

Papworth Everard Conservation Area Appraisal and Management Plan



23 August 2022

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1.Introduction

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’¹.

This document sets out 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 Historic England 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.

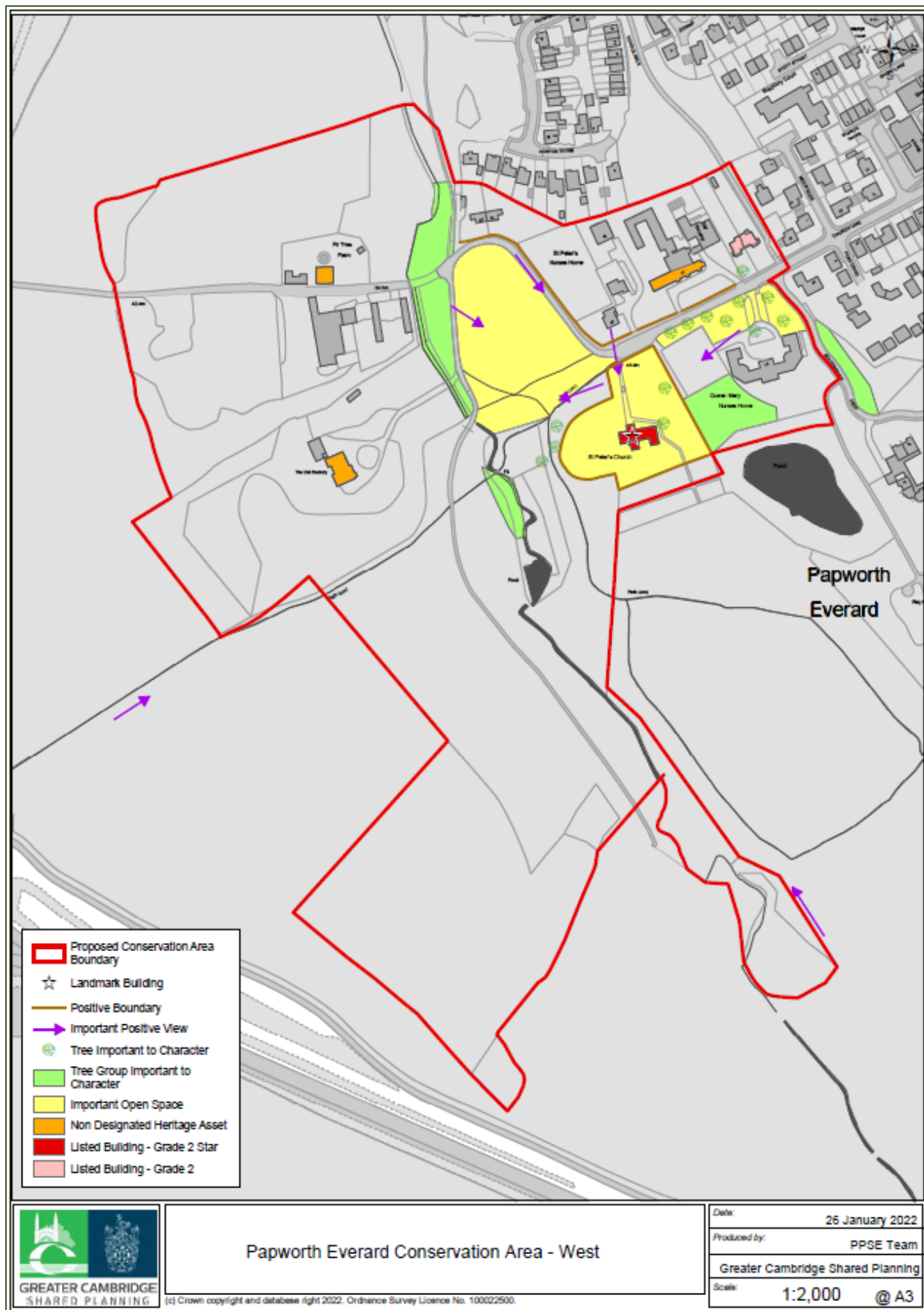
A conservation area was designated in Papworth Everard in 1993, covering the area in the western part of the village where the medieval settlement was centred. It included the parish church and a number of 19th century buildings. The conservation area was subject to appraisal in 2011, and the boundary was extended to include a large area along the west side of Ermine Street, and the whole of the former Royal Papworth Hospital site including Papworth Hall and its parkland.

