

Waterbeach New Town Evidence Base

# LANDSCAPE AND HERITAGE APPRAISAL OF DENNY ABBEY AND ITS SETTING



## **Waterbeach New Town Evidence Base**

Landscape and Heritage Appraisal of Denny Abbey and its Setting  
4 October 2013

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*This document has been prepared and checked in accordance with ISO 9001:2008.*

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## **Waterbeach New Town Evidence Base**

### **1.0 Introduction**

*Refer to*

*Figure 1: Location of Denny Abbey*

*Figure 2: Land Control*

*Figure 3: Cultural Heritage and Waterbeach New Town Policy Context*

### **1.1. Background to the Commission**

#### **1.1.1. Site Location and Context**

As illustrated on *Figure 1* Denny Abbey lies entirely within the administrative area of South Cambridgeshire District Council (SCDC). The Abbey is approximately 5km to the north of Cambridge and lies between the A10 (to the west) and the Cambridge to Ely railway line and River Cam (to the east).

The Abbey is located within the northern portion of land proposed for the Waterbeach New Town. The proposed Area Action Plan (AAP) boundary for the Waterbeach New Town, shown on *Figures 2 and 3*, covers 579 hectares in total. The AAP area includes the former Waterbeach Barracks, farmland, a golf course and the full extent of the Denny Abbey Scheduled Monument and Farmland Museum.

The ‘Major Development Site’ within the AAP boundary excludes Denny Abbey. According to the Waterbeach New Town development policy (Policy SS/5) in the Submission Local Plan, this area of approximately 407 hectares is to accommodate the built development of the Waterbeach New Town. As recorded in the supporting text to policy SS/5 this does not mean the whole area will be developed. Large parts of it will remain undeveloped to provide open spaces and a substantial green setting for the New Town, Denny Abbey and Waterbeach village. It adds that “*Areas to the north of the town within the area to be covered by the AAP will ensure that it will remain physically separate from Denny Abbey.*”

The supporting text goes on to state that an “*Assessment of the setting of Denny Abbey using English Heritage’s guidance on Setting of Heritage Assets will be required in view of the importance of conserving and where possible enhancing the remote rural and historic setting of Denny Abbey, a nationally important heritage asset, will be a key element of the plan, including having regard to key views and landscape character.*”

#### **1.1.2. Land Control**

The area of land for the Waterbeach New Town is being promoted by RLW Estates, a consortium comprising Royal London Group, Turnstone Estates, St John’s College, Cambridge and the Waterbeach Trust, which formally brings together land in the ownership of a number of parties.

As illustrated on *Figure 2*, the area of RLW Estates land control (illustrated in purple) within the AAP extends to approximately 275 hectares of predominantly agricultural land. The northern extent of the land control encompasses an area surrounding Denny Abbey including part of the Scheduled Monument. However, an area of approximately 1 hectare including and immediately surrounding the main Abbey buildings, controlled by English

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Heritage and the Farmland Museum, (illustrated in brown) is excluded. A further area of land, extending to approximately 3 hectares at Denny Abbey Farm, is controlled by John Martin (illustrated in purple).

The largest land holder within the AAP is the Defence Infrastructure Organisation (DIO) which holds approximately 290 hectares of land to the south of Denny Abbey at the former RAF Waterbeach site (illustrated in red).

An area of land approximately 7.5 hectares, owned by Cambridgeshire County Council (illustrated in orange), is also noted adjacent to the A10 immediately to the south west of Denny Abbey. Finally, a further area of land of approximately 1.4 hectares is controlled by Anglian Water to the south east of Waterbeach Golf Course (illustrated in pink).

RLW Estates also controls a number of parcels of land outside the AAP boundary to the north and east of their main land holding totalling approximately 99 hectares (illustrated in blue).

**1.1.3. Appointment**

In June 2013, LDA Design and Headland Archaeology were appointed by Turnstone Estates Ltd. to assess and describe how the setting of Denny Abbey contributes to its significance and to provide advice in regard to the strategic masterplanning of the Waterbeach New Town development. This had the principal objective of avoiding potential significant adverse effects to Denny Abbey and to make recommendations to enhance its heritage significance and people's enjoyment and understanding of the site.

This appraisal covers only the assessment of how the setting of Denny Abbey contributes to its significance.

**1.2. Approach to the Appraisal**

**1.2.1. Study Area**

The complex of medieval monastic buildings, earthworks and below-ground deposits at Denny Abbey together form the heritage asset that is the focus of this appraisal.

The Abbey structures and the area immediately surrounding Denny Abbey, including the surviving historic earthworks, are protected as a Scheduled Monument. The core historic buildings of Denny Abbey (Listed Grade I and II) are open to the public and managed by the Farmland Museum on behalf of English Heritage.

The description of the contribution that setting makes to the significance of Denny Abbey focusses on an area of search extending to 9km<sup>2</sup> centred upon Denny Abbey (referred to as the heritage study area). The extent of the heritage study area was developed in consultation with Headland Archaeology which conducted a Cultural Heritage Appraisal of the site of the Waterbeach New Town in 2012<sup>1</sup>. Consideration is given to a more extensive area around Denny Abbey when describing the contribution that landscape character and views make to the setting of Denny Abbey.

<sup>1</sup> Headland Archaeology (August 2012) Waterbeach, Denny St Francis Cultural Heritage Appraisal of the New Settlement Site.

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### 1.2.2. The Approach

The appraisal of the heritage significance of Denny Abbey and the contribution setting makes to its significance has been undertaken in a systematic way, following the broad approach to assessment recommended by English Heritage<sup>2</sup>.

Step 1 of the recommended approach is to identify which assets and their settings are affected. The focus of this appraisal is Denny Abbey and a description of its significance is presented in Section 3.

Step 2 of the recommended approach is to assess whether, how and to what degree setting contributes to the significance of the asset. Section 4 of this appraisal describes how Denny Abbey's setting contributes to its significance.

Step 3 of the approach is to assess the effects of proposed development on significance. Step 4 explores the measures to maximise enhancement and avoid or minimise harm. It is followed by Step 5 which is to make and document the decision and monitor outcomes. There are no specific proposals against which to assess the effects of proposed development on the significance of Denny Abbey, and as such this appraisal stops at Step 2 of the English Heritage's recommended approach. The analysis of opportunities to preserve and enhance the significance of Denny Abbey is a separate and on-going exercise which will be, in part, informed by the findings of this appraisal.

### 1.2.3. Describing Heritage Significance

The National Planning Policy Framework (NPPF) defines significance as *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

In this appraisal, consideration is given to several factors that contribute to significance, which are defined below:

**Archaeological Interest:** *"There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them<sup>3</sup>".*

**Architectural and Artistic Interest:** *"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture<sup>4</sup>."*

<sup>2</sup> English Heritage (2011) The Setting of Heritage Assets

<sup>3</sup> Department for Communities and Local Government (March 2012) National Planning Policy Framework

<sup>4</sup> Department for Communities and Local Government (2010) Planning Policy Statement 5: Planning for the Historic Environment

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**Historic Interest:** *“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity<sup>5</sup>.”*

#### **1.3. Sources of Information**

##### **1.3.1. Original Records in Cambridgeshire Archives (CALs reference)**

Ogilby, J. Road from Cambridge to Northampton, early 17th century (R50/24/4A)

Ellis. Map of Cambridgeshire, 1766

Gooch, Map of the Soils of Cambridgeshire, 1809

Waterbeach Enclosure Award and Map, 1818 (R102/70)

Sale Particulars Denny Abbey, 1855 (R69/97/TR)

##### **1.3.2. Ordnance Survey Map Sheets**

1<sup>st</sup> edition 25” to 1 mile, published 1888, sheet XXXIV.8 and XXXIV.12

2<sup>nd</sup> edition 25” to 1 mile, published 1902, sheet XXXIV.12

Provisional edition 6” to 1 mile, published 1952, sheet XXXIV.NE and XXXIV.SE

##### **1.3.3. Secondary Sources**

Christie, P. M. and Coad, J. G. (1980) ‘Excavations at Denny Abbey’ in Archaeological Journal vol 137 pp138-279

Coad, J. G. (1984) Denny Abbey, Official Handbook English Heritage: London

Draft Historic Environment Characterisation Data (Extract) Provided by Cambridgeshire County Council Historic Environment Team (19/08/2013)

Cambridgeshire Historic Environment Record data (obtained 25/06/2013)

National Heritage List data (downloaded 01/07/2013)

##### **1.3.4. Assumptions and Limitations**

Much of the information used by this appraisal consists of secondary information compiled from a variety of sources. Unless otherwise stated, the assumption is made that this information is reasonably accurate.

<sup>5</sup> Department for Communities and Local Government (2010) Planning Policy Statement 5: Planning for the Historic Environment

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### **1.4. Structure of the Appraisal**

As stated previously, the broad approach to the appraisal reflects that recommended by English Heritage in its published guidance on the setting of heritage assets.

However, the structure of the appraisal is presented differently to reflect that it is not an assessment of the impact of proposed development on heritage assets (of the type that would form part of an Environmental Statement). Rather it presents analysis of how setting contributes to the significance of a specific asset.

Following this introduction, **Section 2** provides an overview of the Waterbeach New Town and legislative and planning policy context relevant to this appraisal. Reference is made to the National Planning Policy Framework (NPPF), local policy contained in the South Cambridgeshire Local Development Framework and Draft Local Plan 2011-2031 and relevant adopted Supplementary Planning Documents prepared by South Cambridgeshire District Council.

**Section 3** describes Denny Abbey and its heritage significance with specific reference to heritage assets within and including the Scheduled Monument.

**Section 4** describes the contribution of setting to the significance of Denny Abbey. Reference is made to heritage assets within a defined area of search, the Cambridgeshire Historic Environment Character Assessment and to historic maps of the area around Denny Abbey, as well as to analysis of the contemporary landscape character of Denny Abbey and views to and from Denny Abbey.

Supporting figures are presented in **Appendix 1** including a suite of photographs capturing a range of views to and from the Abbey.

A gazetteer of heritage assets compiled through desk based research is presented in **Appendix 2**.

**Appendix 3** presents in full Policy SS/5: Waterbeach New Town, from the Proposed Submission South Cambridgeshire Local Plan.

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### **2.0 Legislative and Policy Context**

*Refer to*

*Figure 3: Cultural Heritage and Waterbeach New Town Policy Context*

*Figure 4: Designated Heritage Assets*

#### **2.1. Cultural Heritage Legislation and Policy**

##### **2.1.1. Legislation**

Legislation regarding Listed Buildings is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Denny Abbey (ID 1127360) and Denny Abbey Refectory (ID 1331328) are designated as Grade I Listed Buildings. The adjacent barn (ID 1179549) and Gate Piers (ID 1127361), located at its western entrance on the A10, are Listed Grade II.

The core historic buildings of Denny Abbey are outside of the area defined as the area of the Major Development Site on the South Cambridgeshire Proposed Submission Policies Map. Therefore there is no question of physical harm to the heritage asset resulting from built development associated with the New Town. As such potential effects on the significance of Denny Abbey's Listed Buildings arising directly from the New Town development are limited to changes in their setting.

With respect to 'setting', Section 66 of the Act states (in part): "*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting*".

Legislation relating to archaeological monuments is contained in the *Ancient Monuments and Archaeological Areas Act 1979*. The surviving Abbey structures and the area of earthworks are designated as a Scheduled Monument (ID 1012770).

The Scheduled Monument is outside the Major Development Site (as illustrated on the South Cambridgeshire Proposed Submission Policies Map) and as such the potential effects arising from the built development of the Waterbeach New Town on the significance of the Scheduled Monument are limited to changes in its setting. The Act makes no reference to the setting of Scheduled Monuments and therefore has no direct bearing on the issues raised by the present appraisal.

No other types of heritage asset relevant to this appraisal are protected or controlled by statute.

##### **2.1.2. National Planning Policy**

The Government has set out its planning policies for the historic environment in the National Planning Policy Framework (NPPF), published in March 2012. The NPPF replaces Planning Policy Statement (PPS) 5. However, the Historic Environment Planning Practice

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Guide<sup>6</sup>, which was also published by Government, remains a valid and Government endorsed guidance document for use alongside the NPPF.

The NPPF is based on twelve core planning principles. Paragraph 17 states that in relation to heritage, planning should “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*”

The glossary to the NPPF (Annex 2) provides definitions of key terms relevant to this appraisal:

**Historic environment:** “*All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*”

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

**Setting of a heritage asset:** “*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*”

**Significance (for heritage policy):** “*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”

Policy of specific relevance to the historic environment is set out in Section 12 of the NPPF.

Paragraph 126 states:

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

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

<sup>6</sup> Department for Communities and Local Government (March 2010) PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide.

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The following extracts are relevant in a development management context, but are included for completeness.

Paragraph 128 states *“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...”*

Paragraph 129 adds that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”*

Paragraph 131 goes on to state that *“In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraph 132 then goes on to differentiate between the treatment of designated and non-designated heritage assets concerning the weight that should be given to the conservation of affected assets:

*“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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

Paragraph 133 then adds. *“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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

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- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

Paragraph 134 states *“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 securing its optimum viable use.”*

Paragraph 135 adds *“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 affect directly or indirectly 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.”*

With regard to new development, Paragraph 137 states 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 or better reveal the significance of the asset should be treated favourably.”*

Paragraph 139 records that *“Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”*

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

#### **2.1.3. National Guidance (Setting)**

The core historic buildings, earthworks and below ground deposits forming the Denny Abbey Scheduled Monument are outside the area shown on the policy map for Major Development and there is no question of physical harm to the heritage asset resulting from built development. As such potential effects on the significance of Denny Abbey are limited to changes in its setting.

As stated previously, heritage significance, as defined in the NPPF is *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

Setting is defined in the NPPF as *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

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English Heritage has issued guidance on the *Setting of Heritage Assets* (2011), which is of particular relevance where change in setting is the means by which heritage assets are affected. The guidance is based on the policies set out in PPS5 (now withdrawn) but remains relevant under the NPPF. It also builds on principles and guidance issued by English Heritage in the *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* (2010) and *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (2008).

Section 2 of English Heritage's guidance document on the setting of heritage assets presents a definition of setting (which is almost identical to the definition presented in the NPPF) and several 'key concepts' related to understanding setting. A summary of the key principles for understanding setting is presented below:

- Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
- The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which an asset is experienced in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by an understanding of the historic relationship between places.
- Setting will generally be more extensive than curtilage, and its perceived extent may change as an asset and its surroundings evolve or as understanding of the asset improves.
- The setting of a heritage asset can enhance its significance whether or not it was designed to do so.
- The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting. It adds that proper evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implications, if any, for public appreciation of its significance.

The guidance goes on to provide further details under a series of interrelated topic headings.

With regard to the '*Extent of Setting*' the guidance records that setting embraces all of the surroundings from which the heritage asset can be experienced or that can be experienced from or with the asset. It adds that setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset.

It goes on to describe the relationship of setting to curtilage, character and context. These terms are defined as follows:

- *“Curtilage is a legal term describing an area around a building, the boundary of which is defined by matters including past and present ownership and functional association and interdependency. The setting of an historic asset will include, but generally be more extensive than, its curtilage (if it has one).”*

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- *“The character of a historic place is the sum of all its attributes. This may include its relationships with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Heritage assets and their settings contribute to character, but it is a broader and non-statutory concept, often used in relation to entire historic areas and landscapes.”*
- *“The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which are relevant to its significance. These relationships can be cultural, intellectual, spatial or functional. They apply irrespective of distance, extending well beyond what might be considered an asset’s setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect.”*

The guidance adds that the setting of a heritage asset, such as an individual building or site, may closely reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it. Similarity or contrast between the setting of a heritage asset and its wider surroundings – whether fortuitously or by design – may each make an important contribution to the significance of heritage assets.

Under the heading ‘Views and Setting’ the English Heritage setting guidance states that *“The contribution of setting to the significance of a heritage asset is often expressed by reference to views – a view being a purely visual impression of an asset or place, obtained from, or by moving through, a particular viewing point or viewing place. The setting of any heritage asset is likely to include a variety of views of, across, or including that asset, and views of the surroundings from or through the asset. A long-distance view may intersect with, and incorporate the settings of numerous heritage assets. Views from within extensive heritage assets can also be important contributors to significance: for example, views from the centre of an historic town, through the townscape to its surrounding countryside, or from an historic house, through its surrounding designed landscape to the countryside beyond.”*

It adds that *“some views may contribute more to understanding the significance of a heritage asset than others. This may be because the relationships between the asset and other historic assets or places or natural features are particularly relevant; because of the historical associations of a particular view or viewing point; or because the composition within the view was a fundamental aspect of the design of the heritage asset. Intentional inter-visibility between heritage assets, or between heritage assets and natural features, can make a particularly important contribution to significance. Some assets, whether contemporaneous or otherwise, were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons. These include military and defensive sites; telegraphs or beacons; and prehistoric funerary and ceremonial sites. Similarly, many historic parks and gardens include deliberate links to other designed landscapes, and remote ‘eye-catching’ features or ‘borrowed’ landmarks beyond the park boundary. Inter-visibility with natural or topographic features, or phenomena such as solar and lunar events, can also make a significant contribution to certain heritage assets.”*

The section titled ‘Setting and the Significance of Heritage Assets’ confirms that *“Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset’s surroundings. Each of these elements may make a positive or negative contribution to the significance of the asset, or be neutral. In some instances the contribution made by setting to the asset’s significance may be negligible: in others it may make the greatest contribution to significance.”*

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It goes on to record that most of the settings within which people experience heritage assets today have changed over time and that understanding this history of change will help to determine how further development within an asset's setting will contribute to its significance. It states that *"The setting of some heritage assets may have remained relatively unaltered over a long period and closely resemble the setting in which the asset was constructed or first used. The likelihood of this original setting surviving unchanged tends to decline with age and, where this is the case, it is likely to make an important contribution to the heritage asset's significance. It is more frequently the case that settings have changed, but these changes may themselves enhance significance"*.

With regard to appreciating setting, the guidance states that the *"definition makes it clear that the opportunity it affords to appreciate the significance of a heritage asset is an important aspect of setting"* and that this *"includes the potential for appreciation of the asset's significance in the present and the future"*. It cites the example that people may be able to better appreciate the significance of a heritage asset once it is interpreted or mediated in some way or if the extent of statutory or permissive public access changes over time offering the opportunity to appreciate the significance of an asset from land that is currently inaccessible.

With regard to heritage assets that comprise only buried remains, it records that whilst they may not be readily appreciated by a casual observer, they nonetheless retain a presence in the landscape and, like other heritage assets, have a setting.

The section titled 'Setting, Design and Viability' includes consideration of the economic and social viability of a heritage asset, which it is noted can diminished if accessibility from or to its setting is reduced by badly designed or insensitively located development perhaps by decreasing the public's ability or inclination to visit and use it.

