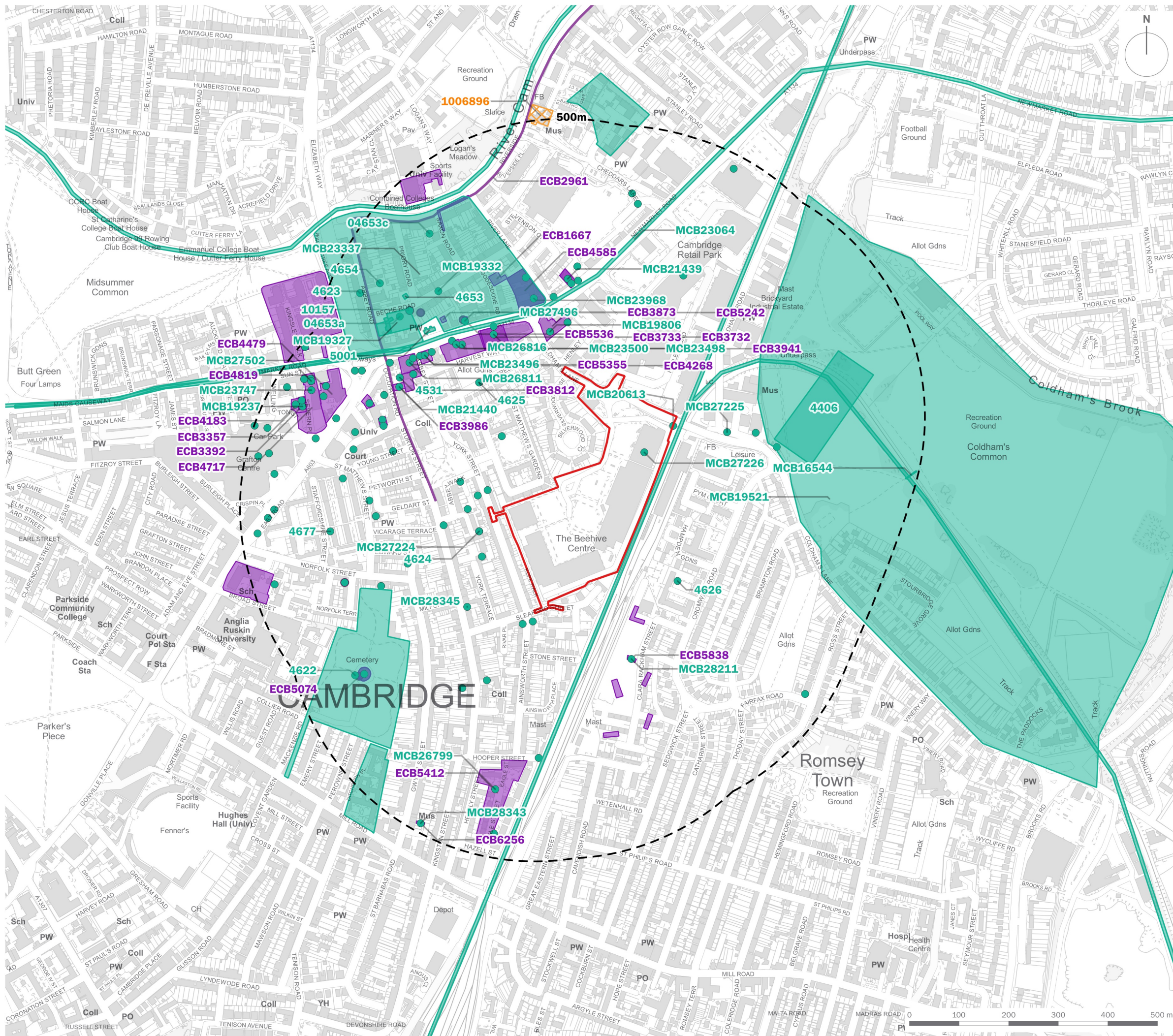
Image EDP A1.4: Photo taken looking north-west along the western boundary of the site, illustrating the open views towards the residential development beyond the boundary.