2. Statement of Community Involvement

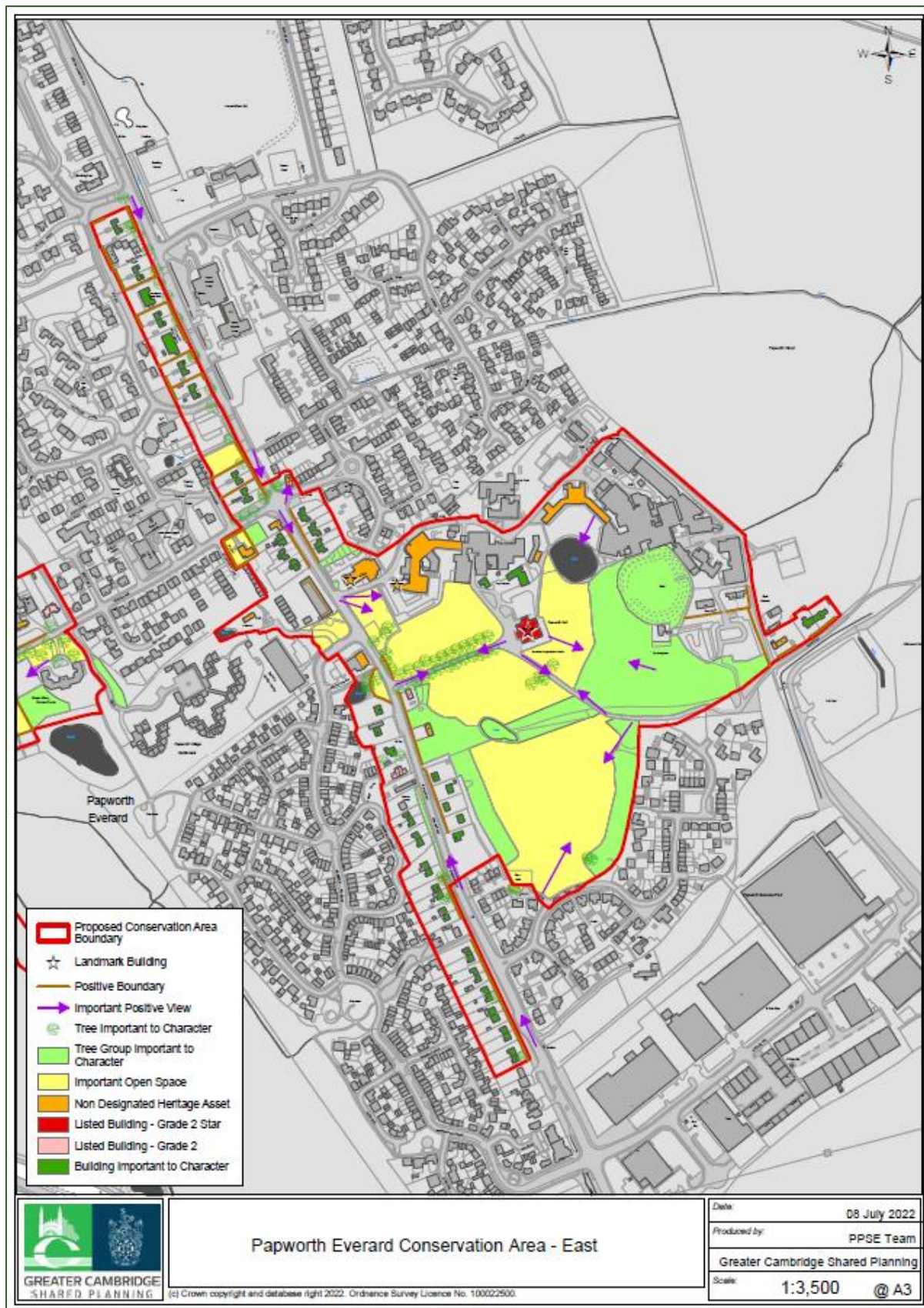
Following survey work, a draft conservation area appraisal for Papworth Everard was published on the Joint Planning Service website on 25 February 2022. Notification of this was sent by email to the parish council and the elected members representing the area. Separate notification was sent by post to all the addresses in land recommended for addition to the conservation area. All these parties were invited to respond to the draft through an online survey.

The survey elicited eight responses. After careful consideration, it was decided that it was not necessary to make any changes have to the appraisal in the light of responses. The boundary changes were implemented in line with those published for consultation. They are listed on page 31 and included on the maps on pages 5 and 32.

Papworth Everard Conservation Area (West Section) Map



Papworth Everard Conservation Area (East Section) map



3. History

3.1 The Pre-Roman Period

- 3.1.1 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 and late Neolithic polished flint have been recorded south of the village. Excavations in the late 20th century and early part of the 21st century provided firm evidence of Iron Age round houses, pits, pottery, building materials, metal working debris, field boundaries and enclosure ditches.

3.2 Roman Influences

- 3.2.1 Modern-day Papworth Everard is astride the Roman road that ran between Godmanchester and Royston, later known as Ermine Street. This is the major route that linked London to York and other important Romano-British settlements occur along it. Roman organisation would have influenced agriculture and industry close to major transport arteries. Evidence has come to light, for example on the Summersfield site, of crop marks and field enclosures that are consistent with other known Roman sites in Cambridgeshire. Ermine Street has been a compelling and continuing influence on the character and form of Papworth Everard.