#### **2.1.4. Local Planning Policy**

South Cambridgeshire Development Control Policies Development Plan Document

The South Cambridgeshire Development Control Policies Development Plan Document (adopted July 2007) provides the development control planning framework for the district. Chapter 8 addresses cultural heritage, listing overarching objectives which include:

- *"To protect historic landscapes and public rights of way."*
- *"To protect, preserve and enhance the archaeological heritage."*
- *"To protect Listed Buildings and their settings"*.

Policy CH/1 Historic Landscapes states that *"Planning permission will not be granted for development which would adversely affect or lead to the loss of important areas and features of the historic landscape whether or not they are statutorily protected."*

Policy CH/2 Archaeological Sites states that these sites will be *"protected in accordance with national policy"*.

Policy CH/3 refers to Listed Buildings. The policy states that *"Applications for planning permission and Listed Building Consent (including applications for alterations, extensions, change of use or demolition of Listed Buildings) will be determined in accordance with legislative provisions and national policy... In assessing such applications the District Council will adopt a presumption in*

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*favour of the retention and preservation of local materials and details on Listed Buildings in the district.”*

Policy CH/4 refers to development within the curtilage or setting of a Listed Building. It states that *“Planning permission will not be granted for development which would adversely affect the curtilage or wider setting of a Listed Building. Proposals must provide clear illustrative and technical material to allow that impact to be properly assessed.”*

#### Proposed Submission South Cambridgeshire Local Plan

The Proposed Submission South Cambridgeshire Local Plan is currently out for public consultation (ending Monday 14 October 2013<sup>7</sup>) prior to its submission to the Secretary of State. Once adopted, the Local Plan will set out the guiding development policies for the district up until 2031.

Chapter 6 (Protecting and Enhancing the Natural and Historic Environment) contains several policies relevant to this appraisal:

Policy NH/2: Protecting and Enhancing Landscape Character, states that *“Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located”.*

Policy NH/6 Green Infrastructure, promotes green infrastructure and recognises the contribution of historic landscapes and monuments to it. The policy states that:

*“The Council will aim to conserve and enhance green infrastructure within the district. Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably and substantially outweigh any adverse impacts on the district’s green infrastructure network.*

*2. The Council will encourage proposals which:*

*a. Reinforce, link, buffer and create new green infrastructure; and*

*b. Promote, manage and interpret green infrastructure and enhance public enjoyment of it.*

*3. The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy, and which deliver local green infrastructure.*

*4. All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.”*

Policy NH/14: Heritage Assets notes their value in contributing to quality of life of the district’s inhabitants. The policy states that

*“1. Development proposals will be supported when:*

*a. They sustain and enhance the special character and distinctiveness of the district’s historic environment including its villages and countryside and its building traditions and details;*

<sup>7</sup> <http://www.scambs.gov.uk/localplan> (accessed 23 August 2013)

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*b. They create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways.*

*2. Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, particularly:*

*c. Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;*

*d. Undesignated heritage assets which are identified in conservation area appraisals, through the development process and through further supplementary planning documents;*

*e. The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;*

*f. Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;*

*g. Historic places;*

*h. Archaeological remains of all periods from the earliest human habitation to modern times.”*

Policy NH/15: Heritage Assets and Adapting to Climate Change promotes the retention and re-use of historic buildings and other heritage assets as a sustainable resource. The policy records that

*“1. The retention and re-use of historic buildings and other heritage assets will be encouraged and supported as a sustainable resource.*

*2. Proposals for energy efficient and renewable energy measures for historic buildings which adequately safeguard their heritage significance will be permitted.”*

**2.2. Waterbeach New Town Policy**

**2.2.1. Proposed Submission South Cambridgeshire Local Plan**

Chapter 3 of the Proposed Submission South Cambridgeshire Local Plan contains a specific policy for the Waterbeach New Town – Policy SS/5.

The policy is presented in full in **Appendix 3**. Extracts relevant to this appraisal are presented below.

The policy records (paragraph 1) that the Waterbeach New Town will comprise “8,000 to 9,000 dwellings and associated uses is proposed on the former Waterbeach Barracks and land to the east and north as shown on the Policies Map. The final number of dwellings will be determined in an Area Action Plan (AAP) having regard to:

*a. The location and distribution of development in the town; and*

*b. The land outside the town necessary to maintain an appropriate setting for Denny Abbey listed building and scheduled monument.”*

Paragraph 6 states that an “AAP will be prepared for the area shown on the Policies Map.” It adds that the AAP will establish a policy framework, and will address various issues and requirements.

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The policy records that the AAP will (inter alia):

*“c. Establish the built area of the settlement within the Major Development Site, and the location of major land uses, having particular regard to ensuring an appropriate relationship with Denny Abbey listed building and scheduled monument;*

*d. Consider the relationship and interaction with Waterbeach village, and the Cambridge Research Park;*

*e. The provision of all built development and formal open space uses within the Major Development area shown on the Policies Map.”*

With reference to measures to address landscape, townscape and the setting of heritage assets in the surrounding area and deliver a high quality new development, the policy records:

*“m. Design principles to deliver a high quality development responding to local character, but also with its own identity;*

*n. Strategic landscaping within the Major Development Site to deliver high quality environs and:*

*i. provide an appropriate screening of the town in views from Denny Abbey in order to protect the historic significance of the Abbey, and*

*ii. maintain the village character of Waterbeach;*

*o. Measures to conserve and enhance the significance of Denny Abbey Grade I listed building and scheduled monument, including the contribution made by its setting, the extent and nature of separation from built development and formal open spaces, and protection of key views including to and from the Abbey;*

*p. Assessment, conservation and enhancement of other heritage assets as appropriate to their significance, including non-designated assets such as Car Dyke and the Soldiers’ Hill Earthworks.”*

The AAP will also deliver a significant network of green infrastructure. The policy records that it will:

*“s. Provide a high degree of connectivity to existing corridors and networks;*

*t. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity;*

*u. Provision and retention of woods, hedges, and water features which would contribute to the character and amenity of the town and help preserve and enhance the setting of Denny Abbey, managed to enhance their ecological value;*

*v. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage;*

*w. Requirement for a full programme of ecological survey and monitoring, to guide a Biodiversity management plan to provide appropriate mitigation and enhancement.”*

It adds it will also include measures to improve cycling and walking, including:

*“z. A network of attractive, direct, safe and convenient walking and cycling routes linking homes to public transport and the main areas of activity such as the town centre, schools and employment areas;*

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*aa. Direct, segregated high quality pedestrian and cycle links to north Cambridge, surrounding villages and nearby existing facilities such as the Cambridge Research Park.”*

With regard to Highway improvements the policy also records that the AAP will (ff.) “Review the access arrangements to Denny Abbey.”

#### **2.2.2. Supplementary Planning Documents**

##### Listed Buildings SPD

Supplementary Planning Documents (SPDs) are intended to expand upon policy or provide further detail to policies in adopted Development Plan Documents (DPDs). When adopted, SPDs form part of the Local Development Framework (LDF) but do not have development plan status and are not subject to independent examination.

The South Cambridgeshire District Council (SCDC) Supplementary Planning Document (SPD) on ‘*Listed Buildings: Works to or affecting the setting of*<sup>8</sup>’ (adopted 2 July 2009) specifically applies to Listed Buildings, but much of the guidance can also apply to unlisted historic buildings that are of architectural or historic interest.

Chapter 4 of the SPD refers to the setting of Listed Buildings and records that the land and structures contained within the curtilage of a Listed Building are likely to be an important part its setting. It cites the example of the grounds and ancillary structures around a principal building potentially forming part of an integrated design. It adds that setting can extend much further than the curtilage of a Listed Building and may include land some distance from it. It adds that it can include landscapes, street scenes and layouts that are part of a building’s context, and views to and from the Listed Building. It goes on to state that the setting may encompass a number of other properties and it often owes its character to the harmony produced by a particular grouping of buildings (not necessarily all of great individual merit) and to the quality of the spaces created between them.

In paragraph 4.41 the SPD records that there is a presumption that the Council will resist any application that:

- *“Would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance,*
- *Would damage the context, attractiveness or viability of a Listed Building,*
- *Would harm the visual, character or morphological relationship between the building and its formal or natural landscape surroundings, or built surroundings,*
- *Would damage archaeological remains (above or below ground) of importance unless some exceptional, overriding need can be demonstrated, in which case conditions may be applied to protect and preserve particular features or aspects of the archaeology,*
- *Would impact adversely on a Conservation Area.”*

Part II of the SPD provides guidance on specific materials, approaches and building types and presents advice on structures within the setting of Listed Buildings in chapter 10. The

<sup>8</sup> <http://www.scambs.gov.uk/content/listed-buildings-spd>

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guidance provided is most relevant to domestic scale development associated with a particular dwelling or building. However, the principles outlined when considering freestanding annexes are judged to be relevant to this appraisal:

Paragraph 10.10 records that *“The Council will not support any proposal that:*

- *Would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance*
- *Would damage the setting, well-being or attractiveness of a Listed Building*
- *Would harm the visual relationship between the building and its built and formal or natural landscape surroundings*
- *Would damage archaeological remains of importance unless some exceptional, overriding need can be demonstrated, in which case conditions may be applied to protect particular features or aspects of the building and its setting.”*

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### **3.0 Denny Abbey: The Heritage Asset and Its Significance**

*Refer to*

*Figure 4: Designated Heritage Assets*

*Figure 5: Non-Designated Heritage Assets*

*Figure 6: Archaeological Find Spots and Events*

#### **3.1. Introduction**

This section of the appraisal presents a summary of designated and non-designated assets that contribute to the significance of Denny Abbey and concludes with a statement of its significance.

#### **3.2. Baseline Analysis**

##### **3.2.1. Scheduled Monuments and Listed Buildings**

*Denny Abbey Scheduled Monument (ID 1012770)*

The Scheduled Monument Designation Report describes Denny Abbey as a monastic priory complex which was home of three successive religious orders from the 12th to the 16th centuries. The following text is drawn from this report with additional details taken from the HER monument description (ID 5394) for the main Abbey buildings.

The main precinct is situated on a raised platform containing the remains of two standing medieval buildings (a church and a refectory) both of which are listed Grade I. The rest of the precinct includes the below ground remains of ancillary buildings constructed at various times by the three religious communities. Around the upstanding Abbey remains can be seen a series of earthworks including a causeway to the south-east, now truncated, that once connected the religious settlement with Waterbeach. There is also a hollow way to the north of the precinct and banks representing field and stock enclosures to the south and west. In the field adjacent to the current approach road are earthworks of rectangular fishponds.

Historical documentation reveals that the site was established as a dependent priory of Ely cathedral around 1159. The original church was dedicated to St James and St Leonard. It was placed in the charge of the Benedictines of Ely who began to build a small church of cruciform plan and occupied it for about eleven years.

In 1170 the Priory was transferred to the Knights Templar, together with a number of its endowments. The Knights Templar modified the church and added a further building. Unlike other examples, the Templars did not turn Denny into a normal preceptory. Instead, it became a home for the aged and infirm members of the Order.

The estate was not reoccupied by a religious community until about 1339 when Mary de Valence, the widowed Countess of Pembroke, re-established the house for the Franciscan Order of Minoresses. The Manor of Denny had been transferred to her in 1327 as a holding for life, but in 1336 she acquired it absolutely and alienated it in favour of the Minoresses of Waterbeach.

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These nuns were established at Waterbeach, a few miles south of Denny in 1293 by the Countess' kinswoman, Dionysia de Munchensey, but the site was liable to flooding. In 1339 the Countess decided to move the Waterbeach Nuns to renovated buildings at Denny and by 1342 the Abbess and some nuns were installed there. However, many refused to leave Waterbeach and it was not till 1351 that their removal was effected (and then not without the use of force). During the last twelve years or so of the Countess' life she appears to have spent much time at Denny and special permission was given for her to lodge there.

The establishment was finally closed down following the Dissolution of Monasteries. In 1539 the site and its possessions were granted to Edward Elrington. Most of the monastic buildings were demolished in the 16<sup>th</sup> century. However, the 12<sup>th</sup> century church was incorporated into a farmhouse and the Refectory became used as a barn. Eventually, the property was passed to Pembroke College, Cambridge, who placed it in the care of the Ministry of Works in 1947. Work carried out by the Inspectorate since this time has been concentrated for the most part on the removal of Post Dissolution partitions to show the buildings as they were when the Countess' alterations had been completed. Excavations undertaken at the west end of the Templar church in 1971 revealed remains of a 13<sup>th</sup> century garderobe or privy, while others conducted between 1984 and 1985 in the Refectory uncovered the internal arrangements of the nuns' dining hall.

In the Assessment of Importance, the Designation Report states that *“Denny Abbey is unusual in housing three very different religious orders successively, and is the only known Franciscan nunnery in England to have surviving architectural remains. The documentary evidence for the site is exceptional, and shows Denny Abbey as being the only property in England transferred directly from the Benedictines to the Knights Templars. Apart from the survival of medieval ecclesiastical buildings, dating from the 12th to the late 14th centuries, excavations have demonstrated the high potential for survival of archaeological remains in which waterlogged deposits have provided samples of seeds and beetles important for interpreting the lifestyle of the inhabitants and reconstructing the environmental conditions at the time.”*

The HER monument report (5394) adds that *“What survives is of particular interest as it gives evidence of a Templar Infirmary and the only substantial architectural remains of the Order of St Clare now surviving in this country. Denny also affords the only instance of an existing monastic site being converted to Franciscan uses.”* It also comments on the earthworks, noting that the *“very complicated earthworks system appears to consist of the Roman droveway and possibly some Roman earthworks and the typical Abbey earthworks and also some later drainage channels.”*

The HER monument report (ID12228) also refers to earthworks in the area surrounding Denny Abbey. It describes the Abbey being surrounded by 15 acres of earthworks including fishponds and unusual rectangular ditched plots which may have been gardens tended by individual monks. Reference is also made to the 1880 OS map which shows an extensive moat and a walled garden belonging to the farm house.

There are three Listed Buildings within the area of the Denny Abbey Scheduled Monument. These are described below.

#### *Denny Abbey (ID 1127360)*

Denny Abbey is Grade I listed. The County Council Designation List Report describes it as the remains of the Benedictine Abbey church (c.1150) with later 12<sup>th</sup> and 13<sup>th</sup> century additions by the Knights Templars. It adds it was converted to Franciscan nunnery in the 14<sup>th</sup> century by the Countess of Pembroke (d.1377), and farmhouse after the Dissolution. There

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were further 18th century and 19th century alterations and between 1947-1977 the partitions of the farmhouse were mostly removed.

The fabric is described as consisting of Barnack and ashlar limestone with limestone rubble with 16th century red brick and brick repairs and 19th century gault brick eaves.

It is two storeys tall (originally three), with each façade displaying blocked openings and inserted 18th and 19th century windows, some retained and replaced, others recently blocked and plastered. The east façade shows the blocked chancel arch and ambulatory arches of the original church superimposed to the north by the attached shafts of the 14th century church of the Franciscan nuns demolished at the Dissolution.

The nave and transepts of the original cruciform church survive to eaves height with the addition of one bay and a south aisle and clerestorey by the Knights Templars (c.1170). The clerestorey windows are now blocked or partly uncovered. The south aisle was demolished for the later 13th century Templar infirmary which included a small 13th century room to the south west. The fine scissor-braced roof is partly restored.

Alterations to the church and infirmary occurred in c.1342 when converted to the domestic quarters of the Countess of Pembroke and the Franciscan nuns. Work included the demolition of the 12th century chancel, the insertion of a first floor and stair cases, the blocking of the 12th century crossing arches, new openings at both floor levels, and installation of chimneys. In the 16th century the gable wall of the south transept was rebuilt in red brick with a large stack and hearths at both floor levels.

The main buildings, excluding the infirmary, were reroofed c.1773. Displayed in the building are medieval floor tiles and carved stone details.

#### *Denny Abbey Refectory (ID 1331328)*

The Refectory of the Franciscan nunnery is Grade I listed. The County Council Designation List Report describes it as being dated to c. 1340 and constructed from Barnack and ashlar limestone. It also notes five, two-trefoiled-light windows with quatrefoils in the north wall.

The report also records rebuilding of the south wall in the 16th and 17th centuries and the west wall in the 17th and 18th centuries. The building was converted before 1730 to an eight-bayed barn with thatched roof. It adds a wall painting was recorded in c.1970.

The HER monument description for the Refectory (ID 5394B) adds further details of the architecture and includes a description of the barn by James Essex who visited the site in 1773.

#### *Barn to the North of Denny Abbey (ID 1179549)*

The c.17th century aisled barn to the north of Denny Abbey is Grade II listed and is constructed of reused medieval limestone ashlar blocks and gault brick. The half-hipped corrugated asbestos and iron roof is possibly 19th century in date. It has a weather boarded gabled entrance to the north and a double entrance with boarded doors to the south.

### **3.2.2. Non Designated Heritage Assets, Find Spots and Events**

Within the Scheduled Monument are several known archaeological assets. These include medieval earthworks representing possible water courses (ID 8852) to the east of the main Abbey structures. The remaining earthworks (ID 5394a) surround the main structures on all

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sides, and stand to 1.5m in places, albeit at the time of the assessment in 1982, it was noted that they were being eroded, flattened and filled in places, including as a result of tree removal. The earthworks include a causeway to the south east, now truncated, that once connected the religious settlement with the village of Waterbeach and a hollow way to the north of the precinct and banks representing field and stock enclosures to the south and west. In the field to the west are two rectangular fishponds.

Other known assets include medieval and 19<sup>th</sup> century walls and rubble and a possible late medieval or early post medieval midden found during excavations (ID MCB19545 and ID MCB16281).

Four find spots are recorded in the HER, including a beehive shaped lava-stone quern of Iron Age to roman date (ID 2038), Roman pottery (ID 5534) and medieval to 19<sup>th</sup> century pottery finds (ID 11867). Five events are also recorded - excavations within the Nuns' Refectory (ID ECB 1699), monitoring and test pit evaluations at the Farmland Museum (ID ECB1811 and ID ECB3622), and two recording briefs at Denny Abbey (ID ECB95 and ID ECB404).

### **3.3. Heritage Significance of Denny Abbey**

As recorded previously, the complex of medieval monastic buildings, earthworks and below ground deposits at Denny Abbey together form the heritage asset that is the focus of this appraisal.

#### **Archaeological Interest**

Whilst the surviving buildings form the most visible evidence of medieval and post medieval use and occupation of the site, the main precinct, which occupies a raised platform, includes the below ground remains of ancillary buildings constructed at various times by the three religious communities. Some are visible as a series of earthworks, including a causeway that joined a route that connected the religious community to Waterbeach and possibly to the main route between Cambridge and Ely, part of which may be preserved in a further stretch of causeway earthworks to the north of the Abbey. Other earthworks represent field and stock enclosures, rectangular fishponds and perhaps garden plots.

Archaeological evidence and earthworks also provide evidence of occupation and use of the site prior to the arrival of the Benedictine monks in the 12<sup>th</sup> century. The evidence points to some form of late Iron Age/Roman period occupation of the site, albeit it is not possible on the available evidence to draw any firm conclusions about earlier pre-historic use of the site or the continuity of settlement at Denny from the later Roman period to the medieval period.