Plans

Plan EDP 1: Overview of Known Archaeology
(edp8022_d001a 16 June 2023 EJu/MMo)

Plan EDP 2: Extracts of Historic Maps
(edp8022_d002a 16 June 2023 EJu/MMo)

Plan EDP 3: Extracts of Ordnance Survey Map
(edp8022_d003a 16 June 2023 EJu/MMo)



- Site Boundary
- 500m Study Area
- Scheduled Monumen
- HER Monument
- HER Event

client
Railway Pension Nominees Limited

project title
The Beehive Redevelopment

drawing title
Overview of Archaeology

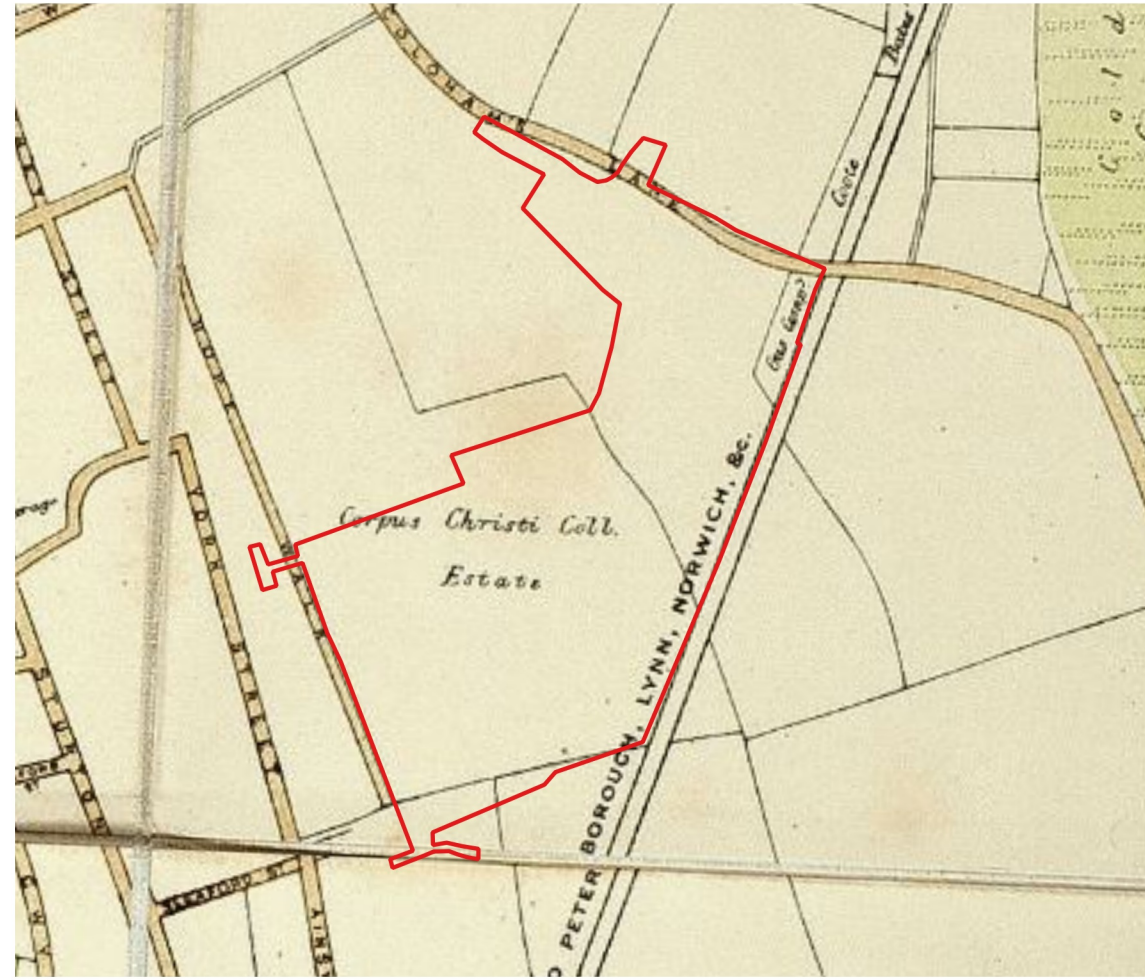
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drawing number **edp8022_d001a** checked **MMo**
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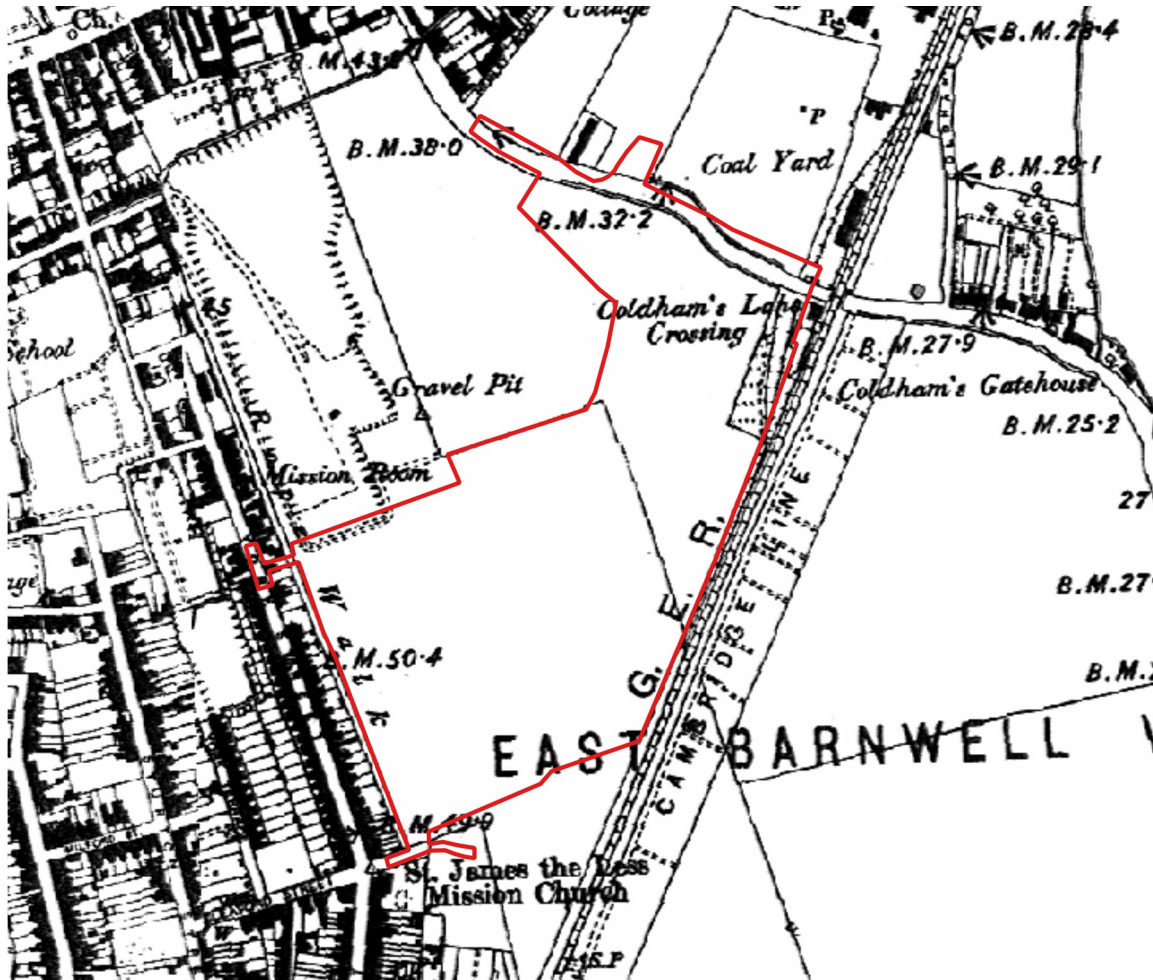
Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