3.3 Saxon Medieval and Post Medieval Papworth

- 3.3.1 Papworth (Old English: “the enclosure of a man called Pappa.”) is referred to in 1012 as “Pappawyrthe” but its precise location cannot be confirmed. Late Saxon enclosures were found on the Summersfield site.
- 3.3.2 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.
- 3.3.3 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.
- 3.3.4 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 (but excavations there in the 1970s did not yield any evidence of mediaeval origins and two smaller moated sites, one

just north of the bend in Church Lane and the other about 600m south-south-east of the church beside Cow Brook. The ridge and furrow associated with the communal open fields to the west and south of the village was well recorded at the time of the bypass construction.

- 3.3.5 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.
- 3.3.6 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.
- 3.3.7 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. 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.

3.4 From 1800 to the end of the First World War

- 3.4.1 A fundamental change occurred in the second decade of the nineteenth 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 (demolished 1963) in 1877. It is also likely that other building works such as the school (1843) were attributable to the family.
- 3.4.2 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.

- 3.4.3 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 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 appears on the west frontage of Ermine Street, 30 metres north-west of Home Farm. These were possibly for estate workers to the 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.



Above: Scenes from Ermine Street, just north of the Church Lane junction, at the end of the 19th Century. (photos from Papworth Archive)

- 3.4.4 The 1891 census records that the parish had a population of 134 people in 1891, a slight increase on 1801. 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 significantly to 191 people which no doubt reflected the arrival of Ernest Hooley. Hooley, an 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. When he was convicted of fraud and

declared bankrupt in 1909, the estate was effectively abandoned, and the staff laid off. The population of the village had fallen to 165 by 1911.

3.5 From 1918 to 1945

- 3.5.1 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 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.
- 3.5.2 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 single-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.
- 3.5.3 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.

3.6 Post-1945

- 3.6.1 Sir Pendrill Varrier-Jones 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.
- 3.6.2 In 1949, a large playing field was laid out with a pavilion, and accommodated clubs for bowls, cricket, football and tennis. By 1951 Papworth's population had reached 1,205 and was still growing. New residents were accommodated

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

- 3.6.3 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, most of them built in the period 1921 – 1961.
- 3.6.4 Through the 1970s the population began to fall and by 1981 it was recorded as 865 people. Now new housing estates began to re-shape the village. The Hamden Way estate was the first. 1990s developments such as Docwra Road were more imaginatively planned, but did not have a close affinity with the existing characteristics of the village. On subsequent developments a more conscious effort was made to design buildings which acknowledged the local architectural tradition in form and materials. As a result of these new estates, by 2001 the population had grown to 2012 people living in 799 households.
- 3.6.5 In the 21st century, the bypass has been constructed, significantly reducing traffic on Ermine Street in the village. Further new housing areas have been developed to the south-west of the village, and on the site of the former print works on the west side of Ermine Street South. Modern commercial buildings have been erected to the south-east of the village.
- 3.6.6 In May 2019 another momentous change to the village occurred when the Royal Papworth Hospital moved to its new location on the biomedical campus in Cambridge. The whole of the former hospital site has been disused since that date.

4. Character

4.1 Summary description

- 4.1.1 Although the site of the original medieval settlement still forms a key component of the conservation area, most of the distinctive character of Papworth Everard is provided by buildings and landscape features from two important periods: the development of the Hall and its estate in the nineteenth and early twentieth centuries, and the establishment and growth of the Village Settlement and hospital from 1918.

- 4.1.2 The Hall, its gate lodge, its formal avenue, and the extensive area of parkland and trees which surround it, form a distinctive area within the village, strongly underlining the changes wrought by the Cheere family during the nineteenth century. The estate area contrasts strongly with the predominantly twentieth-century character of the remainder of the conservation area, but its connection to the former Settlement and hospital, and its functional role as open space tie it firmly to its surroundings.
- 4.1.3 The establishment and growth of the Settlement and hospital have profoundly influenced the character of almost all the remainder of the conservation area. The most important elements are the heterogeneous mix of buildings on the hospital site itself, the distinctive lines of mid-twentieth century semi-detached houses on both sides of Ermine Street, and the scattered remaining buildings which evidence the history of the Settlement, including the original shop and the former Settlement office.



Above left: Papworth Hall, seen from the north-east.