Excavations have also demonstrated the high potential for the survival of archaeological remains and that in the past waterlogged deposits have provided samples of seeds and beetles which can help to reconstruct environmental conditions and interpret the lifestyle of inhabitants of Denny.

The archaeological interest therefore primarily lies in the potential to recover further evidence of how the site functioned during the different periods of use by religious orders, as well as its use during the Iron Age and Roman period, in part to understand its relationship to other known settlement and farming sites in the locality. Further excavation may also reveal information about the earlier prehistoric and early medieval use or settlement of Denny to determine whether there is a continuity of use and settlement beyond that which is already known. The potential for environmental information in waterlogged deposits is

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also significant – offering the potential to develop a greater understanding of the character and use of the landscape during different episodes of occupation, as well as the lives of the occupants of Denny.

### **Architectural and Artistic Interest**

The surviving built fabric at Denny presents physical evidence of three successive religious orders which occupied the site, its post Dissolution use as a farm, and later works to reconfigure the buildings to expose earlier fabric by the removal of later additions such as partition walls.

The earliest upstanding remains are those of the original Benedictine Abbey church of cruciform plan (c.1150) and include the blocked chancel arch and ambulatory arches on its eastern façade. This church was used for a short period before the site was transferred to the Knights Templar who modified the church and added buildings to form a home for aged and infirm members of the order. Again evidence of this period of use can be seen in the fabric of the surviving buildings including the (blocked) west doorway with its now badly worn chevron detailing.

It is perhaps the remains of the Order of St Clare that are of most architectural interest - this being the only known Franciscan nunnery in England to have surviving architectural remains and the only example of an existing monastic site being converted to Franciscan uses. The nunnery was established by the Countess of Pembroke, by moving nuns from their base at Waterbeach. The remains visible today include the private apartments of the Countess of Pembroke who was given permission to lodge at the site. Other alterations included the demolition of the 12<sup>th</sup> century chancel and the insertion of a first floor. The sill of a window allowing views into the church from the Countess' apartments also survives. The Refectory (c.1340) is also a notable survival from this period of use. This building would have been joined to the other parts of the Abbey via a cloister but is now detached from the remaining church buildings.

Religious use of the site ended at the Dissolution and its abandonment in 1539. Its re-use as a farm house is again recorded in the fabric of upstanding buildings. The church was incorporated into a farmhouse and the Refectory became used as a barn. Evidence of this period can be seen in the 16<sup>th</sup> century red brick of the gable wall of the south transept, hearths and large chimney stack, as well as interior details. A further barn was constructed in the 17<sup>th</sup> century from re-used medieval limestone, ashlar blocks and gault brick. Later alterations during its period of domestic use are also evident including 18<sup>th</sup> and 19<sup>th</sup> century windows. The site has also seen the construction of further, largely unremarkable agricultural barns and outbuildings (now forming the core of the Farmland Museum and working farm). However, of some interest is Walnut Tree Cottage, which dates from the 1860's. Whilst not of significant architectural merit in itself it has been restored to represent a typical farm labourer's home of the late 1940's.

Since the site was placed in the care of the Ministry of Works, works have concentrated on the removal of Post Dissolution partitions to show how the buildings were when the Countess of Pembroke's alterations had been completed.

Therefore, the architectural and artistic interest of the site lies primarily in the surviving fabric of the various upstanding buildings dating to three periods of occupation and use by different religious orders. For the most part, the architecture of the remaining external fabric

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is unremarkable in design and execution, albeit fine carving is evident on some details such as doorways and columns. However, the surviving buildings are of interest in the way that they display changing architectural styles over the long period the buildings were occupied and how built fabric was adapted and reused, initially by religious communities, then as a working farm, and now more recently as a visitor attraction combining the remaining Abbey structures and agricultural buildings and accommodation now associated with the Farmland Museum.

When considering the extent of demolition and remodelling by successive occupants the quality and legibility of the surviving medieval built fabric is somewhat remarkable.

### **Historic Interest**

Documentary evidence for Denny Abbey is described as ‘exceptional’ allowing links to be established between physical medieval and post medieval remains to historic events and individuals with some degree of confidence.

The original church, dedicated to St James and St Leonard, was established by Benedictine monks as a dependent priory of Ely Cathedral which is located a few miles to the north around the middle of the 12<sup>th</sup> century. The choice of an isolated site at the fen edge conforms to our understanding of a detached and contemplative monastic community. It is also possible that visible evidence of previous occupation (in the form of earthworks dating to the Roman period), its proximity to the main Ely to Cambridge route and location on a dry platform raised above the surrounding fenlands but close to the River Cam may also have contributed to the selection of the site.

The Abbey would have been an important economic and agricultural unit in the landscape and the selected site benefits from its proximity to areas of dry land (for crops), lower lying pasture and the rich water born resources of the Fens. The river would have also been economically important, both as a communications route and a key transport route for the movement of building materials and other commodities to and from the Abbey. Barnack stone is known to have been used in the construction of the Abbey (as well as Ely Cathedral and most high status buildings in the area) and would have been transported on sleds to the River Welland and loaded on to barges which travelled down the River Nene and other fenland waterways<sup>9</sup>. It is not known which routes Barnack and other stone used to construct the Abbey buildings reached Denny. However, the Cam is a strong candidate. No evidence for a waterway directly linking the Cam to the Abbey site has been found to date, and whether the course of the river lay closer to Denny during the Medieval period. It may be that material was loaded and unloaded at Waterbeach and transported to and from the Abbey by cart, along the track ways, parts of which survive today.

The short-lived Benedictine occupation was followed by the Knights Templars, and then by the Poor Clares. There is documentary evidence confirming the details of the third ecclesiastic order to occupy the site and in particular to Mary de Valence, the widowed Countess of Pembroke who founded it. In addition to having details of when the manor of Denny came to be transferred to the Countess (1327) and its absolute acquisition (1336), it is also possible to date the full transfer of nuns to Denny Abbey from Waterbeach in 1351, following an earlier unsuccessful attempt. The close association between the Countess and

<sup>9</sup> [www.naturalengland.org.uk/ourwork/conservation/designations/nnr/barnackhistory.aspx](http://www.naturalengland.org.uk/ourwork/conservation/designations/nnr/barnackhistory.aspx)

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Denny Abbey continued for the rest of her life. She had dispensation for lodgings at the Abbey and undertook significant works to convert most of the Abbey church into a house – a transformation which would be completed following the Dissolution and which is visible in the surviving fabric of the Abbey. The Countess was buried at Denny following her death in 1377.

Documentary evidence also provides details of Denny Abbey's more recent history. Following the break with papal authority, Henry VIII ordered the closure of English monasteries and the sale of their lands and contents. Denny was acquired by Edward Elrington, a property speculator, in 1539. Elrington dismantled several buildings for their valuable stone. It is suggested that his total destruction of the site may have been avoided because part of the old church had already been converted into a house.

Denny Abbey passed from Elrington to the King in 1544 in exchange for other lands and was fully adapted and modified for use as a farmhouse and barn. It remained with the Crown until 1628 when it was transferred to the City of London to repay a debt. The guide book to Denny Abbey highlights other individuals and families to whom the site belonged. These included Thomas Hobson (1544-1631) and the Bacon's who are thought to have leased the farm to successive tenants. Thomas Bacon commissioned an engraving of the Refectory in 1730.

In 1947 Denny Abbey came into the care of the Ministry of Works and in the late 1960's, following the departure of the last farm tenant, archaeological investigations were undertaken and later additions were removed to reveal more of the monastic structures. English Heritage took over guardianship in 1984.

In 1997 the Farmland Museum opened. The museum complements the Abbey's earlier monastic history by telling the story of Cambridgeshire life and how farming practices have changed over time. Farming has been a constant feature of Denny. Agriculture would have been an important part of the local economy from at least the Roman period, which is thought to be the earliest period of settlement of the site. As noted earlier, the various religious orders to occupy Denny would have all relied on the surrounding land for food and as a means of income.

Agriculture came to be the main concern of the occupants of the Abbey after the end of religious use of the site in 1539. Several existing buildings including barns and workers cottage, as well as evidence of the adaptation of former Abbey structures for agrarian uses remain from different periods and show how farming practices have evolved over time. The area around Denny continues to be farmed. Modern farm buildings located close to the Farmland Museum are still in use.

In addition to representing a record of medieval and post medieval religious and secular life, it is judged that Denny may also have a more emotional resonance for local communities and visitors. The fabric of surviving buildings demonstrates nearly four hundred years of continuous religious devotion. Denny also displays evidence of domestic and agricultural uses of the site for an almost identical stretch of time post Dissolution and for several hundred years before the establishment of the first Benedictine church from at least the Roman period; a complex identity that is reconciled in its current form as a visitor attraction telling the dual story of religious and farming life.

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### **4.0 The Setting of Denny Abbey**

*Refer to*

*Figure 4: Designated Heritage Assets*

*Figure 5: Non-Designated Heritage Assets*

*Figure 6: Archaeological Find Spots and Events*

*Figure 7: Historic Maps (Panels A-E)*

*Figure 8: Aerial Photograph (Local Context)*

*Figure 9: Aerial Photograph (Wider Context)*

*Figure 10: Landscape Character*

*Figure 11: Viewpoint Locations (Views from Denny Abbey)*

*Figure 12: Photograph Panels 1-2 (Views from Denny Abbey)*

*Figure 13: Viewpoint Locations (Views to Denny Abbey and Local Context)*

*Figure 14: Photograph Panels 3-10 (Views to Denny Abbey and Local Context)*

#### **4.1. Introduction**

The following section describes the setting of Denny Abbey. It opens with an overview of the landscape history of the area around Denny Abbey, drawing primarily on the chronological overview prepared by Headland Archaeology as part of a heritage appraisal of the Waterbeach New Town site (August 2012)<sup>10</sup>. Consideration is then given to the Cambridgeshire Historic Environment Characterisation and to a series of historic maps of the local area. Analysis of contemporary landscape character and views to and from Denny Abbey is also presented.

This section concludes with a statement describing the contribution setting makes to the significance of Denny Abbey.

#### **4.2. Historic Landscape and Heritage Assets Analysis**

##### **4.2.1. Chronological Overview of the Landscape Around Denny**

The earliest prehistoric occupation of the landscape around Denny is represented by occasional stray finds of Palaeolithic flint axes (500,000 to 10,000 BC) and rare records of flint tools of Mesolithic date (10,000 to 4,000 BC). The succeeding Neolithic period (4,000 to 2500 BC) is better represented but still primarily by stone tools. Most records are for casual finds of the distinctive polished stone axe heads but isolated sub-surface features of probable Neolithic date have also been encountered in some archaeological investigations as well as small quantities of pottery.

<sup>10</sup> Headland Archaeology (August 2012) Waterbeach, Denny St Francis Cultural heritage Appraisal for the New Settlement Site

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The earliest reported archaeological structures are rare cropmark barrows of Bronze Age date (2500 to 800BC) including a heavy plough damaged example at Denny Farm (ID 9655). Sub-surface features of probable Bronze Age date with pottery and flint artefacts have also been recorded in some archaeological investigations.

The paucity of finds pre-dating the Iron Age may be a result of low levels of settlement during earlier periods. Research<sup>11</sup> indicates that the area was heavily wooded until the middle Neolithic when the first large scale clearances were taking place. The area also saw rising water levels from the Neolithic to Middle Bronze Age, making wide areas of lower lying land marginal to more widespread settlement and farming.

The archaeological record expands considerably in the Iron Age (800BC to AD43) and succeeding Roman period (AD43 to AD409). Extensive archaeological cropmarks record an enclosed agricultural landscape of fields and settlements on areas of land above c.3m Ordnance Datum (OD). Archaeological excavations have demonstrated that this landscape may have its origins in the Middle Iron Age (400 BC). It continued to evolve into the Roman period when land divisions articulated with the road running north from Cambridge towards present-day Ely (now followed in part by the A10). One other key archaeological feature of the Roman period is the Car Dyke canal, which lies approximately 1.5km to the south west of the Abbey, parts of which are scheduled.

The absence of evidence for this enclosed later prehistoric landscape in areas of land below c.3m OD reflects the contemporary position of the fen edge in this area. Present-day areas of drained fen, towards the River Cam, were permanently wet peat fen at that time.

This division between dry land and fen persisted into the medieval and post-medieval periods (AD410 to AD1700) after which large-scale drainage operations led to the progressive loss of peat to desiccation and oxidation. The medieval settlement pattern of nucleated villages, which probably originated in the early medieval (Saxon) period, was even more restricted than in the preceding Roman period, with permanent settlement only on land above 5m OD.

Heritage assets post-dating AD1700 include most of the standing vernacular buildings in Waterbeach and farms that were established as drainage made new areas of land available for agriculture. Wind pumps are also a distinctive component of this period, reflecting the continuous need to pump water from the peat fen.

The WWII airfield RAF Waterbeach, now Waterbeach Barracks, is recognised as a heritage asset.

#### **4.2.2. Draft Cambridgeshire Historic Environmental Characterisation<sup>12</sup>**

Denny Abbey is located within Historic Environment Character Area (HECA) 12: South Fen-Edge Settlements. The characterisation records that many of the villages in the area have their origins in the 11<sup>th</sup> and 12<sup>th</sup> centuries, exploiting the higher ground and expanding with

<sup>11</sup> Reference: Pers. Comm. Quinton Carroll (3 October 2013) referring to Fenland Survey (Volume 70, 1994 - Fenland Project No.9)

<sup>12</sup> Draft Historic Environment Characterisation Data (Extract) Provided by Cambridgeshire County Council Historic Environment Team (19 August 2013)

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successful schemes of fen drainage. It adds that the area saw rapid population growth in the 15<sup>th</sup> and 16<sup>th</sup> centuries as a result of the diversity of resources around the fen edge and no limitation on immigration. Reference is also made to a large number of Iron Age and Roman archaeological sites along and close to the route of the Roman road, Akeman Street.

The South Fen-Edge Settlements HECA is split into two broad Historic Environment Character Zones (HECZs), with Denny Abbey marking the transition between the two.

To the south lies HECZ12a which extends as far as Milton. To the north is HECZ12b which extends as far as Chittering. These zones are described as providing substantial evidence of archaeological remains representing all periods – the most notable being that for Roman, medieval and post-medieval periods which account for the majority of records. It adds that there are a number of undated sites evidenced through cropmarks and earthworks which are well preserved/visible due to the underlying soils and confirm the presence of further archaeological potential.

To the north and east of the South Fen-Edge Settlements HECA extends the Cambridgeshire Peat Fen Historic Environment Character Area (HECA 4). The characterisation records that this lower lying area (rarely rising above 5m OD) began to be drained in the early Middle Ages, producing extensive areas of pasture and the products associated with this which formed the basis of a wealthy fenland economy (meat, butter, wool, livestock and traditional products of reed, sedge and peat). Whilst Lodes (an example of medieval fenland management) are noted to the east of the Cam, the area to the west of the Cam may have been drained from the late 16<sup>th</sup> and 17<sup>th</sup> century when new drainage systems were introduced. The period saw the introduction of long ditches and canalised river systems – features that survive in the landscape to the present day. Drainage and enclosure from the 17<sup>th</sup> century has resulted in the land becoming almost exclusively arable, creating the characteristic pattern of regular, rectangular fields visible today.

#### **4.2.3. Map Analysis**

On Ogilby's *'Map of the Road from Cambridge to Northampton'* from the early 17<sup>th</sup> century (*Figure 7: Historic Maps, Panel A*) Denny Abbey is referred to as an 'abbey' despite its contemporary use as a farm following the Dissolution. The Abbey site is therefore interpreted to be a landmark of some note on the main road between Cambridge and Ely. The map indicates that the Abbey is accessed from the east, off a spur on the main road. It is likely that the earthwork causeway to the south of the Abbey was in use at this time. However, it is not possible to be definitive about where the course of the main road ran to the north and south and whether extant stretches of causeway earthworks and tracks formed a part of the route. To the south of the Abbey the inscription on Ogilby's map reads *'enter a lane of enclosure on each side'*. A further inscription to the north reads *'the lane ends'*. Further to the north of the Abbey the land is labelled *'Pasture'*. This may suggest that the area immediately surrounding Denny Abbey was enclosed (presumably by hedgerows) and may have been in part arable, but that further north the landscape may have been more open and pastoral. This general arrangement may be inferred also from the later Ellis map (see below) which indicates the extent of fen edge and fen landscapes.

Ellis's 1766 *'Map of Cambridgeshire'* (*Figure 7: Historic Maps, Panel A*) indicates that 'Denny Abbey' remained a significant feature in the landscape and worthy of mention. The map shows that the Abbey was sited on finger of (presumably dry) land extending north from

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Waterbeach into an area of fen fringing the Cam and Ouse, illustrated by a darker hatch than the areas of higher ground. The main road is again depicted running to the east of Denny, in close proximity to the River Cam, linking Waterbeach to Stretham (close to the confluence of the Ouse and Cam) before heading further north to Ely. The route appears to run close to the Cam and as such it may indicate that existing tracks and earthwork causeways close to the Abbey did not form part of the main route at this time, but are likely to have linked to it.

Gooch's 'Map of the Soils of Cambridgeshire' (*Figure 7: Historic Maps, Panel B*) shows that by 1809 the main road between Cambridge and Ely had shifted to the west of the Abbey – no route is now shown to the east of the Abbey. The date of the establishment of the route to the west of the Abbey is not presently known, although two milestones (ID 1127381 and ID 1302199), now located alongside the A10, have been dated to c.1763. If the date of the milestones is correct it is interesting to note that Ellis map of 1766 does not record the route running to the west of the Abbey.

It is not clear whether access to the Abbey site was off the main Cambridge to Ely route to the west or whether it remained to be accessed from the south-east (as illustrated on the later Enclosure Award Map of 1818). The extent of fen (illustrated with a stippled hatch) is again shown fringing the rivers Cam and Ouse. Denny is at this time again illustrated at the boundary between fen and fen edge landscapes.

The accurate alignment of the main road between Cambridge and Ely (to the west of Denny Abbey) is illustrated on the 'Waterbeach Enclosure Award and Map' of 1818 (*Figure 7: Historic Maps, Panel B*). A building (or buildings) in the locality of Denny Cottages is depicted adjacent to the Cambridge to Ely road, although no access between this building and the main road and Denny Abbey is shown. Denny is illustrated as being accessed from the south-east, along the causeway earthwork that can be seen today. The causeway is illustrated as a spur off what appears to be a track running southwards towards Waterbeach, possibly following the course of the existing track past Soldiers' Hill, and north towards Chittering. The alignment of the northern portion of this track appears to follow (in part) the surviving causeway earthworks aligned on Bannold Lodge. This track joins a more substantial road or track that is shown to the north and east. This may be the course of the main road between Cambridge and Ely illustrated on the Ogilby Map and Ellis Map. The pattern of fields around the Abbey is also illustrated on the 1818 Enclosure Award. The pattern around the Abbey and extending northwards as a finger of land toward Chittering contrasts to the surrounding landscape. A large open area is shown on land to the south (now RAF Waterbeach) and land to the east and north (around Chittering) is divided into geometric blocks. This arrangement may indicate that the slightly more elevated land around Denny Abbey was divided up into hedged fields (potentially of some antiquity) contrasting to the planned drainage landscape to the east and north.