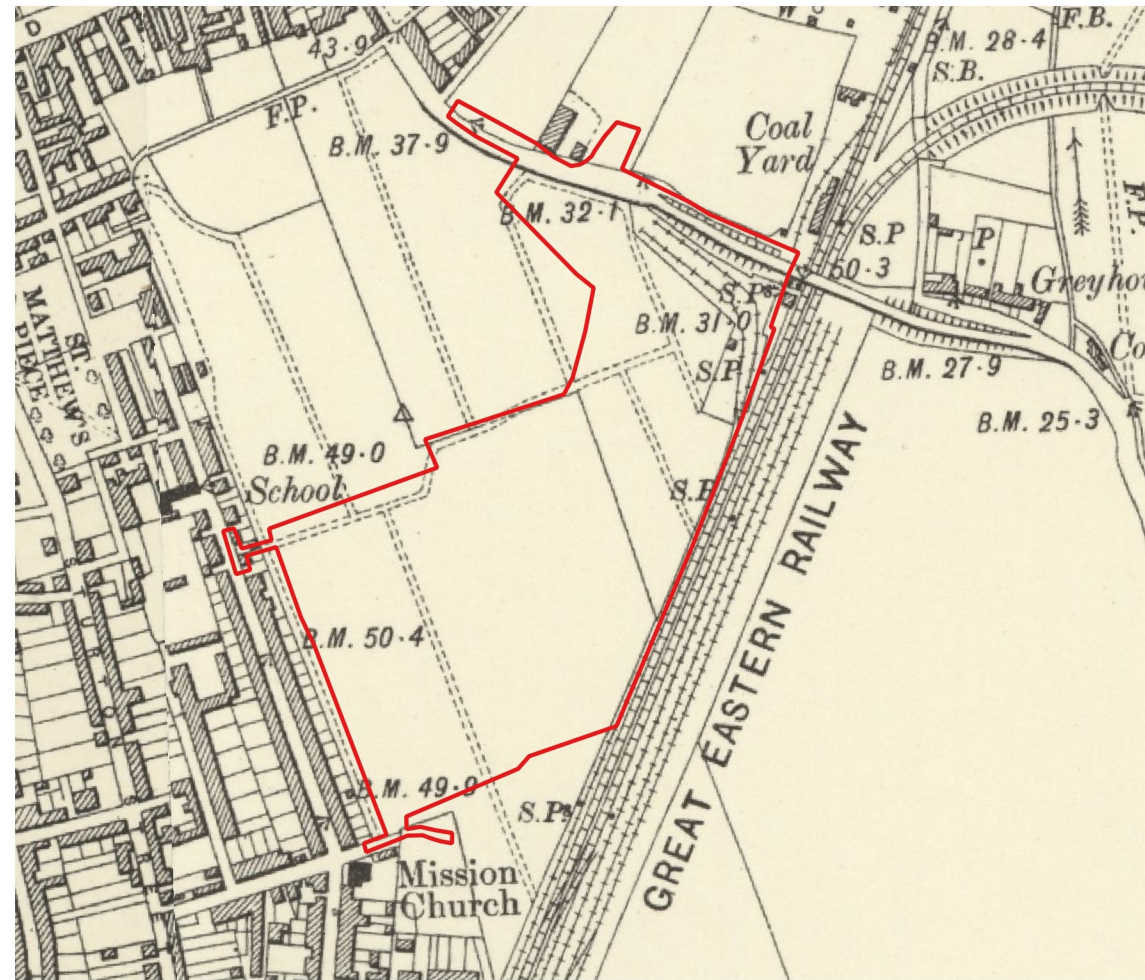
1) St Andrew the Less Tithe Map, 1956




2) Spalding's Plan of Cambridge, 1881

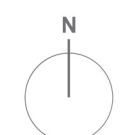


3) Ordnance Survey Map, First Edition, 1886



4) Ordnance Survey Map, 1904