Above right: 'Model' estate workers cottages, Ermine Street South

4.2 Key characteristics

- Medieval **church** (subject to later alterations) and churchyard, at the centre of the original village
- Neo-classical C19th **Papworth Hall** and ancillary buildings
- Significant remaining sections of **parkland**, including the view up the avenue from Ermine Street
- Widely-distributed small-scale buildings from the nineteenth and early twentieth centuries, including **estate workers' cottages** and early school buildings
- Large number of **buildings associated with** the establishment and growth of **the Village Settlement** after the First World War, including large hospital buildings, the Village Hall, the Methodist Chapel, cottages and other housing

- Prevalence of well-spaced **semi-detached houses** set back from the highway on Ermine Street
- **Substantial trees** adjacent to the streets, especially along the west side of Ermine Street and in front of the former hospital site
- **Hedging** of property boundaries, especially on street frontages

Below left: Semi-detached houses behind hedges on Ermine Street South

Below right: Typical H-plan semi-detached houses on Ermine Street North



4.3 Architectural characteristics

Element	Typical in Papworth
Scale and form	Generally two storeys; A small number of taller buildings, mostly within the former hospital site Semi-detached houses are the dominant type; there are many examples of the 'H'-plan form, with gabled transverse wings at each end of the pair

Element	Typical in Papworth
Walls	Red and buff brick are both widely used. Older buff brick houses may have red brick dressings. Some buildings are faced in commons. Render is evident, often on upper storeys above brick at ground-floor level. A few buildings from the early years of the Village Settlement retain distinctive dark timber horizontal boarding
Architectural detail	Decorative bargeboards on some early workers cottages Plaques of sponsors on Ermine Street cottages
Roofs	Tiles are very much the dominant material, in red or brown
Windows	Timber casements are common, usually painted white. Many early- and mid-twentieth century windows have been replaced Brick arches are common, often in red on buff or white brick buildings
Boundary treatments	Substantial hedges are a key characteristic, especially on front boundaries



Left above: red brick semi-detached houses. *Right above:* render above common bricks. Both buildings on the west side of Ermine Street South

4.4 Spatial characteristics

4.4.1 The conservation area has four distinct spatial components:

- The historic village core
- Ermine Street
- The former Royal Papworth site
- Papworth Hall and its parkland

4.4.2 Despite the presence of the modern nurses' home building, the Church Lane section of the conservation area, which covers the historic village core, has a very strongly rural character. The church is the most prominent building here. The open space to the south of Church Lane is a key feature, permitting inward and outward views. Trees to the north-east of Church Lane and in the valley bottom conceal many of the nearby buildings from this space.

4.4.3 The houses which flank the northern and southern parts of Ermine Street within the conservation area are set well back from the highway in a streetscape which features many forest-scale trees, and substantial hedges to both the street frontage and boundaries between plots. The semi-detached houses and substantial plot widths create a very strong visual rhythm.

4.4.4 South of the Church Lane crossroads, Ermine Street has two sections of a different character. The first is made up of the Village Hall, hospital buildings and parkland on the east side, and the former printworks, Bernard Sunley Centre (outside the conservation area), and former estate office on the west side. In this location a strong sense of the role of the Village Settlement and hospital in the development of the village is evident. In the second section, south of the Papworth Hall drive, the road is flanked by high banks, and houses on both sides are heavily screened from the road by large trees and other vegetation.

4.4.4 The former Royal Papworth site as it stands is of very mixed character. It has undergone haphazard development, and contains both buildings and spaces which detract from the quality of the conservation area, especially on the northern edge. However, it also contains a number of buildings which are of interest both architecturally and historically, and which contribute positively to the character of the conservation area. There is a strong link between the original buildings for tuberculosis patients and the parkland to the south.

4.4.5 The parkland around Papworth Hall is a spacious open area, with substantial trees. It provides a verdant setting not only for the Hall itself but also for a number of the former hospital buildings. Views across the parkland in many different directions are important.

4.5 Key views and landmarks

4.5.1 Most of the buildings which give this conservation area its distinctive character are small-scale, modest buildings, and the prevalence of mature trees and substantial hedges reduces the salience of the buildings still further. Aside from the Hall, and the parish church (which is less prominent within the conservation area than most village churches), few buildings can be regarded as landmarks. The Village Hall, and the distinctive curved wing of the Bernhard Baron building at the south-west corner of the former hospital are the buildings with the strongest visual presence in the conservation area.



The Bernhard Baron Building, from
Ermine Street



The Village Hall

4.5.2 Key views in the conservation area fall into three groups:

1. Those around the Hall, particularly across the parkland and towards the Hall itself.
2. Those along Ermine Street, particularly looking towards the village centre from the north and the south.
3. Those around the historic core of the village, especially looking towards the church.