The Sale Particulars map of 1855 (*Figure 7: Historic Maps, Panel C*) illustrates that access to the Abbey continued to be from the east (via 'Windfold Farm' c. 1km to the south of the Abbey within what is now RAF Waterbeach). However, a link to the main Cambridge to Ely road also appears for the first time. The track along the causeway earthwork towards Bannold Lodge illustrated on the 1818 map has been removed, albeit part of its course is evident - illustrated as an avenue of trees. A large oval pond is shown to the north west of the Abbey and further smaller ponds are shown including at Soldiers' Hill. The well treed character of the immediate surroundings of Denny Abbey, broadly consistent with the existing extent of the Scheduled Monument, is evident at this time. Linear belts of trees are

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also noted along field boundaries and a distinct avenue of trees is illustrated running for c. 800m north in the vicinity of Denny Lodge. Trees around Soldiers' Hill are also shown.

On the OS First Edition maps of 1888 (*Figure 7: Historic Maps, Panel C*), Soldiers' Hill is labelled for the first time. A series of rectangular 'Intrenchments' are depicted to the west and a circular 'Tumulus' close to the track way. 'Moats' around Denny Abbey are also depicted with the location of fish pond earthworks to the west of the Abbey clearly visible. A walled enclosure containing trees (perhaps and orchard) can be seen to the east of the Abbey with notable tree belts at the boundaries of the earthworks and along the track to Soldiers' Hill. The linear pond to the north of the Abbey is illustrated along with smaller ponds to the east and south of the Abbey. A terrace of three dwellings titled 'Denny Gate' is illustrated adjacent to the main Cambridge to Ely Road. A track remains to the south of the Abbey linking Denny Abbey to Winfold Farm. A 'Pump' is marked, which may be the surviving well (ID MCB 19281)..

The scenario remains relatively unchanged in the OS Second Edition maps of 1902 (*Figure 7: Historic Maps, Panel D*) and Provisional Edition of 1952 (*Figure 7: Historic Maps, Panel E*).

#### **4.2.4. Historic Environment Record**

##### Designated Heritage Assets (Scheduled Monuments and Listed Buildings)

Other than Denny Abbey, noted previously, there are no Scheduled Monuments within the heritage study area. The nearest Scheduled Monument is a stretch of Car Dyke approximately 1.5km to the south-west of the main Abbey buildings. This scheduled section is part of a much larger Roman canal, an un-scheduled portion of which lies within the heritage study area (ID 9823) and which includes the crossing of the canal by the Roman road Akeman Street.

Four Listed Buildings are located within the heritage study area outside of the Denny Abbey Scheduled Monument area. The Grade II listed Causeway Farmhouse (ID 1267187), dated to c. 1620 with late 18<sup>th</sup> and 19<sup>th</sup> century alterations and additions is located approximately 1.5km to the north of the Abbey. There is limited intervisibility between the Abbey and the farmhouse. The designation list report records that the farm is located on a fen island, Elmney, historically associated with the Benedictines and Denny Abbey. It adds that a road or causeway linked the island with that of Denny Abbey and in 1548 after the Dissolution of the Abbey, the site was leased to Edward Elrington, to whom the Abbey was also leased.

The Grade II Gate Piers (ID 1127361), located at the current entrance to the site off the A10 (approximately 500m to the west of the main Abbey buildings) were possibly erected in c. 1814 using a 14<sup>th</sup> century moulded pier of the Franciscan church and surmounted by Grecian urns.

Two mid-18<sup>th</sup> century Grade II listed milestones, recording the distance to Ely, London and Cambridge (ID 1127381 and ID 1302199) are located on the A10 – one is located on the verge adjacent to the Cambridge Research Park and one in the ditch north of the Waste Management Park.

##### Non-Designated Heritage Assets, Find Spots and Events

Archaeological sites and features of Palaeolithic, Neolithic and Bronze Age date within the heritage study area beyond the Scheduled Monument boundary are infrequent, reflecting the

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paucity of evidence of early prehistoric activity at Denny noted earlier. However, the archaeological record expands considerably in the Iron Age and succeeding Roman period.

The complicated earthworks system around the Abbey appears to consist of Roman droveway and some Roman earthworks. In close proximity to the Denny Abbey site are further earthworks, finds and sub-surface deposits of Roman date. Soldiers' Hill (ID05521), located approximately 500m to the south of the Abbey, comprises a series of earthworks that yielded much Roman material during the 1939-1945 war when the site was largely destroyed during the construction of the airfield. A further site a short distance to the south (ID 11565) also yielded roman pottery and a partial earthwork that it was recorded may run under Denny Abbey and potentially link to cropmarks of enclosures to the west of the Abbey. The Roman road Akeman Street, preserved at least in part in the alignment of the modern A10, passes Denny Abbey approximately 500m to the west of the main Abbey buildings.

In the wider landscape around Denny Abbey occasional earthworks, crop mark evidence (including settlements, ditches, tracks and enclosures) and finds indicates widespread Iron Age and Roman settlement and activity including in areas later to be characterised by wet fen, and later still drained to form arable fields. Examples include Causeway End Farm/Denny Lodge Roman Settlement (ID 6672) located approximately 1km north east of the Abbey and Bannold Lodge Roman settlement (ID9901) which has been shown to be heavily plough damaged. Other examples include Landbeach (ID 5323) approximately 1.5km to the south west of Denny Abbey, and Top Moor (ID 5365) approximately 1km to the east of Denny Abbey.

Very few medieval records are contained within the HER for the heritage study area. This is likely to indicate a period of less widespread settlement and activity following the Roman period when areas became much wetter and fenland landscapes were predominant, apart from areas of fen edge and raised areas such as the one occupied by Denny Abbey. Some evidence of medieval middens/occupational debris (ID 11566 and ID 11566A) are located a short distance to the east of the Abbey and may be sited on the fen edge providing some information on the immediate context of the Abbey.

Despite the paucity of evidence, the medieval remains and causeway at Bannold Lodge approximately 1km to the north east of the Abbey (ID CB14627) are noted. Excavations in advance of potential development revealed deposits from the early Neolithic to post medieval periods. Of particular significance is reference to a c. 14<sup>th</sup> century causeway/droveway, with associated ditches and structure crossing the site. The monument record indicates that the droveway is probably the continuation of 'Denny Causeway', which was reused in the post medieval period.

Following the Dissolution, many Abbey buildings were demolished. The 12<sup>th</sup> century church was incorporated into a farmhouse and the Refectory became used as a barn. The area around Denny saw widespread drainage improvements to lower lying areas. Beyond the boundary of the Scheduled Monument the HER contains references to several monuments related to the drainage and agricultural use of the wider landscape, including documentary evidence of a windmill/windpump (ID6359) at Waterbeach and sub-surface remains of c.18<sup>th</sup> and c.19<sup>th</sup> century land drains (ID CB15519). Approximately 800m to the south of Denny Abbey is an extant well structure (ID MCB19281). Whilst of unknown date, it may be

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possible to attribute the brick and inscribed stone surround to James Toller who owned Winfold Farm in the 19<sup>th</sup> century<sup>13</sup>. Toller was a deacon in the Waterbeach Baptist church.

RAF Waterbeach (ID CB15155) occupies the landscape to the south of Denny Abbey. The airfield was developed in the 1939-1945 war and includes several features including the airfield, stores, control tower and battle headquarters.

### **4.3. Current Landscape Character**

This section of the appraisal describes the current character of the Denny Abbey site and the wider landscape setting in which Denny sits. It forms the basis for a description of the visual relationship between Denny and its surrounding landscape in Section 4.4.

#### **4.3.1. Wider Landscaper Context**

Natural England's National Character Areas (NCA) profiles identify landscape character for the whole of England at the strategic level. Denny Abbey lies at the boundary of NCA 46: The Fens and NCA 88: Bedfordshire and Cambridgeshire Claylands.

Within the broad framework of the national assessment, the Cambridgeshire Landscape Guidelines (1991)<sup>14</sup> map and describe landscape character at the county scale as well as set out a vision for the landscape and describe management principles for the conservation and enhancement of each landscape character area.

Denny Abbey lies at the northern fringes of Landscape Character Area 3: Western Claylands at the boundary with Landscape Character Area 8: Fenlands. The broad characteristics of these areas reflect that of the two NCAs identified above, albeit they are mapped and described at a finer grain of resolution than the national study.

A summary description of the Western Claylands and Fenland Landscape Character Areas follows.

#### Western Claylands

The landscape of the Western Claylands is described as consisting of gently undulating large-scale arable farmland with open fields, sparse trimmed hedgerows and watercourses often cleared of bankside vegetation. The assessment adds that there are scattered woodlands and approximately half of these are ancient semi-natural woodlands of considerable importance in the County context. The biggest concentration of woodlands is in the south-west corner of the County. Elsewhere individual woods are of importance in visual and nature conservation terms, but they tend to be isolated in an area dominated by arable farmland.

The landscape of this part of Cambridgeshire has been greatly affected by modern agricultural practices. Increased mechanisation has led to the removal of hedgerows and amalgamation of fields. Many of the remaining hedges are 'gappy' and trimmed by regular cutting. Marginal land has been brought into production by drainage and other soil improvements. Larger farm units have created a need for large storage buildings, which can be prominent in the landscape.

<sup>13</sup> <http://www.british-history.ac.uk/report.aspx?compid=15424> (accessed 21 August 2013)

<sup>14</sup> <http://www.cambridgeshire.gov.uk/environment/natureconservation/policy/guidelines.htm>

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Small villages and hamlets are scattered throughout the area, usually in sheltered places. Small grass paddocks typically occur on the edges of the villages. Church spires and towers are often prominent.

Existing and former wartime airfields are described as having a significant impact on the area.

Principles for landscape improvement and management include:

- Management of existing woodlands.
- Creation of new woodlands.
- Planting of woodland belts.
- Creation of landscape corridors in valley bottoms.
- Reinforcement of selected hedgerows, conservation of historically significant hedgerows and new hedgerows planted to emphasise the existing landscape.
- Management of road verges for floral diversity.
- Footpath corridor improvements.
- Hedgerow and tree planting on the margins of settlements and large developments.

Fenland

The Fenland character area is described as a landscape of contrasts and variety and the assessment records that superimposed upon the regimented and highly organised drainage patterns is a much more haphazard pattern of settlement and tree cover. It is a large open landscape and although appearing monotonous, it is in fact characterised by continuous subtle change as the visual characteristics of one fen merge into the next. The open landscape provides distant views where the scattering of clumps and individual trees merge together to produce a feeling of a more densely tree-covered horizon.

The assessment adds that there are many 'islands' which rise above the flat fens. These range in size from the dominant Isle of Ely which rises over 20m above the adjacent peat fens to much smaller features which are elevated an almost imperceptible metre or two. These islands are significant in the landscape. Most are occupied by settlements or farmsteads which, with their associated tree cover gives them special prominence. Heavier soils predominate on the larger islands, resulting in a landscape more typical of the Western Claylands with mature trees and thick hedgerows.

Principles for landscape improvement and management include:

- Tree planting around agricultural buildings and farmsteads.
- Planting isolated trees and tree clumps.
- Planting avenues and tree belts.
- Planting of new woodlands.
- Increasing tree cover through hedgerow planting and creation of copses and woodland on fen islands to contrast to the surrounding fens. At the transition from fen-island to

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fen, grass paddocks surrounded by hedges, trees and woodland would reinforce the contrast.

- Management of dykes and drains.
- Recreating wet fenland.

#### **4.3.2. Local Scale Landscape Character**

The county scale landscape character assessment provides an overview of the wider landscape context of Denny Abbey. Whilst valid for the scale of assessment it represents, the character of Denny and its wider contemporary landscape setting can only be properly understood through visiting the site and recording character in a robust and coordinated manner. The following description details the findings of local scale assessment.

##### Denny

Denny Abbey occupies a relatively small platform of raised landform (rising to approximately 5m AOD) that sits above the surrounding drained and intensively farmed arable landscape that is at a slightly lower elevation.

The main Abbey buildings, adjacent Farmland Museum and farm buildings are located centrally within this platform of raised landform and are surrounded by an area of close mown amenity grassland leading to a wider landscape of semi-improved grazing/meadow, which in places overlies visible and sometimes pronounced earthworks, particularly to the south and east of the main Abbey structures.

The extent of the grazing land and meadow broadly defines the extent of the 5m contour and captures the surviving visible causeway earthworks to the north east of the Abbey and former fishponds to the west.

Tree cover is characteristic across the raised platform, with maturing trees in close proximity to the main Abbey and farm buildings leading to scrub and gappy hedgerows with occasional trees defining field boundaries and the drainage ditch to the west of the Abbey. Visually prominent trees are also noted along the hedgerows that mark the perimeter of the area of grazing/meadow and internal field boundaries and drainage ditches. These hedgerows are frequently reinforced with post and wire and wooden fencing. A particularly prominent line of trees also extends along the earthwork remains of the causeway to Bannold Lodge. Small planted copses, linear tree groups and sporadic regenerating shrubs are also noted.

The former Abbey buildings form a relatively compact cluster of buildings at the heart of the platform, albeit the Refectory is now detached from the main surviving structures associated with the former Abbey church. Whilst functioning until recent times as a working farmhouse and barn, the character and grandeur of the former Abbey can be discerned from the scale of the structures and the quality of workmanship evident such as the carved stone door and window surrounds and columns retained in the fabric of the later farmhouse.

Whilst evident in the character of the surviving built form of the former Abbey, the recent domestic and agrarian use of the site is more pronounced in the fabric and layout of buildings to the north of the Abbey. Barns and outbuildings (now forming the core of the Farmland Museum) are arranged around a courtyard, north of which are modern barns which are used to store active farm machinery. A significant area of pastoral land is also noted to the east of the Refectory. This area is surrounded by (in part derelict) walls utilising

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rubble from demolished Abbey buildings. Walnut Tree Cottage is also noted. This brick built farmers cottage dates to the mid-19<sup>th</sup> century and has been furnished to represent a typical farm labourer's home of the late 1940's. A small area of domestic garden lies adjacent to the cottage. A detached row of terraced brick cottages is also noted adjacent to the A10 to the west of Denny Abbey. The cottages are located next to the vehicular entrance to the Abbey site.

In addition to being a working farm, the site's other key function as a visitor destination is also evident in the car park, signage/interpretation and visitor reception, as well as exhibits in the Farmland Museum portion of the site.

There is a single footpath linking Denny Abbey to the A10 along the access road to the Abbey. Public access to the Abbey and Farmland Museum is restricted to paying visitors and members of English Heritage. Within the Abbey site, visitors are restricted to the core area around the main Abbey buildings and the Farmland Museum. The areas of earthworks and wider working farm are not accessible.

#### Wider Landscape

The character of the landscape surrounding Denny Abbey (beyond the area of the Scheduled Monument) is typical of the wider drained fenland and fen edge landscape.

Immediately surrounding the slightly raised landform on which the Abbey is located the lower lying and generally flat landscape is characterised by intensively farmed land occupying areas of drained fenland.

The former fenland landscape is characterised by relatively large, geometric arable fields. Hedgerows are not common, although tree belts and lines of vegetation are evident along roads (notably the A10), tracks and dykes. The general 'grain' of the landscape, although not strongly discernible on the ground, is oriented south-west to north-east, reflecting the alignment of the winding course of the River Cam. This alignment is reflected in the arrangement of dykes, drove roads which run parallel or perpendicular to the river, railway and A10 (which follows, in part, the course of the Roman road, Akeman Street).

Settlement in this landscape is relatively sparse, and restricted to isolated brick built farms, typically dating to the late 19<sup>th</sup> or early 20<sup>th</sup> century. These are typically compact farming units and located at regular intervals along the main drove routes and surrounded by yards and small areas of pasture or domestic gardens.

To the west of the A10 the former agricultural landscape has seen significant development and change over recent decades. Areas, once forming the focus of gravel extraction, are now occupied by The Cambridge Research Park, which is set within a landscaped campus parkland and Waterbeach Waste Management Park (WMP) comprising large industrial waste processing units. To the northwest of the WMP, former gravel workings are used for landfill. Restoration is on-going and includes the creation of lakes and reformed farmland, the latter raised approximately 5 – 10 m above existing levels.

To the south of Denny Abbey, the Waterbeach Barracks and adjacent golf course occupy the slightly raised landform of the fen edge landscape. The former runways, close mown grassland, regimented blocks of woodland and shelterbelts and barracks contrast strongly to the surrounding farmland landscape. Further south is the settlement of Waterbeach.

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Pedestrian access to the landscape around Denny Abbey is extremely limited, with footpaths and bridleways restricted to isolated stretches, typically along former droves. No footpaths extend north from Waterbeach, the largest area of settlement close to Denny Abbey. The principal walking route is the Fen Rivers Way which follows the River Cam to the east of Waterbeach. Further east, a series of footpaths and bridleways follow drove routes and Lodes perpendicular to the low ridge at Swaffham.

#### **4.4. Views**

Views to and from Denny Abbey contribute to the way the asset is understood and experienced. Supplementing the assessment of local landscape character presented in the previous section of this appraisal, site assessment was undertaken to document, assess and describe representative views.

##### **4.4.1. Views from Denny Abbey to the Surrounding Landscape**

Views from publically accessible locations within Denny Abbey and its immediate surroundings are largely restricted to its eastern and southern aspect in the vicinity of the site's main gated access point (south of the visitor reception) and from windows on the second floor of the former South Transept (the Countess of Pembroke's lodgings).

As illustrated on Photograph Viewpoint A (*Figure 12 Photograph Panel 1*), views at ground level to the south-east of the main Abbey buildings (and within the area marked out as the site of the demolished Nuns' Church) encompass a foreground of mown grassland with brick and rubble walls and wooden fencing marking the extent of areas accessible to visitors. Beyond this views encompass areas of pasture (part enclosed by further rubble walls) extending to a backdrop of hedgerows and tree groups defining the perimeter of the area of raised landform on which Denny Abbey is located. Views beyond the raised platform are generally restricted. However, glimpsed views to distant hills and fenland farmland are possible.

Whilst the angle of view is restricted by the width of the aperture, more extensive views of the landscape context lying to the east of Denny Abbey are possible from windows on the second floor of the south transept. These windows are later introductions to rooms that in the 14<sup>th</sup> century formed domestic quarters, and perhaps private rooms, for the Countess of Pembroke. As illustrated on Photograph Viewpoints B and C (*Figure 12, Photograph Panel 1*) the elevated vantage point offered by the two windows allows glimpsed views over the immediate surroundings of the Abbey, comprising upstanding rubble walls, pasture and trees and hedgerows defining the outer limits of the area of raised landform on which the Abbey and earthworks sit, to the wider farmland landscape that lies to the east.