 Approximate Site Boundary



client
Railway Pension Nominees Limited

project title
The Beehive Redevelopment

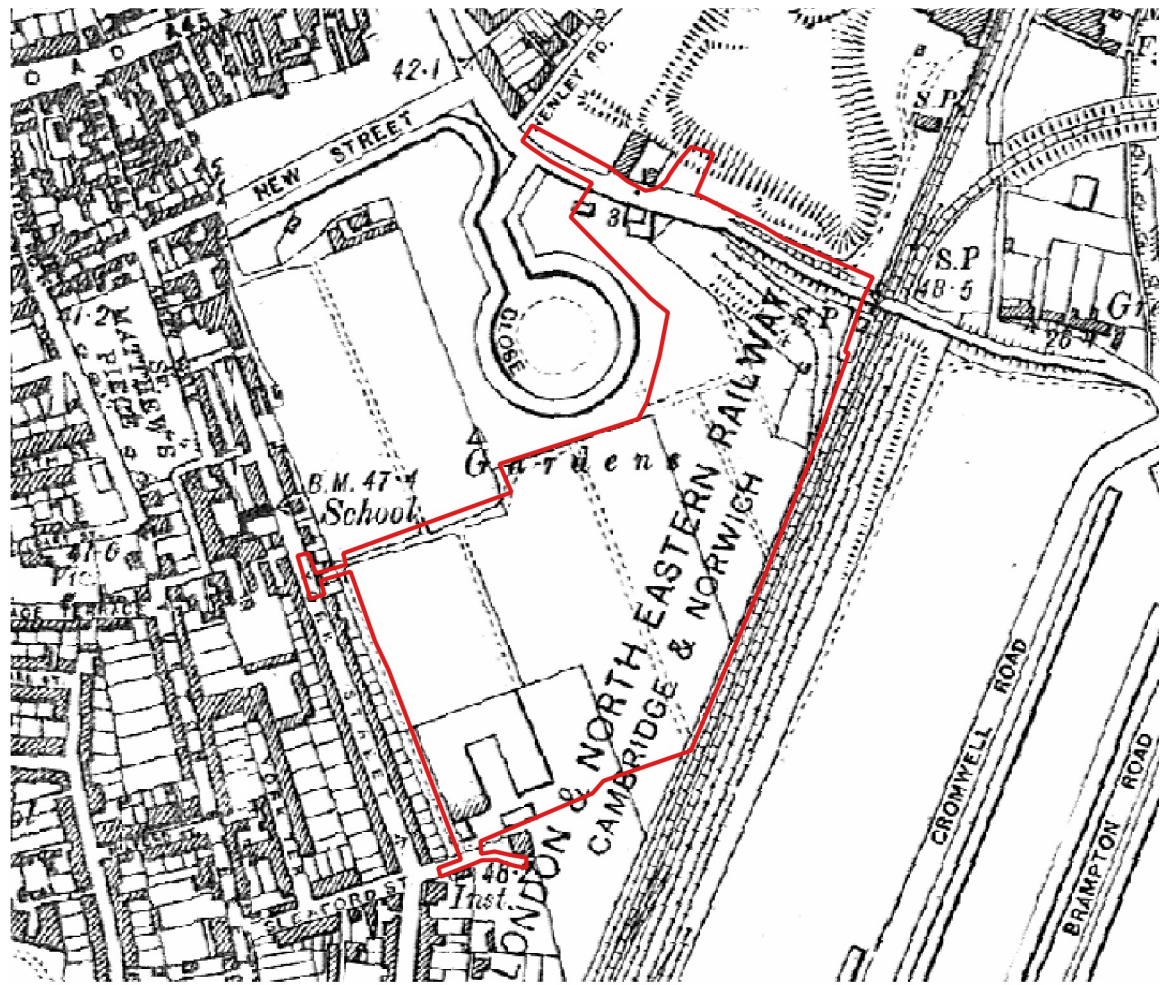
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Extracts of Historic Maps