View up the drive to Papworth Hall



View down the drive from the Hall



View across the parkland to South Park



View of the Hall from the SE



View north along the wooded section of Ermine Street South



View south on Ermine Street North towards the Church lane junction



View south from the northern edge of the conservation area



View south along Ermine Street



View of the church from outside St Peter's House



View towards the church from the valley bottom

4.6 Landscape and open spaces

- 4.6.1 Trees and hedges screen many of the buildings in the centre of Papworth from public view, either partly or wholly, and are hence a very important characteristic of the conservation area. Trees and hedges also form a backdrop to many buildings and define spaces and views. The scale and density of trees in the centre of the village and along Ermine Street is unusual. South of the former hospital entrance, the high wooded banks on both sides of Ermine Street are a very distinctive feature of the village, enclosing the road, lending it a strongly rural character, and limiting views of the houses above the banks to brief glimpses.
- 4.6.2 Hedges are widely used to mark boundaries in the conservation area, especially those facing the road along Ermine Street. Some of these are kept quite formal, but the majority are more loose, featuring a mix of species. Their greenness and the extent to which they conceal and reveal the buildings behind, are a key feature of the conservation area
- 4.6.3 Groups or areas of trees are especially important to the character of the conservation area:
- On both sides of Ermine Street
 - Along the front avenue of Papworth Hall
 - Throughout the parkland around the Hall
 - In the historic core of the village: in the river valley, around Fir Tree Farm and the Old Rectory, and on the north-east side of Church lane as it descends into the valley
- 4.6.4 The parkland around and to the south of the Hall is an extremely important open space, both functionally and visually, within the conservation area. It reaches, and crosses over, the boundary which has now been created around the former hospital site. The other important open spaces within the conservation area are in the historic core, especially the churchyard, and the green space bounded by Church Lane as it curves down the hill.

4.7 Archaeology

- 4.7.1 Excavations were carried out prior to construction of the Papworth by-pass. The report, published in 2007, indicates evidence of Bronze Age crematoria, and also a field boundary system and associated structures from the mid-late Iron Age which had continued in use through the early Romano-British period. Excavations in Farm Lane, to the east of the former hospital site, in 2009 also found evidence of continuous settlement there from the mid-Iron Age through the Romano-British era to the 4th century AD. In 2015, excavations to the north-east of the village showed evidence of two settlement

sites, one of which had been occupied in the Middle Bronze Age and again in the mid- to late Iron Age. The second site had been occupied from the mid-Iron Age to early Roman times.

- 4.7.2 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.

5. Management, enhancement, and new development

5.1 General advice to protect and enhance the character of the conservation area

- 5.1.1 Guidance to promote enhancement of the conservation area is provided in the Council's [District Design Guide SPD](#) District Design Guide SPD and in the [Development Affecting Conservation Areas SPD](#). These two documents were adopted by the Council to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. The two documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case by case basis having regard to consistency with national planning guidance and the adopted South Cambridgeshire Local Plan 2018. Bearing in mind this proviso, new development should have due regard to these two SPD documents, which are available [on the Council's website](#).
- 5.1.2 Guidance on design in the whole of Papworth Everard village is provided in the Papworth Everard Village Design Guide SPD, which was adopted in January 2020 to support the adopted South Cambridgeshire Local Plan 2018. Important sections of the [Village Design Guide](#) cover areas within the conservation area, and it should be read alongside this appraisal.
- 5.1.2 Sustaining the character of the conservation area into the future will depend on proper management of the existing heritage assets, on care in the design of new development, including alterations and additions to existing buildings, and on taking opportunities for enhancement.

5.2 New development on the former Royal Papworth site

- 5.2.1 The Village Settlement and the hospital which grew from it have had a key role in the development of the village, and the site contains buildings which are of heritage value. They have value because they illustrate and provide evidence of the development of medicine in this location, both technically and in terms of the attitudes to disease and treatment. They also have value because of the importance of the Settlement to the development of the village community and because of the emotional links to the Settlement and the hospital of those who have worked or been treated there, and their families.
- 5.2.2 Protection of the significance of the former Royal Papworth site does not depend on the retention of all the hospital buildings; many of them have little or no significance in themselves either architecturally or historically. The evolution of the site has taken place in a haphazard fashion, and many of the buildings and spaces on it contribute little to its overall value.
- 5.2.3 The significance of this part of the conservation area will be maintained if the five principles listed below are followed.
- Proposals to enable a new use or uses of the site should retain, and where possible restore the original form of, the buildings which most contribute to the significance of the former Royal Papworth site. The Bernhard Baron building, including its curved modernist wing which forms a landmark overlooking Ermine Street, and the former pathology lab are the most significant of these buildings; the Princess building is also of significance.
 - It is important to maintain the link between the site and the parkland to the south, functionally as well as visually.
 - New development should not obscure or overwhelm historic hospital buildings which are retained but should take opportunities where possible, to enhance and improve their legibility by removing later accretions and visual clutter.
 - Access to the site from the Village Hall and the historic access point on Ermine Street is important to the character of the conservation area.
 - In the future, interpretative material has a vital role to play in enabling those using the site to recognize and understand its history.

5.3 New development elsewhere in the conservation area

- 5.3.1 Beyond domestic extensions, most proposals for new development in the remainder of the conservation area are likely to be either for the subdivision of

existing large plots, or for the replacement of existing houses by new ones. Any such new development should:

- be set well back from the street,
- adhere to the scale of existing development, which is generally only two storeys,
- contribute to the existing green quality of the conservation area, by retaining existing trees and hedgerows and planting new large trees and hedgerows, especially on street frontages,
- avoid designs and layouts which disrupt the characteristic development pattern (for example, by removing one house from a semi-detached pair, or eroding the rhythmic spacing of the groups of semi-detached houses).