As illustrated on Photograph Viewpoint D (*Figure 12, Photograph Panel 2*) views north from the south of the main Abbey buildings, at the gated access to the site, are dominated by the core Abbey structures and low walls marking the extent of former Abbey buildings. The view is dominated by the former Abbey and includes the current visitor access point and the now blocked (and elaborately decorated) west doorway of the church completed by the Knights Templar. Towards the north the view includes remnants of walls of 14<sup>th</sup> century date and now detached Refectory. The view also encompasses Walnut Tree Cottage. Views to the wider landscape are restricted, although trees and hedgerows beyond the core Abbey remains are visible.

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As illustrated on Photograph Viewpoint E (*Figure 12, Photograph Panel 2*) views to the south and west from the main access route, in proximity to the interpretation board located beyond the gated access point, includes the area of earthworks immediately to the south of the Abbey. The rough grazed pasture extends to a low hedgerow with hedgerow trees defining the edge of area of raised landform on which Denny Abbey is located. Glimpsed views beyond this vegetation to surrounding arable farmland and tree belts associated with the former RAF Waterbeach are possible. To the north-west the view encompasses the visitor car park. Across the car park and meadow (containing the fishpond earthworks) more distant views are possible to Denny Abbey Cottages and the treed course of the A10, raised landform associated with landfill, and the upper parts of development at the Cambridge Research Park and Waterbeach Waste Management Park.

#### **4.4.2. Views to Denny Abbey from the Surrounding Landscape**

Views to Denny Abbey from publically accessible locations in the surrounding landscape are restricted to locations on the main access drive. As such the following analysis refers to several representative viewpoints from private land, for which access was given by the relevant parties for the purpose of undertaking this appraisal.

In the view from the edge of the runway at the former RAF Waterbeach (*Photograph Viewpoint 1, Figure 14, Photograph Panel 3*), the area of raised landform and vegetation at Denny Abbey is visible, set against the uniform foreground of flat arable farmland. The Abbey, which at this distance has a domestic 'farmhouse' character, is viewed amongst mature trees. The wider panorama captures vegetation along the A10 which forms the visible horizon. Glimpsed views to the Waterbeach Waste Management Park and Cambridge Research Park are possible.

The distinction between the well treed area of raised landform on which the Abbey is located and the flatter, arable landscape forming its wider visual setting is again illustrated on Photograph Viewpoint 2, (*Figure 14, Photograph Panel 3*). The view encompasses the upper portion of the Abbey roof and chimney, again giving the appearance of a domestic farm residence. The building is set within a well treed context surrounded by a flat farmland landscape with occasional scrub and tree groups merging to give the impression of a well treed horizon. Photograph Viewpoint 3 (*Figure 14, Photograph Panel 4*) shows a similar orientation of view, albeit vegetation at Soldiers' Hill obscures views to Denny Abbey.

Photograph Viewpoints 4 and 5 (*Figure 14, Photograph Panel 4 and Panel 5*) to the north and east of Soldiers' Hill again present glimpsed views of the Abbey, which retains its domestic character. However, the raised land on which the Abbey is located is more discernible and contrasts to the foreground of flatter, more open farmland. From Photograph Viewpoint 4 vegetation along the A10 limits wider views to the west, albeit glimpsed views to the Waterbeach Waste Management Park are possible. From Photograph Viewpoint 5 vegetation along the track to the south of the Abbey obscures views to the west.

Photograph Viewpoint 6 (*Figure 14: Photograph Panel 5*) illustrates the view from the southern edge of the Scheduled Monument, along the former causeway (visible as a curving earthwork) which historically provided the principal access to the Abbey. Whilst its façade (notably resulting from the style of the window casements) is again domestic, its scale hints at a more substantial ecclesiastical structure. The water tower, fencing and ancillary structures reduce the quality of this view to the Abbey. Walnut Tree Cottage is also visible.

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### **Waterbeach New Town Evidence Base**

To the north east of the Abbey the nature of views to Denny Abbey are illustrated by Photograph Viewpoint 7 (*Figure 14: Photograph Panel 6*) and Viewpoint 10 (*Figure 14: Photograph Panel 7*). Similar to Viewpoints 1-5, the Abbey is glimpsed as a domestic structure set amongst trees and against a foreground of arable farmland and the distant treed horizon.

Whilst Denny Abbey is not visible, Photograph Viewpoint 8 (*Figure 14: Photograph Panel 6*) and Viewpoint 9 (*Figure 14: Photograph Panel 7*) illustrate the visual character of the causeway earthwork to Bannold Lodge and subtle distinction between the ranker grassland overlying the earthworks and the intensive arable farmland beyond.

As illustrated on Photograph Viewpoints 11 and 12, (*Figure 14: Photograph Panel 8*) the scale of the main Abbey buildings is more evident with proximity. Here, whilst partially obscured, the main Abbey structures and Refectory are visible, along with rubble walls defining enclosures to the north and surrounding earthworks. However visual detractors are also noted including the Cambridge Research Park (Photograph Viewpoint 11) and Denny Abbey Farm (Photograph Viewpoint 12).

The grandeur and ecclesiastical character of the surviving architecture only become apparent from viewing locations in relatively close proximity. Whilst these are not currently possible from publically accessible locations, the view from the north and from the south are particularly striking. Photograph Viewpoint 13 (*Figure 14: Photograph Panel 9*) provides a view to the east of the Abbey, including the now blocked arch of the former church, and Refectory. The remaining stretches of rubble wall are also a positive feature of the view. The view also encompasses ancillary barns, outbuildings and post and rail fencing which detract from the view of the Abbey, although they do contribute to an understanding of the site as a working farm. Photograph Viewpoint 14 (*Figure 14: Photograph Panel 9*) presents a view of the southern façade of the Abbey from the area of earthworks. It includes the ornate (now blocked) Templar West Door. Detracting features in the view include the Farmland Museum storage barn, car park, visitor's entrance kiosk and fencing.

Photograph Viewpoint 15 (*Figure 14: Photograph Panel 10*) illustrates the view from the main entrance drive adjacent to Denny Cottages. The southern façade of the Abbey is framed by mature trees and is the focus of the view across a foreground of earthworks and hay meadow. The core area of earthworks surrounding the Abbey is defined by shrubs and tree groups. Trees and woodlands associated with RAF Waterbeach form the visible horizon.

#### **4.5. Contribution of Setting to the Heritage Significance of Denny Abbey**

The positive contribution that setting makes to the significance of Denny Abbey primarily reflects our understanding of the relationship between the medieval history of the site and the current landscape setting.

When the original Benedictine Abbey was founded on the site in the 12<sup>th</sup> century, Denny was a small area of slightly raised and dry land on the fen edge west of the River Cam and north of Waterbeach. It is anticipated that the site would have contained visible earthworks related to occupation during the Roman period. The site was made accessible from the south by a short causeway linking to a track or road to Waterbeach. A further causeway linked Denny to tracks to destinations to the north east. The exact course of the River Cam, and the relationship of the site to the river at the time are not known.

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### **Waterbeach New Town Evidence Base**

The choice of an isolated site at the fen edge conforms to our understanding of a detached and contemplative monastic community, but also reflects more pragmatic considerations. The proximity of the site to the River Cam, the main route between Cambridge to Ely and the availability of land for growing crops and grazing animals as well as access to rich fenland resources would have also been important to the Benedictine founders of the first church on the site. The isolated, but well-connected and productive landscape context of the site persisted through the religious use of the Abbey site up to the suppression of the Franciscan nunnery in the 16<sup>th</sup> century.

The subsequent draining of the fens radically changed the setting of Denny. The site was no longer an isolated area of farmed drier land surrounded by fen. It was (and continues to be) surrounded by farmland characterised by linear dykes and large geometric fields. More recent changes further altered the local landscape, with the introduction of an airfield to the south and spreading industrial/commercial development to the west.

Despite these factors, Denny Abbey still exists in an essentially rural landscape, detached from settlement. This is what the present-day visitor experiences approaching and viewing the surviving medieval buildings. Whilst limited by intervening vegetation, views out from the Abbey are largely to agricultural land and whilst sometimes difficult to appreciate, the subtle raised platform on which the Abbey is located and the lower lying, former fenland landscape bordering the River Cam is still discernible.

It is this present-day landscape, with its links back to the medieval fen edge and fen that contributes to the significance of Denny Abbey.

The various factors that contribute to this significance are described below:

#### **Heritage Assets**

Whilst there is archaeological evidence of activity in the area around Denny Abbey from the prehistoric to modern period, it is judged that the most significant contribution made by heritage assets to the significance of Denny Abbey relates to evidence for Iron Age/ Roman period settlement and infrastructure, and activity contemporary with the occupation of the Abbey by religious orders during the medieval period and its later use as a farm.

##### *Roman Period*

Soldiers' Hill (ID5521) and a site to the south of the Abbey (ID11565) lie in relatively close proximity to Denny. Both were found to contain earthworks and material dating to the Roman period and the latter may link to cropmarks of enclosures to the west of the Abbey. It is judged that, together with the alignment of the Roman road, Akeman Street, (preserved at least in part in the course of the modern A10) these assets contribute to the significance of Denny Abbey. They provide tangible evidence, in close proximity to the Abbey, of Roman period settlement extending beyond the earthwork remains on the raised platform which are visible remnants of the earliest known significant occupation of the Denny Abbey site.

##### *Medieval Period*

The absence of substantial archaeological records for the medieval period in the area surrounding Denny Abbey demonstrates the more isolated and remote character of the site during this period and its attractiveness to the Benedictines who established the first church on an area of raised landform on a platform of dry land surrounded by permanently or seasonally wet fen. Despite this, the medieval middens and occupational debris (ID 11566

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### **Waterbeach New Town Evidence Base**

and ID 11566A), found a short distance to the east of the Abbey, are judged to contribute to the significance of Denny Abbey. These assets have yielded evidence of the lives of the occupants of the Abbey and suggest the extent of the area that was utilised by the contemporary religious community. The medieval remains and causeway at Bannold Lodge (ID CB14627) are also judged to contribute to the significance of Denny Abbey – the causeway is particularly important as it is thought to be a continuation of the Denny Causeway and as such suggests how the religious communities were connected to the world beyond the Abbey precinct.

#### *Post Dissolution Period*

With regard to the Post Dissolution use of the Abbey as a farmhouse, the only features judged to contribute to the significance of the Abbey are the Listed Gate Piers (ID 1127361) at the entrance to the site of the A10. The Grade II Listed Gate Piers are thought to have been erected in 1814 using a 14<sup>th</sup> century moulded pier of the Franciscan church. The piers are surviving fabric from the Franciscan church and inform our appreciation of the long period of time over which medieval fabric was re-used to create the farm and farm buildings following the Dissolution. The ornate piers indicate a degree of prosperity at the time of their erection and also confirm that the Abbey site was accessed from the west at some point during the 19<sup>th</sup> century, rather from the south-east which had been the main point of access from the medieval period up to this time.

### **Views to and from Denny Abbey**

The principle contribution that setting makes to the significance of Denny Abbey is through the general aesthetics of the place and in particular views to the site from the surrounding landscape and views from Denny to its landscape setting.

Analysis of local landscape character, the historic landscape and contemporary views to and from the Abbey has highlighted elements and features that make a positive contribution to the ability to appreciate the significance of Denny Abbey and those that make a negative contribution and detract from its significance.

#### *Views to Denny Abbey from its Immediate Surroundings*

Views from the immediate surroundings of Denny Abbey (illustrated by Photograph Viewpoint D) provide an opportunity to inspect the Abbey buildings and other structural remains at close proximity. Such views contribute to the significance of Denny Abbey as they allow visitors to observe variations in building materials and architectural detailing meaning that the various episodes of construction (and demolition) are legible. The remains of all three main periods of ecclesiastical use are visible in the external fabric, as are Post Dissolution alterations and evidence of later works associated with the Ministry of Works and later custodians of the site.

It is judged that whilst views to the older barns and other agricultural buildings provide an opportunity to understand the site's continued relationship to farming, more modern utilitarian farm buildings and ephemeral features (such as the bookshop, visitor reception and water tower) detract from the significance of the asset.

#### *Views to Denny Abbey from its Current Landscape Setting*

The area of visible earthworks underlying rough pasture and hay meadows (broadly consistent with the extent of the Scheduled Monument), currently forms the landscape

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### **Waterbeach New Town Evidence Base**

setting of the Abbey. Views from this area are presently not available to visitors due to access not being permitted. However, analysis indicates that views from locations to the south, west and north (illustrated by Photograph Viewpoints 6, 14 and 13) contribute to the significance of the asset as they provide an opportunity to view the core Abbey structures and their relationship to each other and the visible earthworks that surround them. Whilst fine architectural detailing on the Abbey buildings are generally not legible at this distance, broad differences in materials and architecture are discernible, as are earthwork features and rubble wall enclosures. As such views from these broad orientations provide an opportunity to understand the evolution of the site and how the Abbey and later farm occupied the central area on the slightly raised platform of land. Of particular note is the view from the south (as illustrated on Photograph Viewpoint 6) which is orientated northwards along the former causeway which was the approach to the Abbey from Waterbeach. This contributes to the significance of the asset as it enables the Abbey to be seen from the same orientation as visitors to the Abbey during the medieval period.

Other views within this area that do not include the Abbey are also worthy of note. For example the earthwork causeway, orientated towards Bannold Lodge, and Soldiers' Hill are both legible features in the landscape (illustrated by Photograph Viewpoints 8 and 3). Views of these features make an important contribution to the way that the Abbey site is understood. The northern causeway is the remnant of a route from which the Abbey was accessed from the north and Soldiers' Hill is a surviving (albeit damaged) area of earthworks that yielded Roman artefacts and is located adjacent to the alignment of the likely route to the Abbey from Waterbeach.

Again, it is noted that whilst views to the older barns, and other agricultural buildings provide an opportunity to understand the sites continued relationship to farming, more modern utilitarian farm buildings, Denny Abbey Farm and ephemeral features (such as the bookshop, car park, water tower and visitor reception) detract from the significance of the site where they appear in views.

#### *Views to Denny Abbey from the Wider Landscape*

Views to Denny Abbey from publically accessible locations in the wider landscape to the south, east and north are similarly restricted at present. However, analysis indicates that viewing opportunities from some locations (illustrated by Photograph Viewpoints 4,5 and 7) contribute to the significance of Denny Abbey as they show the relationship of the Denny Abbey site to its surrounding landscape context.

From locations generally beyond the area of the Scheduled Monument, only the upper portions of the main Abbey structures are visible and as such the architectural significance of the Abbey cannot be appreciated. Similarly the earthworks are not discernible – often being obscured by surrounding vegetation. However, these distant views do allow the sites relationship to the landscape to be revealed. Whilst not immediately legible, due to the effects of trees and vegetation merging across the visible horizon, the raised platform on which the Abbey is located is discernible, in part emphasised by the higher frequency of trees and shrubs on the platform which contrasts to the flatter and more open fenland farmland surrounding it. Whilst the character of the contemporary landscape surrounding Denny Abbey is very different to that of the medieval period, this distinction between the raised platform of land on which the Abbey sits and the surrounding former fenland can be

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### **Waterbeach New Town Evidence Base**

interpreted in views which aids a broad interpretation of the Abbey site as being detached from its surroundings.

It is noted that whilst views to the wider landscape provide an opportunity to understand the sites relationship to its landscape setting, the appearance of modern structures such as the Waterbeach Waste Management Park and Cambridge Research Park and (covered) storage compounds/lighting columns at RAF Waterbeach detract from the significance of the asset where they appear in views. Such features are overtly associated with modern (20<sup>th</sup> century) land-uses that have no relationship to what is judged to be significant about Denny Abbey.

Locations from which to view the Abbey from the west are also restricted due to limited public access. However, views from the main approach road are possible. As illustrated by Photograph Viewpoint 15, views from the approach road allow the Abbey to be viewed in its wider landscape context. The orientation of this view further contributes to the significance of Denny Abbey as it provides the opportunity to experience views of the Abbey from the access route that existed from the middle of the nineteenth century (analysis indicates that there was no access to Denny Abbey from the west up until the creation of this route, first recorded on the Sale Particulars map of 1855).

The presence of the gate piers (possibly erected in 1814) and the gently curved alignment of the access road suggests that this new route was designed to provide the principal access to the Abbey. Current evidence suggests that the erection of the gate piers pre-dates the access road. However, further investigation may help identify whether these features are in-fact contemporaneous and whether they formed part of wider enhancements to the farm and landscape around the Abbey; the Sales Particulars map of 1855 illustrates avenues of rows of trees in the area around the core Abbey structures.

#### *Views from Denny Abbey to the Wider Landscape*

Whilst restricted by intervening buildings, walls and vegetation from several locations, views from Denny Abbey to its landscape setting also make a notable contribution to the significance of the asset.

Where they are possible, views across and beyond the area of earthworks, defined broadly by extent of the Scheduled Monument, allows the sites location on a raised platform of land and how this sits within the wider fen edge and former fenland landscape to be appreciated.

Whilst views eastwards from the area of lawn adjacent to the east façade (from the area of the demolished church) are largely truncated and offer only glimpsed views to the surrounding landscape (illustrated by Photograph Viewpoint A), views from windows in rooms restored to exhibit the Countesses lodgings on the second floor provide an opportunity to survey the immediate landscape setting of the Abbey and the surrounding fenland farmland (illustrated by Photograph Viewpoints B and C). Whilst the views are across a landscape that was created following the Dissolution, they do enable something of the remote, rural character of the Abbey site to be appreciated. It is noted that such views would not have been possible from the Countesses lodgings at the time of her occupation of the Abbey and are from windows associated with the later farmhouse. The interpretation board on the site records that the stone window ledge below the window located in the archway is thought to be where the Countess watched the nuns' services in the new church she had built.