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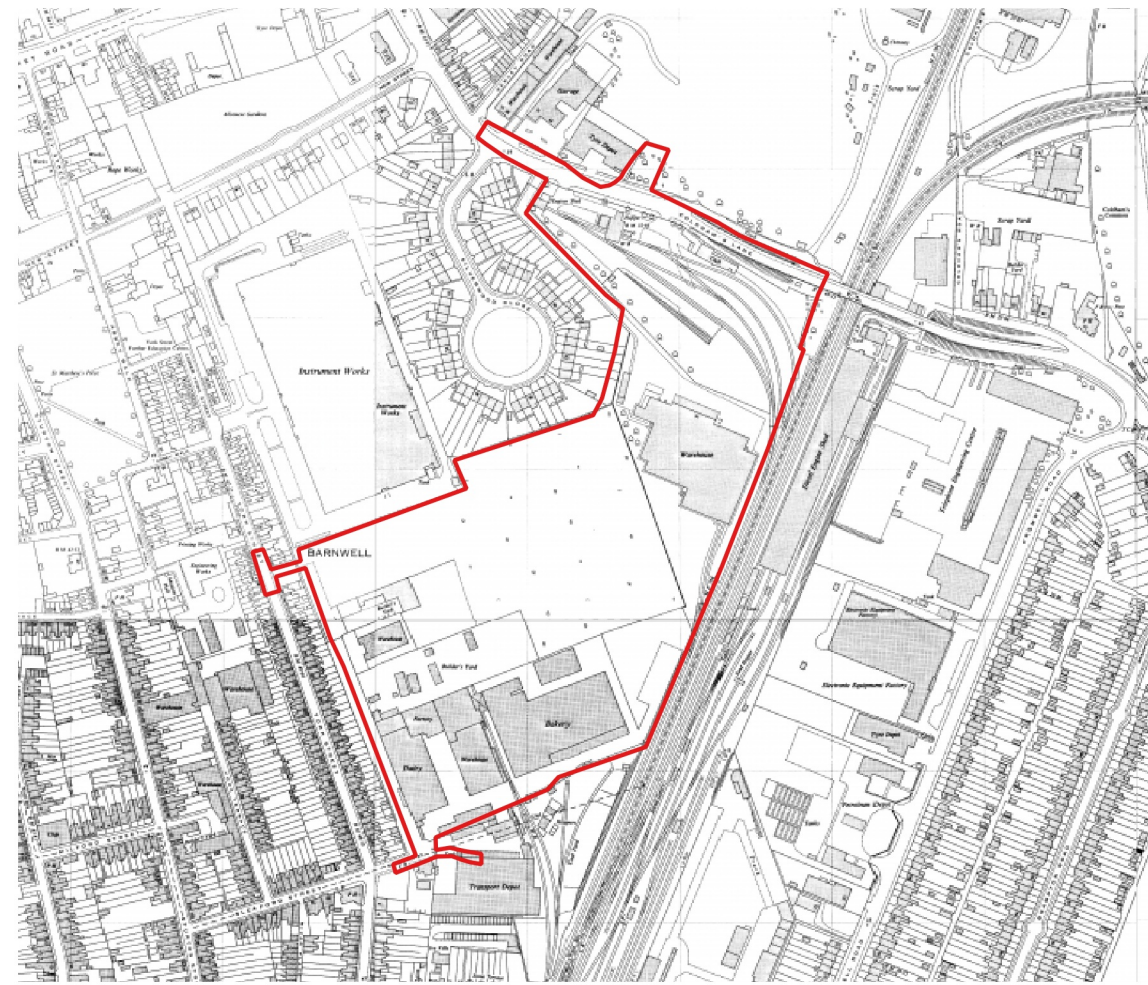