5.3.2 There are a number of buildings within the conservation area, but outside the Royal Papworth site which are associated with the earlier history of the Settlement. These include the former estate office, the original Papworth Stores, bungalows and semi-detached houses. Some of these buildings are disused; others have been heavily altered. Proposals for these sites should take due account of the historical, communal and evidential value of the existing buildings

5.3.3 Detailed design and materials selection in new development should take the opportunity to enhance the character of the area. There is no single template for new development in terms of materials or massing, but the manner in which red and buff brick, and render, are used on existing houses, and the scale, proportions, positioning, orientation, boundary treatments and landscaping of the existing buildings provide pointers which will help to avoid harm. The distinctive forms of semi-detached houses on Ermine Street are important to the character of the conservation area and may be helpful as a reference point for new development. Restrained material palettes for new buildings and the use of high-quality materials and high-level craft in their application will also help to enhance the character of the conservation area.

5.4 Trees and hedges

5.4.1 Long-term management of trees and hedges is essential to the character of the conservation area. Such management needs to both ensure the continued welfare of the existing trees and plan for enhancement and replenishment.

The replacement of existing forest-scale trees by smaller species should be resisted, and appropriate new planting of larger tree species and hedges in new development, on existing plots, and on highway land should be encouraged.

Below left: Trees and hedges in Church Lane

Below right: Trees and hedges on Ermine Street North



5.5 Enhancement

5.5.1 The table below sets out detracting elements and opportunities for enhancement in the conservation area.

Opportunities for enhancement	Description	Management proposal
Front gardens	Substantial gardens in front of houses are an important characteristic of the Ermine Street part of the conservation area. They frequently have hedges to the highway boundary, and on side boundaries, and trees within them. Loss of hedges and extension of paved areas would erode the character of the conservation area.	Extension of paved areas in front of houses should be resisted where it is subject to planning control, and discouraged otherwise. Any opportunities to repair losses to the prevailing landscaping should be taken.
Boundary treatments	Boundary treatments, especially hedges, are very important to the character of the conservation area. This is especially true along	In many cases changes to hedges will fall outside the Council's control, but where planning control can resist the removal of hedges and the erection of uncharacteristic

	Ermine Street, but also in other locations.	fences and walls, it should be used. Where permission is not required, hedge retention should be encouraged by informal communication. Any new plot boundaries should have due regard to the character of the surrounding area.
Trees	Large trees are of immense importance to the character of the conservation area, especially, but not exclusively, along Ermine Street and in the parkland around Papworth Hall. The trees are located in both public and private spaces.	Ensure conservation area controls over tree works are used to protect existing tall trees, and encourage succession planting. Replacement of existing forest-scale trees by smaller species should be discouraged.
Windows	The majority of the buildings which contribute positively to the conservation area have already had their original windows replaced. Some original windows have been blocked up.	Encourage the retention of original windows where they exist. Discourage the insertion of anomalous modern windows where planning control allows, especially if changes are proposed to aperture shapes. Support unblocking of windows where this is sought.
Extensions and alterations	The majority of the characteristic semi-detached houses in the conservation area have not been subject to major extensions or alterations visible from the public realm. This is a significant factor in the retention of the distinctive visual rhythm of these groups of houses and the particular character of Ermine Street	Alterations to buildings in the conservation area, whether those buildings are identified as making a positive contribution or not, should respond carefully both to the original character of the existing building and that of the surrounding part of the conservation area. The visual rhythm of groups of houses on Ermine Street should be a particularly important consideration if significant extensions to these houses are sought. Alterations which eliminate or ameliorate recent poor design, or restore elements of original character to buildings should be encouraged.

The former Estate Office	The building, which has had an important role in the history of the village, has been disused for some time, and is deteriorating. It currently creates an eyesore on Ermine Street in a prominent location.	Opportunities for conversion and reuse of this building, which might include removal of later additions and/or linking with a new building should continue to be explored. Demolition of the original building should continue to be resisted.
Fairwood	This building is one of the few remaining timber buildings from the early years of the Settlement, and is a pointer to the architectural history of that era. It has been disused for a lengthy period, and is badly deteriorated. The site is overgrown, and it is clearly a focus for anti-social behaviour.	Options for the future use of this site, and if possible, the retention and conversion of the building need to be explored urgently. There is a case for the retention of this building; if that case is outweighed by benefits from its removal, proper recording of the building should take place.
Farm Road and the area south-east of the scheduled monument	Most of the buildings in the Farm Road area have been heavily altered and show few traces of the original character of this part of the conservation area. 1 Farm Road is an exception. It is one of the few examples remaining of the timber construction used in the early years of the Settlement. It has deteriorated through disuse. There are brick walls around the car park area which are redolent of Estate history and contribute visually to the character of this locality.	Options for the future use of the 1 Farm Road site are being explored. There is a strong case for the retention of this building; if it is eventually decided that this is outweighed by benefits from demolition, proper recording of the building should take place. Development in this area should retain the positive brick walls.