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## **5.0 Appendices**

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**Appendix 1 - Figures**

Figure 1: Location of Denny Abbey

Figure 2: Land Control

Figure 3: Cultural Heritage and Waterbeach New Town Policy Context

Figure 4: Designated Heritage Assets

Figure 5: Non-Designated Heritage Assets

Figure 6: Archaeological Find Spots and Events

Figure 7: Historic Maps (Panels A-E)

Figure 8: Aerial Photograph (Local Context)

Figure 9: Aerial Photograph (Wider Context)

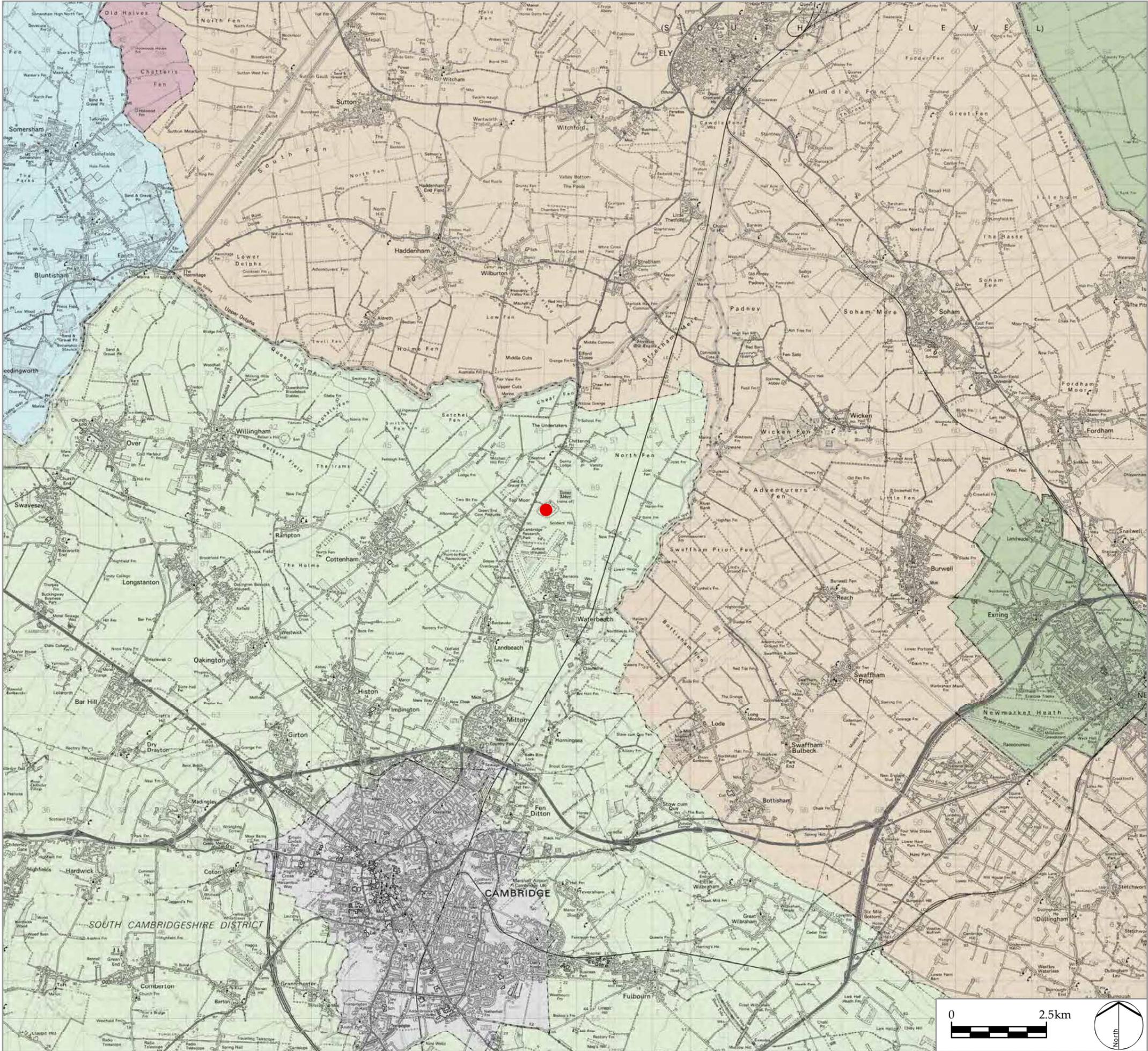
Figure 10: Landscape Character

Figure 11: Viewpoint Locations (Views from Denny Abbey)

Figure 12: Photograph Panels 1-2 (Views from Denny Abbey)

Figure 13: Viewpoint Locations (Views to Denny Abbey and Local Context)

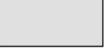
Figure 14: Photograph Panels 3-10 (Views to Denny Abbey and Local Context)



LEGEND

 Denny Abbey

Administrative Areas

-  South Cambridgeshire
-  East Cambridgeshire
-  Cambridge
-  Huntingdonshire
-  Forest Heath
-  Fenland

# LDĀ DESIGN

PROJECT TITLE  
LANDSCAPE AND HERITAGE APPRAISAL OF  
DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
Figure 1: Location of Denny Abbey

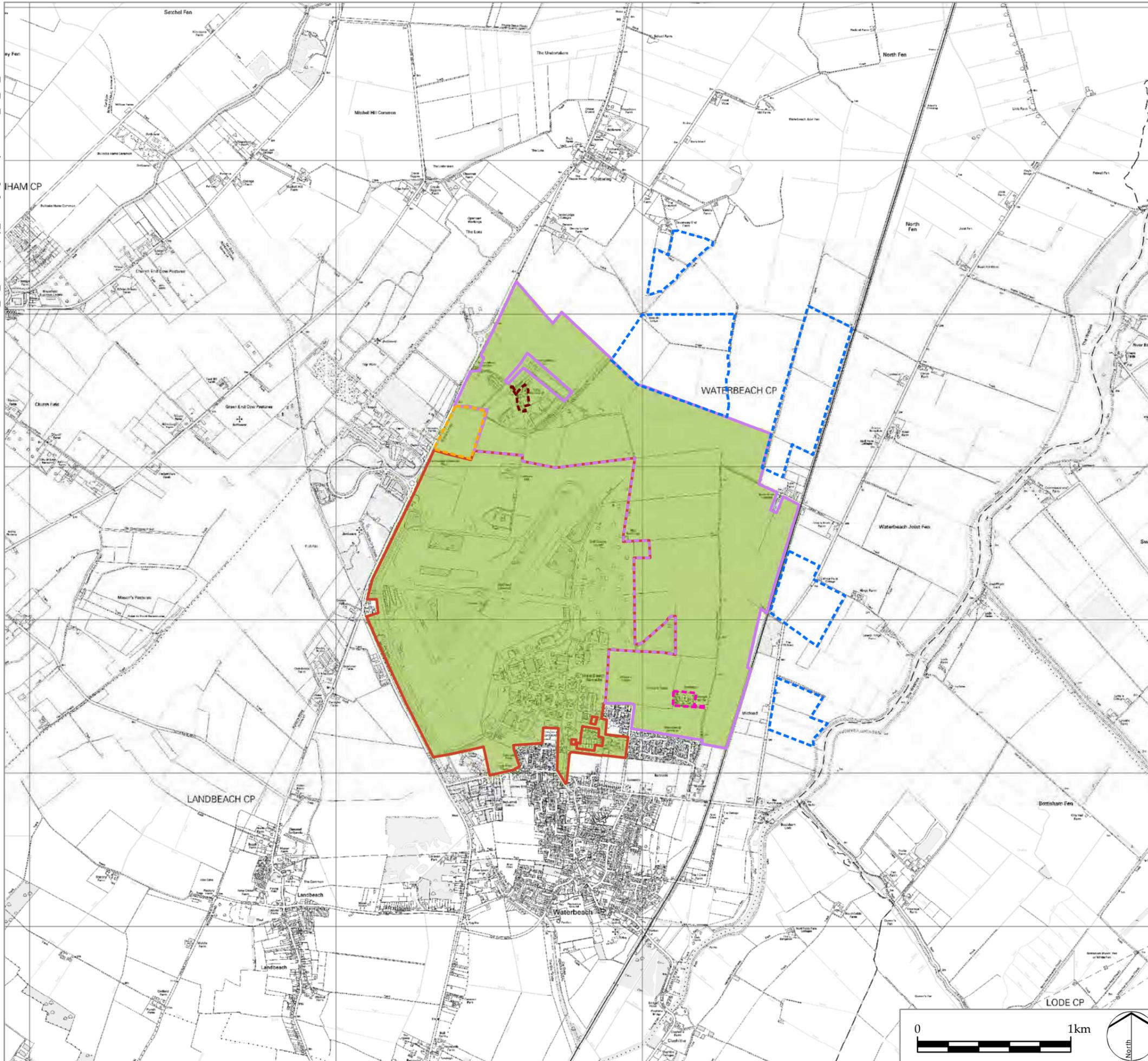
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STATUS	Final	APPROVED RT

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Area measurements for indicative purposes only.

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Sources: Ordnance Survey



LEGEND

- Proposed Area Action Plan Boundary  
(South Cambs Proposed Submission Policies Map July 2013)
- Land within Proposed Area Action Plan Boundary controlled by RLW Estates
- Additional land controlled by RLW Estates
- English Heritage / Farmland Museum controlled land
- Defence Infrastructure Organisation controlled land
- Cambridgeshire County Council controlled land
- Anglian Water controlled land

Note: Land control to be confirmed through Land Registry search

# LD A DESIGN

PROJECT TITLE

LANDSCAPE AND HERITAGE APPRAISAL OF DENNY ABBEY AND ITS SETTING

DRAWING TITLE

Figure 2: Land Control

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STATUS	Final	APPROVED RT

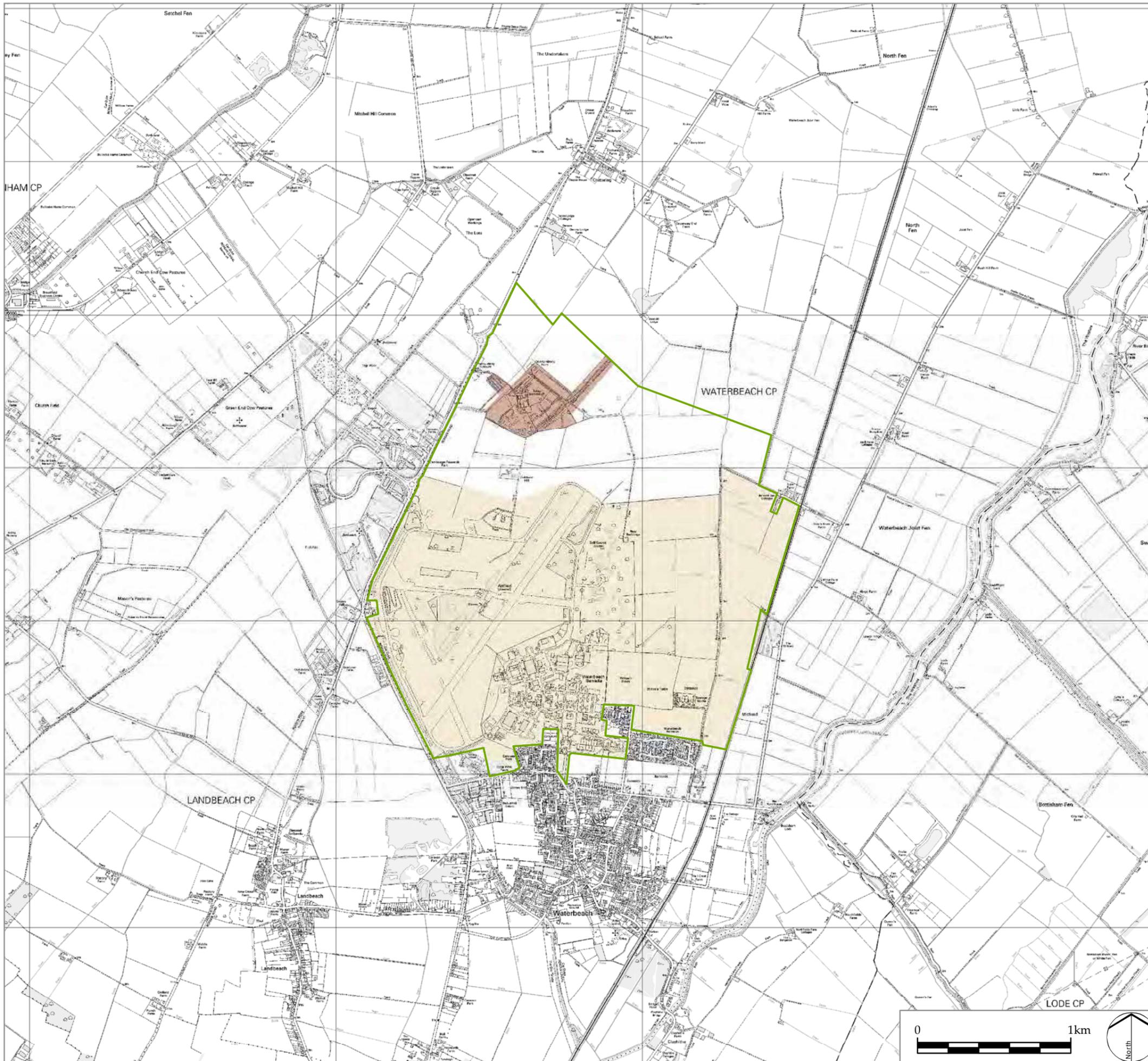
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Sources: Ordnance Survey. Digitised from South Cambridgeshire Proposed Submission Policies Map, July 2013.





LEGEND

-  Proposed Area Action Plan Boundary
-  Scheduled Monument
-  Major Development Site

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PROJECT TITLE  
**LANDSCAPE AND HERITAGE APPRAISAL OF DENNY ABBEY AND ITS SETTING**

DRAWING TITLE  
**Figure 3: Cultural Heritage and Waterbeach New Town Policy Context**

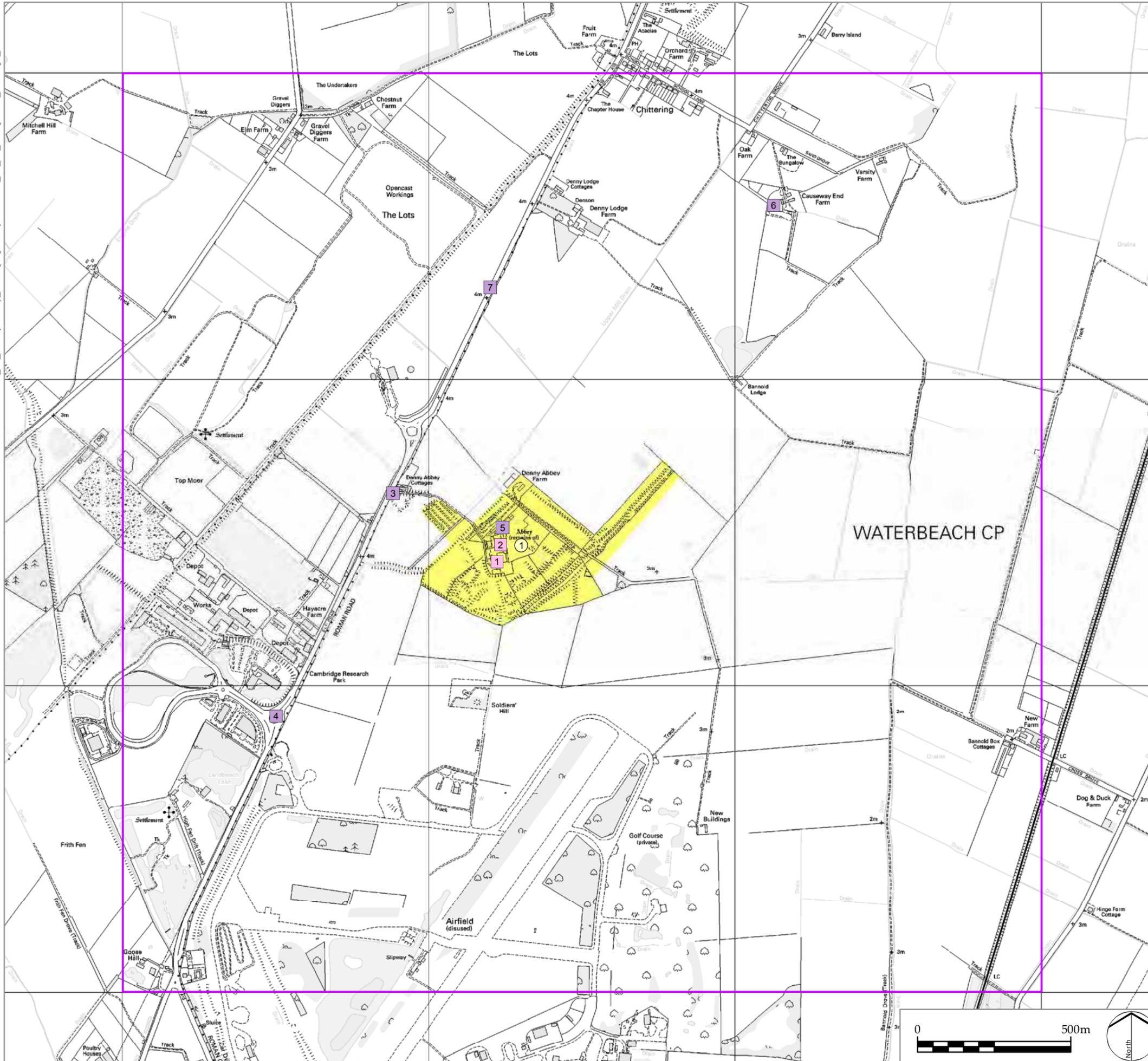
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Sources: Ordnance Survey. Digitised from South Cambridgeshire  
 Proposed Submission Policies Map, July 2013.