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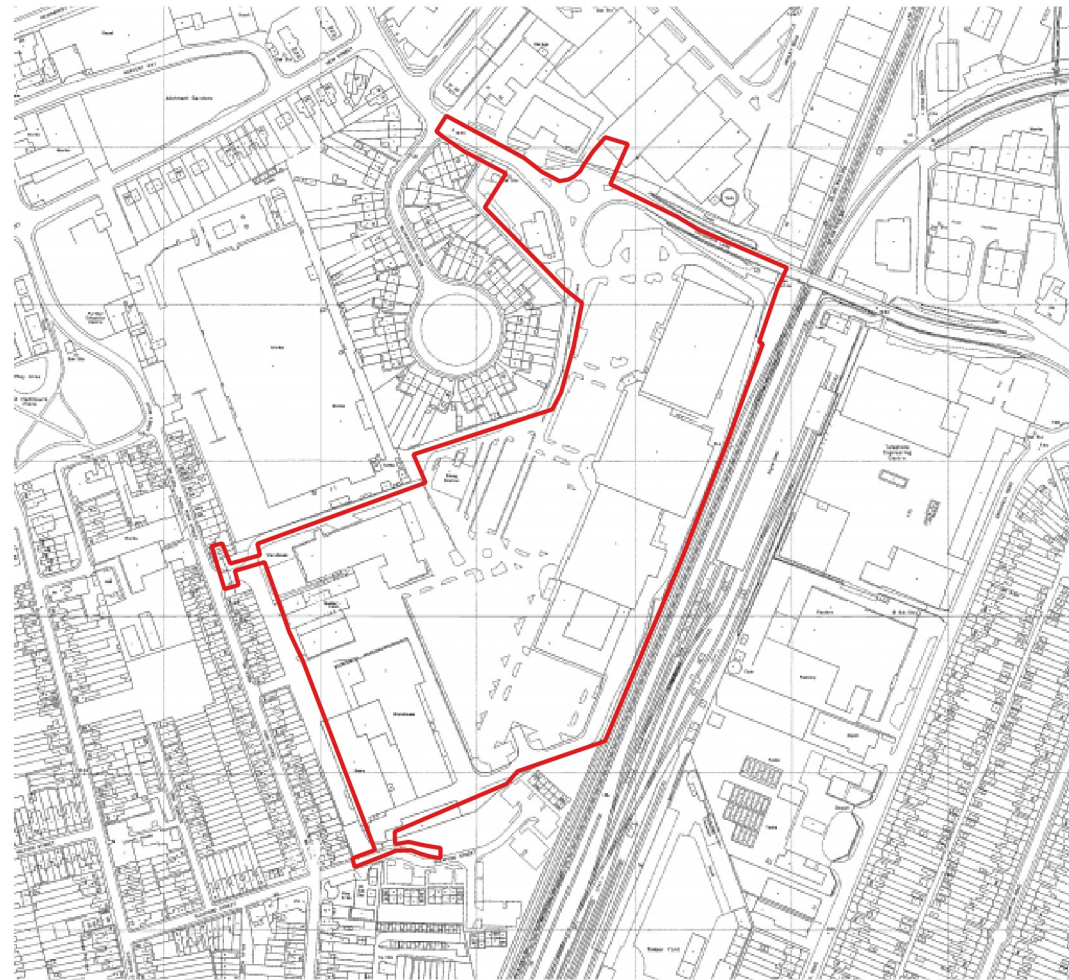





1) Ordnance Survey Map, 1938

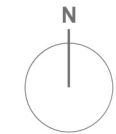


2) Ordnance Survey Map, 1965-1969



3) Ordnance Survey Map, 1993

 Approximate Site Boundary



client
Railway Pension Nominees Limited

project title
The Beehive Redevelopment

drawing title
Extracts of Ordnance Survey Maps

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drawing number	edp8022_d003a	checked	MMo
scale	1:5,000 @ A3	QA	RBa

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