Former Village Stores site	The use of this site as a car park, and its exposed character do not contribute positively to the conservation area.	Consideration should be given to improved landscaping on this site.
Queen Mary Nurses Home (QMNH)	This is an unduly dominant building, which has little affinity with its immediate neighbours. It does benefit from positive landscaping around it, but there is scope to improve it further.	Opportunities should be taken to enhance the landscaping in front of QMNH, and create greater coherence in this part of the conservation area.

6. Heritage assets and positive structures

6.1 Designated heritage assets

- 6.1.1 There are four listed buildings within the Papworth Everard conservation area boundary: Papworth Hall, and the parish church, which are both Grade II*, and 20-22 Church Lane and 28-30 Ermine Street, which are both Grade II.
- 6.1.2 Each listed building or structure is identified on the Conservation Area map, and full details of their listing can be found on the [Historic England website](#).

6.2 Non-designated Heritage Assets

- 6.2.1 A number of buildings in the conservation area have also been identified which, although not nationally listed or designated, are of local importance. This could be due to their architectural and/ or historic interest, their landmark status, communal function, association to locally important individuals or families, or a combination of these.
- 6.2.2 These properties are listed below on P26-29. They have been identified on the conservation area maps for information purposes and to ensure that they

are given due regard in any related planning applications. It is also recommended that they be formally assessed as non-designated heritage assets by the council; and considered for inclusion on any subsequent Local Heritage List.

Building proposed as non-designated heritage asset	Photograph	Explanation of significance
The Old Rectory		Built as the New Rectory towards the end of the nineteenth century. Typical Victorian manse with high ceilings and large sash windows. Hipped roof with overhanging eaves supported on decorative brackets.
Fir Tree Farm		One of the very few pre-19 th century buildings in the village. Appears to have originated as an 18 th century double-pile farmhouse.
St Peter's House		Built in 1860 for organist S.H. Williams Original symmetry of façade lost in later extensions. Inscribed pediment over central entrance.

Fairwood		One of the last remaining timber construction bungalows of the Village Settlement era. Possibly built by recovering patients. Not radically altered.
Cedar House		1930's experimental house of unusual design, clad in cedar boarding similar to the huts and bungalows of the Village Settlement at the time.
Former service entrance lodge (1a/1b and 2 North Lodge Drive)		Original service entrance lodge to Papworth Hall. Although much altered, it illustrates the less decorative design and more rustic materials typical of such buildings.
Former Papworth Stores		Probably built between 1900 and 1918, 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.

Estate office		Probably built between 1900 and 1918. Cottage vernacular style, like the Stores. Served as the Village Settlement / Papworth Trust head office for many years.
Simms Woodhead building (Lakeside Lodge)		Originally the hospital's pathology lab, built in 1926, faced in red brick and clay tiles. The composition and classical entrance appear to be influenced by Lutyens.
Bernhard Baron building		Modernist design with strong horizontal lines. Incorporated new window, door and cladding panel technology. Continuous cantilevered concrete balconies facing south and south-east enabling TB patients to benefit from sunlight, ventilation and fresh air throughout the year. The distinctive curved elevation to Ermine Street in the 'moderne' style is also a prominent landmark
Princess building		Similar to Bernhard Baron building, but only two storeys and balconies face SE and SW.

1 Farm Road		One of the last remaining timber construction bungalows of the Village Settlement era. Possibly built by recovering patients. Some alterations.
St Thomas Indian Orthodox Church (former Methodist chapel)		Built in 1926 in local yellow bricks with kneelers, parapets and reveals in white gritstone. Fibre tile roof. Details with high water exposure (parapet copings, sills) in concrete, coloured and cast to imitate stone.
Village Hall		Built 1928. Of singular design with allusions to arts and crafts style. Machine-made bricks and clay tiles. Incorporates robust large section joinery, probably made in the village workshops.
Former printing works		Built 1929, foundation stone laid by H.R.H. Duke of York, later George VI. The factory was initially used for cabinet making, and then printing. Extended 1939. The south, north and east elevations and roof trusses are the only surviving elements of the workshops where recovering patients were employed, a key element of the 'Papworth system'

6.2 Positive buildings and structures

- 6.2.1 In addition to the above, there are a large number of buildings or structures which are not nationally designated and are unlikely to meet the criteria for consideration as a non-designated heritage asset, but nonetheless do contribute positively to the character and appearance of the conservation areas.
- 6.2.2 These buildings or structures make a valuable contribution and should be viewed as key elements of the overall character and significance of the relevant conservation area. Alterations to, or the loss of, these assets can have a lasting impact on the special character of the area in which they lie. These structures have been identified as buildings important to the conservation area on the conservation area maps.