**LEGEND**

Heritage Study Area

Scheduled Monument

Label	Reference	Name
1	1012770	Denny Abbey

**Listed Building**

Grade I

Label	Reference	Name
1	1127360	Denny Abbey
2	1331328	Denny Abbey Refectory

Grade II

Label	Reference	Name
3	1127361	Gate Piers
4	1127381	Milestone Half Mile North Of Goose Hall
5	1179549	Barn To North Of Denny Abbey
6	1267187	Causeway Farmhouse
7	1302199	Milestone One And One Half Miles North Of Goose Hall

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PROJECT TITLE  
**LANDSCAPE AND HERITAGE APPRAISAL  
 OF DENNY ABBEY AND ITS SETTING**

DRAWING TITLE  
**Figure 4: Designated Heritage Assets**

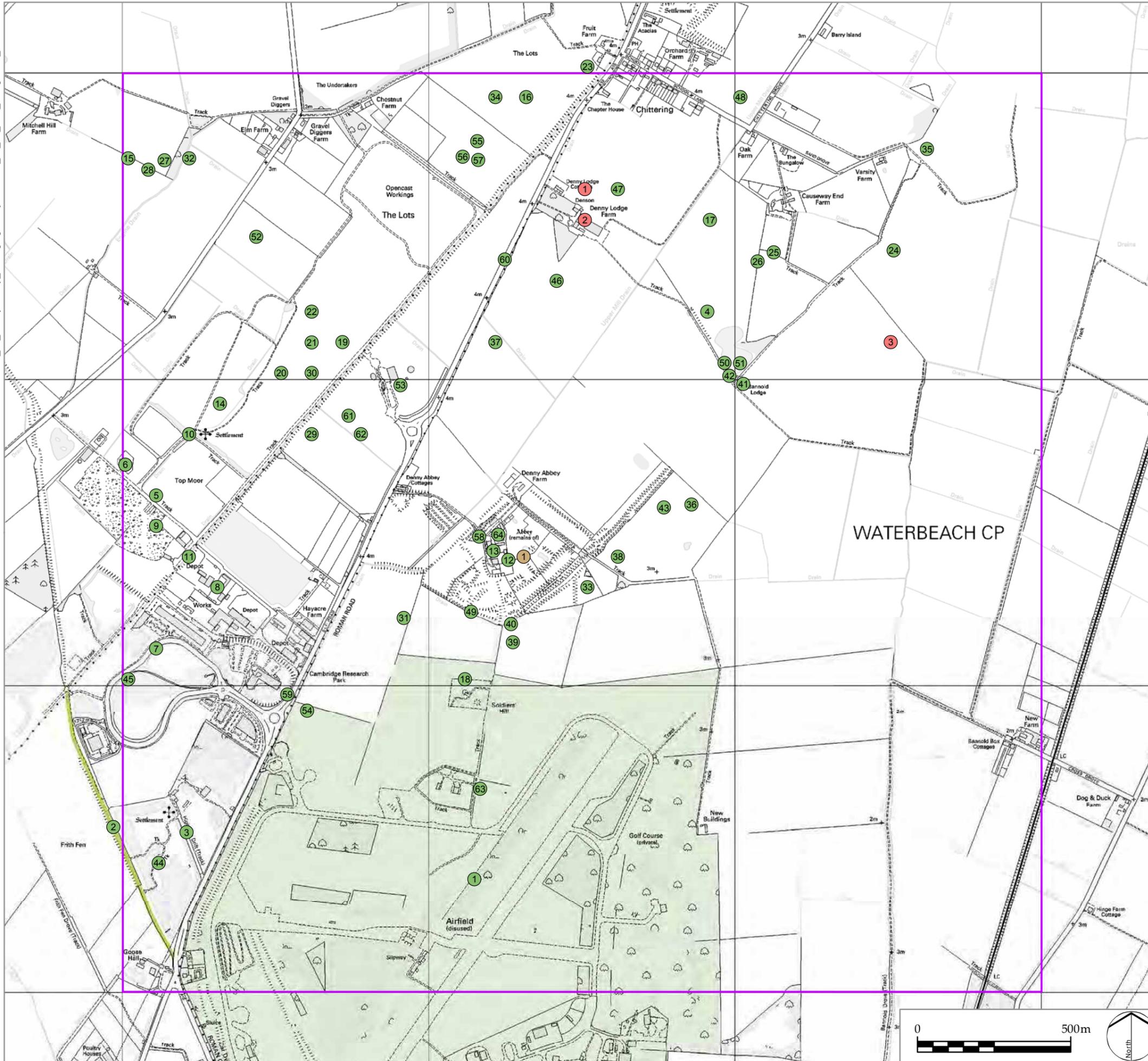
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Sources: Ordnance Survey & Cambridgeshire County Council



LEGEND

-  Heritage Study Area
-  Monument

Label	Reference	Name
1	CB15155	RAF Waterbeach
2	9823	Car Dyke (Roman canal), Landbeach
3	5323	Roman remains, Landbeach
4	5325	Roman remains, Denny Lodge, Waterbeach
5	5335	Roman ditch system, Cottenham
6	5360	Cropmarks, Cottenham
7	5361	Roman roadway and ditches, Cottenham Green End, Landbeach
8	5363	Roman ditch, Landbeach
9	5364	Ditches and Roman pottery, Cottenham
10	5365	Top Moor
11	5366	Roman ditch system, Landbeach
12	05394a	Earthworks around Denny Abbey
13	05394b	Denny Abbey refectory
14	5396	Roman enclosure and finds, Cottenham
15	5398	Roman pottery, Cottenham
16	5476	Denny Point, Cottenham
17	5477	Village at Causeway End Farm/Chittering End Farm
18	5521	Roman earthwork, Soldiers Hill, Waterbeach
19	5523	Roman site, Cottenham
20	5524	Roman remains, Cottenham
21	5525	Roman remains, Cottenham
22	5526	Roman oven or kiln, Cottenham
23	5725	Roman road (course of), Cottenham
24	6359	Windmill/windpump, Waterbeach
25	6672	Causeway End Farm/Denny Lodge Roman settlement
26	06672a	Human remains, Waterbeach
27	8656	Iron Age pottery and bone, Cottenham
28	08656A	Roman pottery and bone, Cottenham
29	8848	Enclosures and trackways, Landbeach
30	8849	Enclosures, Cottenham
31	8850	Cropmarks, Waterbeach
32	8851	Probable field system, Cottenham
33	8852	Possible watercourses, Denny Abbey
34	8853	The Lots
35	9239	Ring ditch, Waterbeach
36	9655	Bronze Age barrow, Denny Farm, Waterbeach
37	9656	Prehistoric settlement site, Waterbeach
38	9657	Medieval midden, Waterbeach
39	9658	Medieval midden, Waterbeach
40	9659	Roman settlement, Waterbeach
41	9901	Bannold Lodge Roman settlement
42	9901	Bannold Lodge Roman settlement
43	9928	Barrow, Waterbeach
44	11128	Parallel ditches, Car Dyke
45	11129	Enclosure, Landbeach
46	11180	Earthworks - possible lazybeds, Waterbeach
47	11181	Romano-British earthwork, Waterbeach
48	11182	Parallel ditches, Waterbeach
49	11565	Roman pottery, Waterbeach
50	CB14626	Prehistoric remains, Bannold Lodge, Chittering
51	CB14627	Medieval remains and causeway, Bannold Lodge, Chittering
52	CB14679	Roman remains, Graves' Field
53	CB14681	Romano-British occupation activity, Waste Management Park, Waterbeach
54	CB15155	RAF Waterbeach
55	CB15518	Roman ditch, Gravel Digger's Farm, Cottenham
56	CB15519	Post-Medieval bush drains, Gravel Digger's Farm, Cottenham
57	CB15520	Roman pottery, Gravel Digger's Farm, Cottenham
58	MCB16281	Possible midden, The Farmland Museum, Denny Abbey, Waterbeach
59	MCB18331	Milestone, A10, Landbeach
60	MCB18333	Milestone, A10, Landbeach
61	MCB18419	Prehistoric features, Waste Management Park, Waterbeach
62	MCB18420	Post-medieval features, Waste Management Park, Waterbeach
63	MCB19281	Well south of Soldiers' Hill, Waterbeach
64	MCB19545	Medieval and 19th century walls and rubble, Denny Abbey

Label	Reference	Name
1	12228	Denny Abbey Park
2	12230	Denny Lodge, Waterbeach (park)
3	12231	Earthworks west of Vicarage Cottages, Waterbeach

Label	Reference	Name
1	5394	Denny Abbey

# LDĀ DESIGN

PROJECT TITLE  
**LANDSCAPE AND HERITAGE APPRAISAL OF DENNY ABBEY AND ITS SETTING**

DRAWING TITLE  
**Figure 5: Non-Designated Heritage Assets**

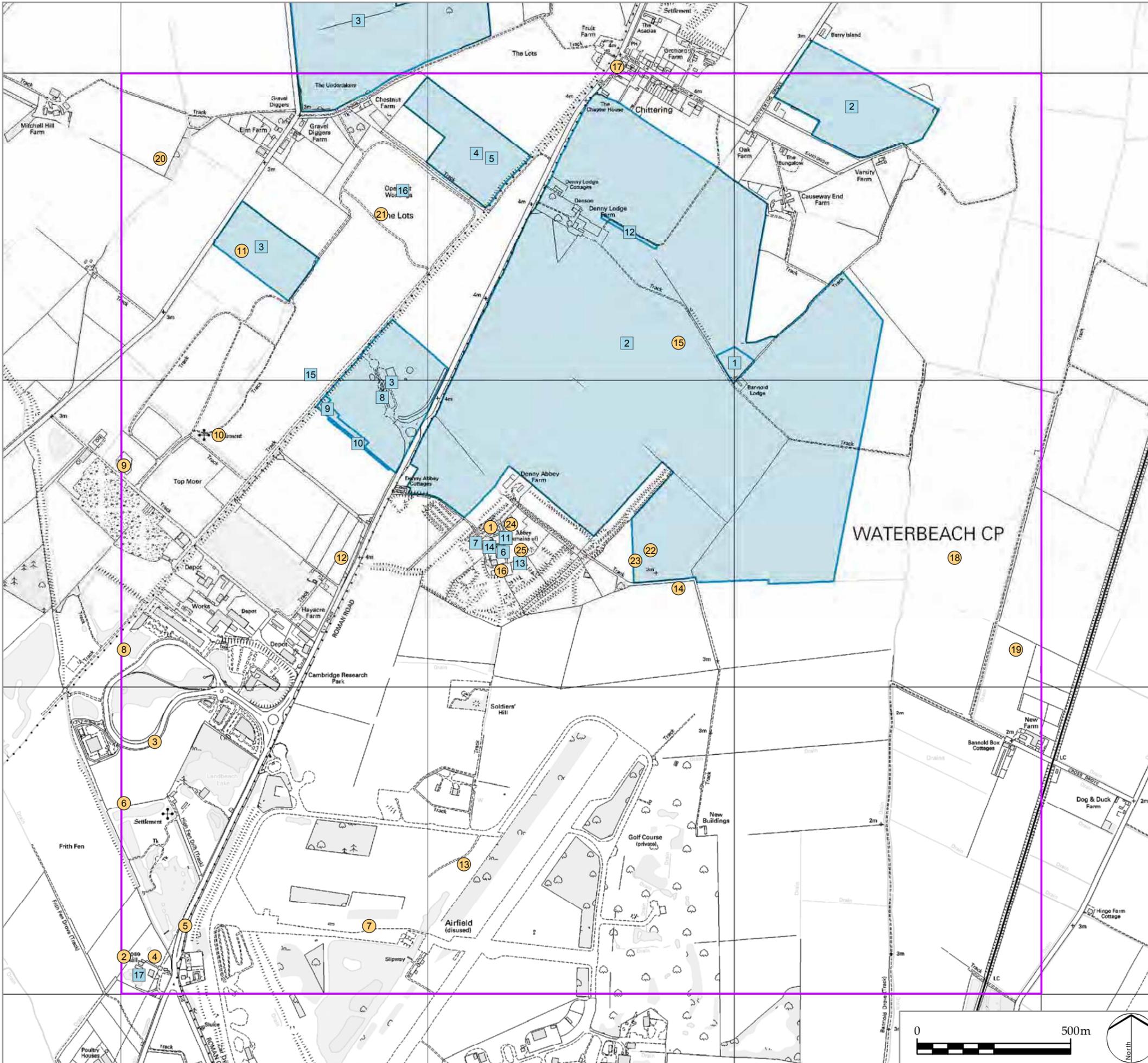
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 STATUS **Final** APPROVED **RT**

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Sources: Ordnance Survey & Cambridgeshire County Council



LEGEND

-  Heritage Study Area
-  Archaeological Event

Label	Reference	Name
1	ECB447	Excavations at Bannold Lodge, Chittering, Waterbeach, 1997
2	ECB448	Evaluation at Denny, Waterbeach, 1990
2	ECB448	Evaluation at Denny, Waterbeach, 1990
3	ECB537	Evaluation at the Cambridge Centre for Recycling, 2000
3	ECB537	Evaluation at the Cambridge Centre for Recycling, 2000
3	ECB537	Evaluation at the Cambridge Centre for Recycling, 2000
4	ECB1165	Assessment at Gravel Digger's Farm, The Lots, Cottenham, 1992
5	ECB1166	Archaeological investigations at Gravel Digger's Farm, Cottenham, 1992
6	ECB1699	Excavations in The Nuns' Refectory, Denny Abbey, 1984-85
7	ECB1811	Monitoring at The Farmland Museum, Denny Abbey, Waterbeach, 2004
8	ECB2396	Excavation and evaluation at IWM Park, Waterbeach, 2002
9	ECB2640	Excavation at Ely Road, Waste Management, Waterbeach, 2007
10	ECB3062	Further excavations at Ely Road, Waterbeach, 2008
11	ECB3622	Test pit evaluation, Farmland Museum, 2011
12	ECB3688	Evaluation at Denny Lodge Business Park Wind Turbines, Chittering, 2011

Find Spot

Label	Reference	Name
1	2038	Quern find, Denny Abbey
2	5350	Roman pottery, Landbeach
3	5354	Roman pottery, Landbeach
4	5355	Roman pottery, Landbeach
5	5356	Roman pottery, Landbeach
6	5357	Saxon brooch, Landbeach
7	5358	Fossilized bison horn and Palaeolithic axe, Waterbeach
8	5359	Roman pottery, Landbeach
9	05360A	Roman pottery, Cottenham
10	5367	Roman pottery and quern, Cottenham
11	5395	Flint implement, Cottenham
12	5397	Roman pottery, Landbeach
13	5473	Probable Palaeolithic axe, Waterbeach
14	5474	Roman rotary quern, Waterbeach
15	5475	Roman pottery finds, Denny Lodge, Waterbeach
16	5534	Roman pottery, Denny Abbey
17	5585	Human remains, Cottenham
18	6357	Polished stone axe, Waterbeach
19	6358	Polished axe, Waterbeach
20	08556B	Neolithic pottery, Cottenham
21	10482	Roman coin, Cottenham
22	11566	Medieval remains, Waterbeach
23	11566A	Post-medieval occupation debris, Waterbeach
24	11725	Unknown observations, Denny Abbey
25	11867	Medieval and Post-Medieval pottery finds, Denny Abbey

# LDĀ DESIGN

PROJECT TITLE  
**LANDSCAPE AND HERITAGE APPRAISAL  
 OF DENNY ABBEY AND ITS SETTING**

DRAWING TITLE  
**Figure 6: Archaeological Find Spots and Events**

ISSUED BY **Oxford** T: 01865 887 050  
 DATE **October 2013** DRAWN **DL**  
 SCALE @A3 **1:12,500** CHECKED **IH**  
 STATUS **Final** APPROVED **RT**

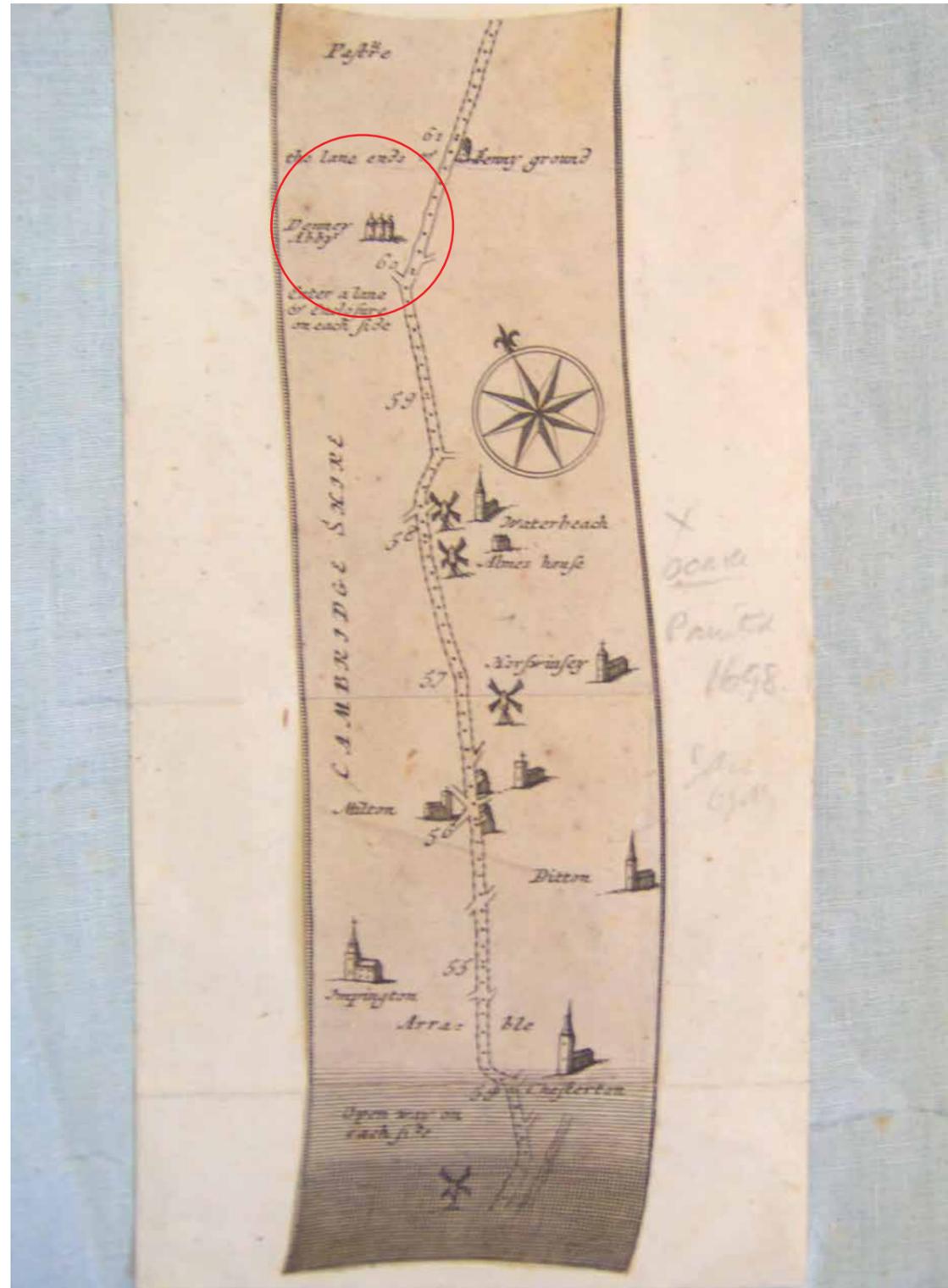
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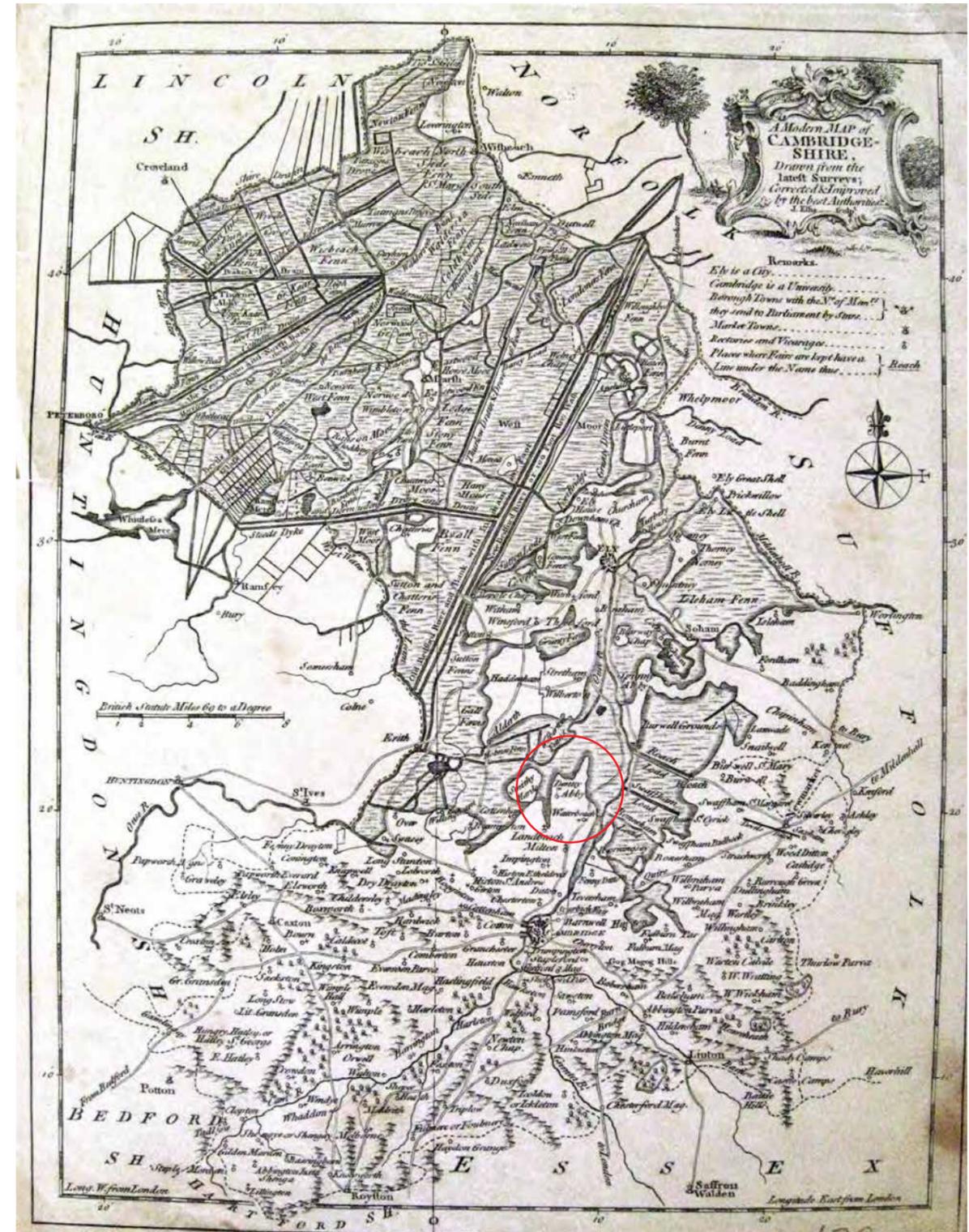
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Sources: Ordnance Survey & Cambridgeshire County Council