7. Boundary changes

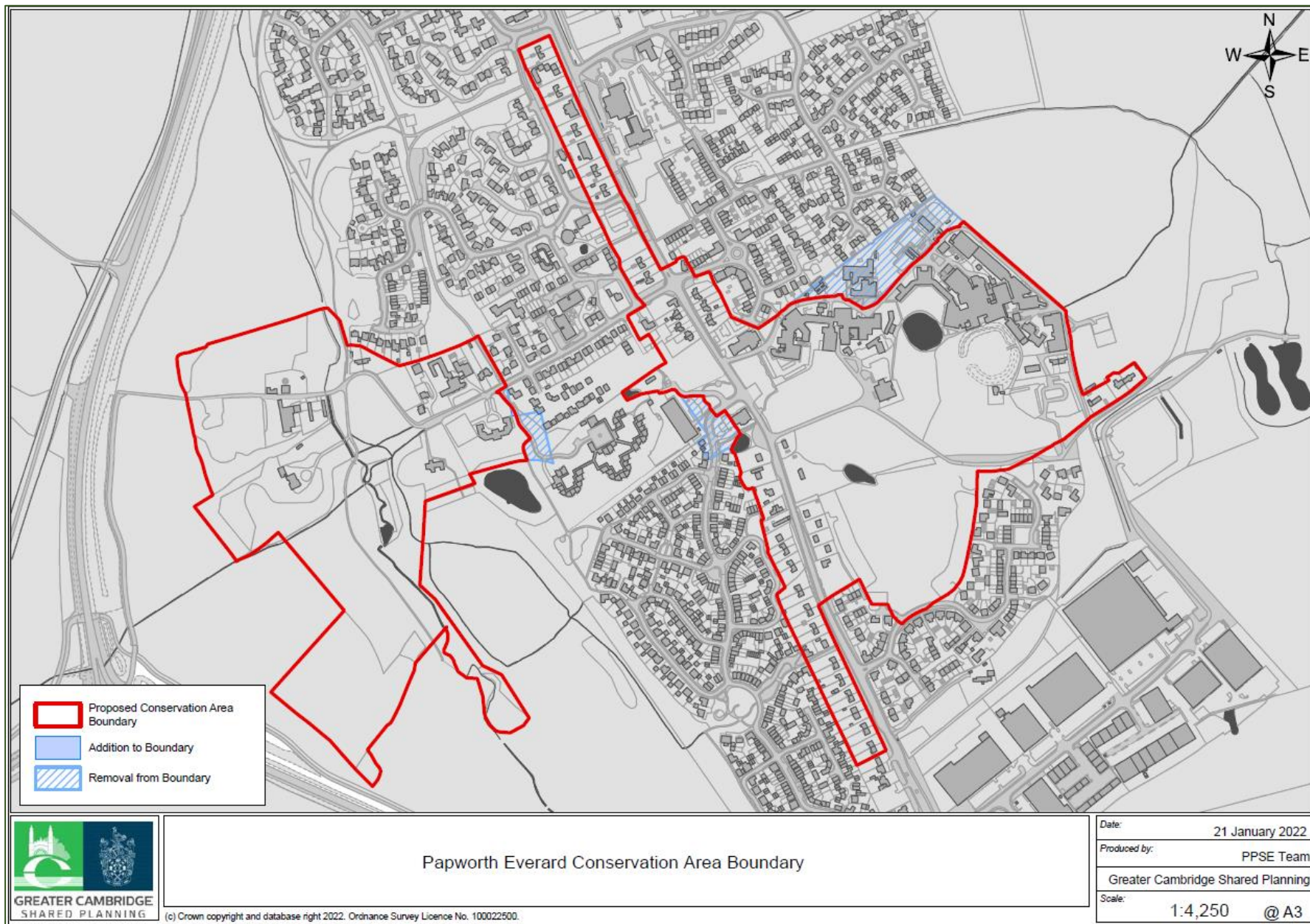
7.1.1 In 2022, in consultation with the Parish Council, the boundary was reviewed to ensure that the areas included remain of sufficient architectural and historic interest and reflect modern property boundaries. Areas outside the boundary were considered for inclusion.

7.1.2 The boundary changes implemented following public consultation are listed below and included within the map on page 4.

7.1.3 Deletions to the conservation area:

- The section of the former Royal Papworth Hospital site which lies north of Lakeside Drive.
- An area to the west of the former estate office building.
- An area to the east of the Queen Mary Nurses Home building on Church Lane.(below)

7.1.4 These areas are shown in the context of the whole conservation area on P32. All maps above © Crown copyright and database right 2021. Ordnance Survey Licence number 100022500



8. References

South Cambridgeshire District Council	South Cambridgeshire Local Plan 2018
South Cambridgeshire District Council	District Design Guide SPD 2010
South Cambridgeshire District Council	Development Affecting Conservation Areas SPD 2009
South Cambridgeshire District Council	Papworth Everard Village Design Guide SPD 2020

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Published by Greater Cambridge Shared Planning Service

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