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Ogilby, J. Road from Cambridge to Northampton, early 17th century



Ellis. Map of Cambridgeshire, 1766

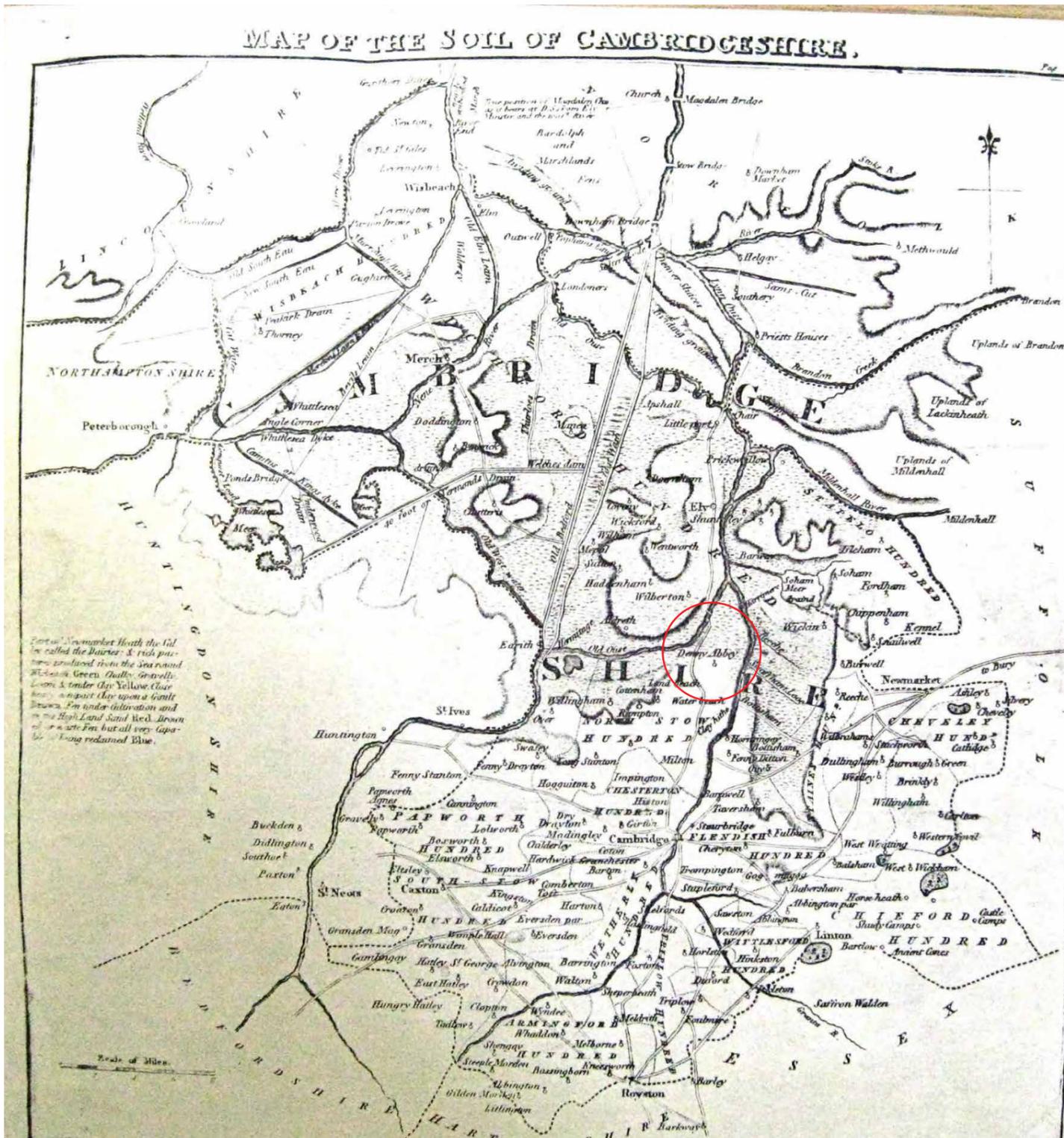
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 DATE October 2013 DRAWN SMC  
 SCALE@A3 NTS CHECKED IH  
 STATUS Final APPROVED RT

DWG. NO. 3321\_08\_07

PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 7: Historic Maps  
 Panel A

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Gooch. Map of the Soils of Cambridgeshire, 1809



Waterbeach Enclosure Award and Map, 1818

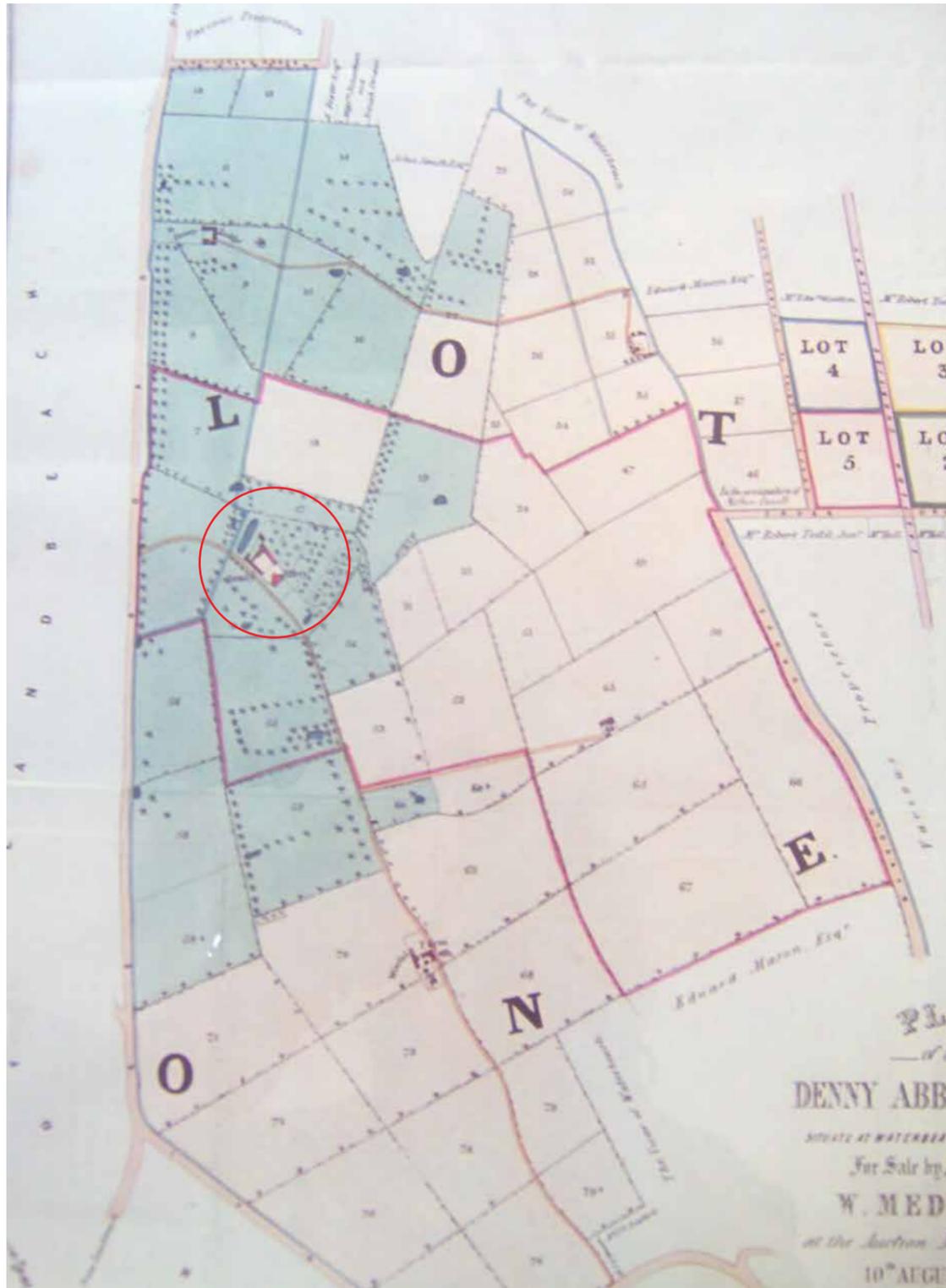
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 STATUS Final APPROVED RT

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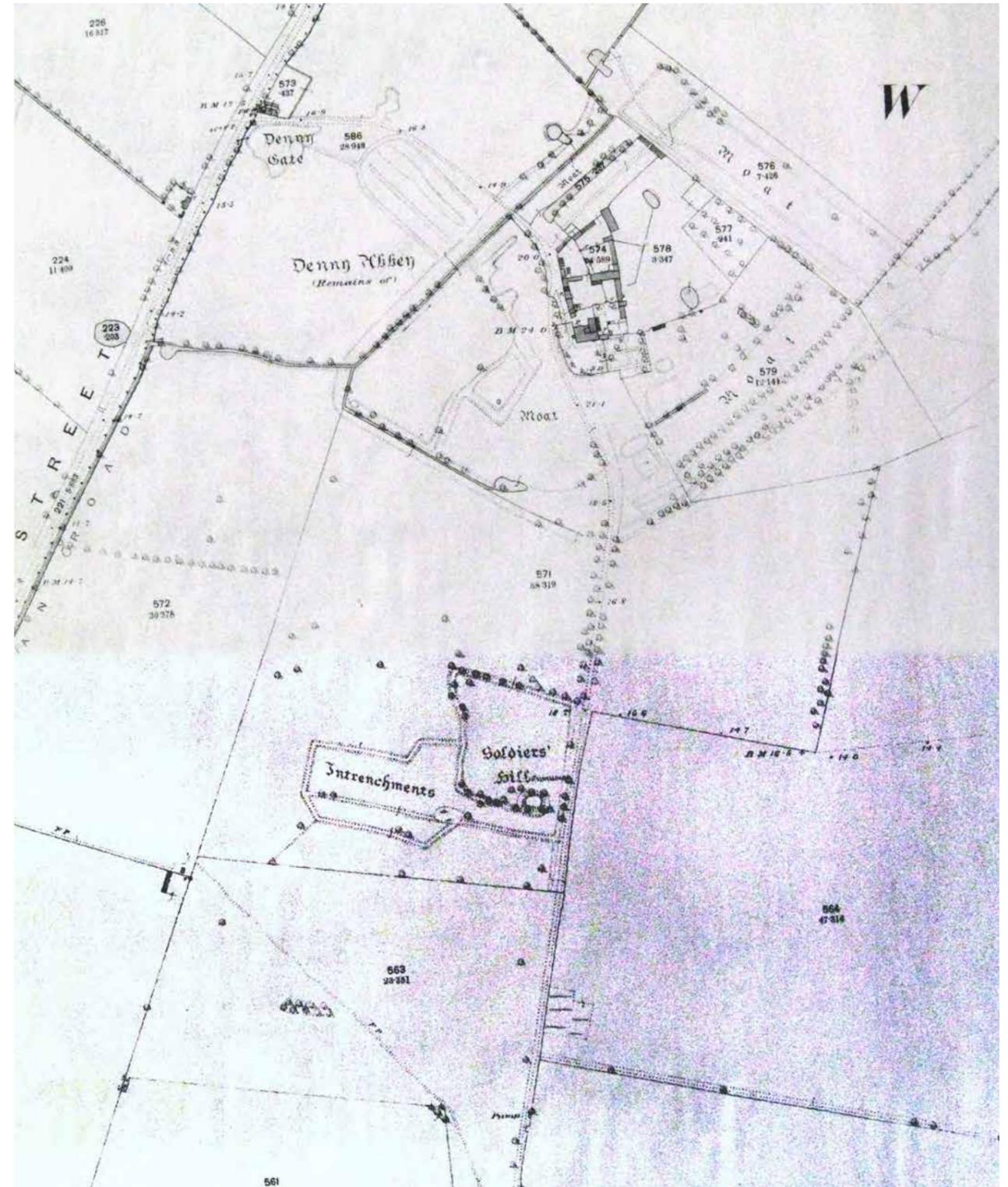
PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 7: Historic Maps  
 Panel B

X:\JOBS\3321\_08\_Denny Abbey\_Setting\Graphics\Plans\_images\3321\_08\_07\_Historic Mapping.indd



Sale Particulars Denny Abbey, 1855



1st edition 25" to 1 mile, published 1888, sheet XXXIV.8 and XXXIV.12

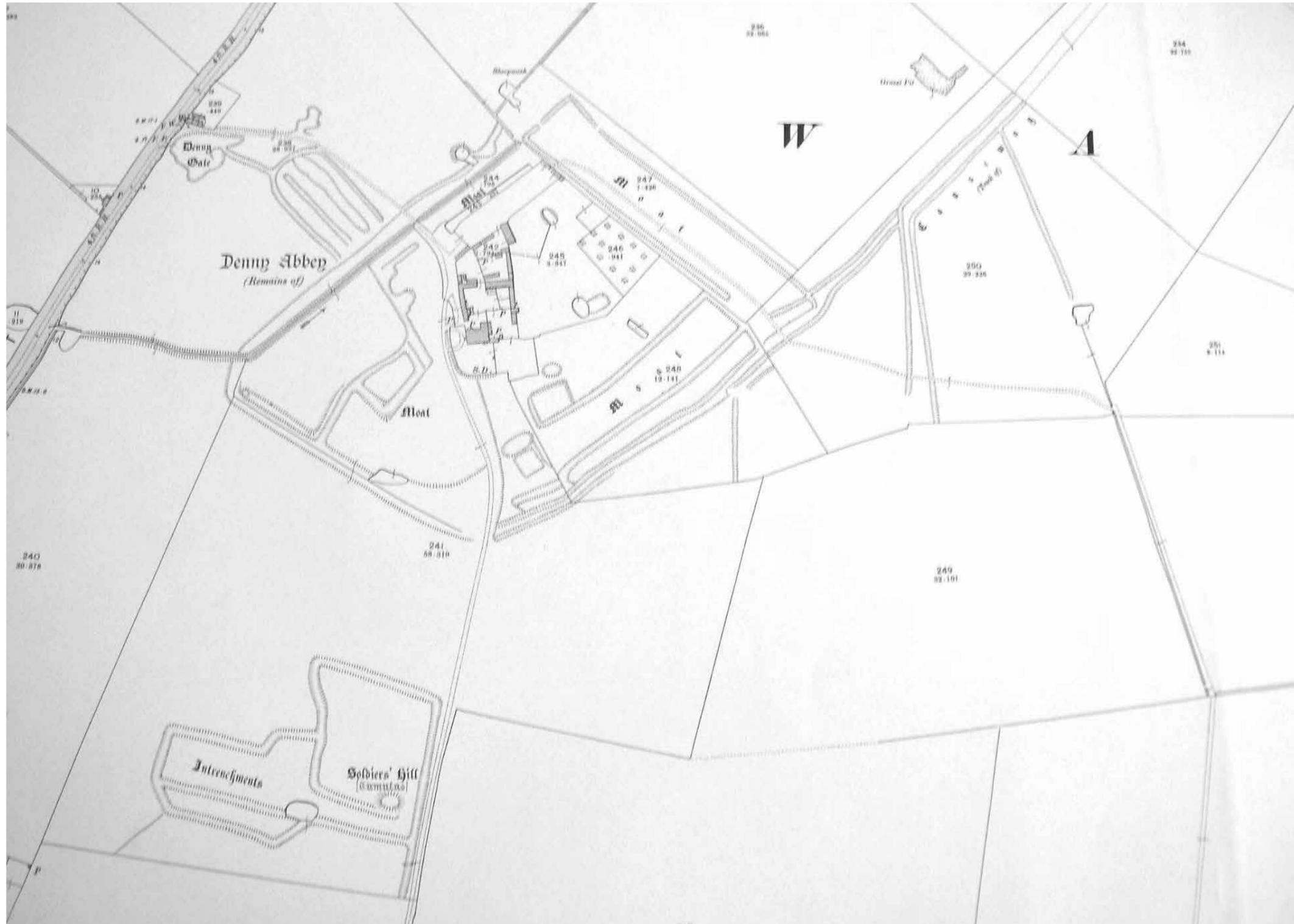
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SCALE@A3	NTS	CHECKED IH
STATUS	Final	APPROVED RT

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PROJECT TITLE  
LANDSCAPE AND HERITAGE APPRAISAL OF  
DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
Figure 7: Historic Maps  
Panel C

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2nd edition 25" to 1 mile, published 1902, sheet XXXIV.12

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PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 7: Historic Maps  
 Panel D

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Provisional edition 6" to 1 mile, published 1952, sheet XXXIV.NE and XXXIV.SE

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PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 7: Historic Maps  
 Panel E



LEGEND

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PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 8: Aerial Photograph (Local Context)

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Sources: Bing Maps





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PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 9: Aerial Photograph (Wider Context)

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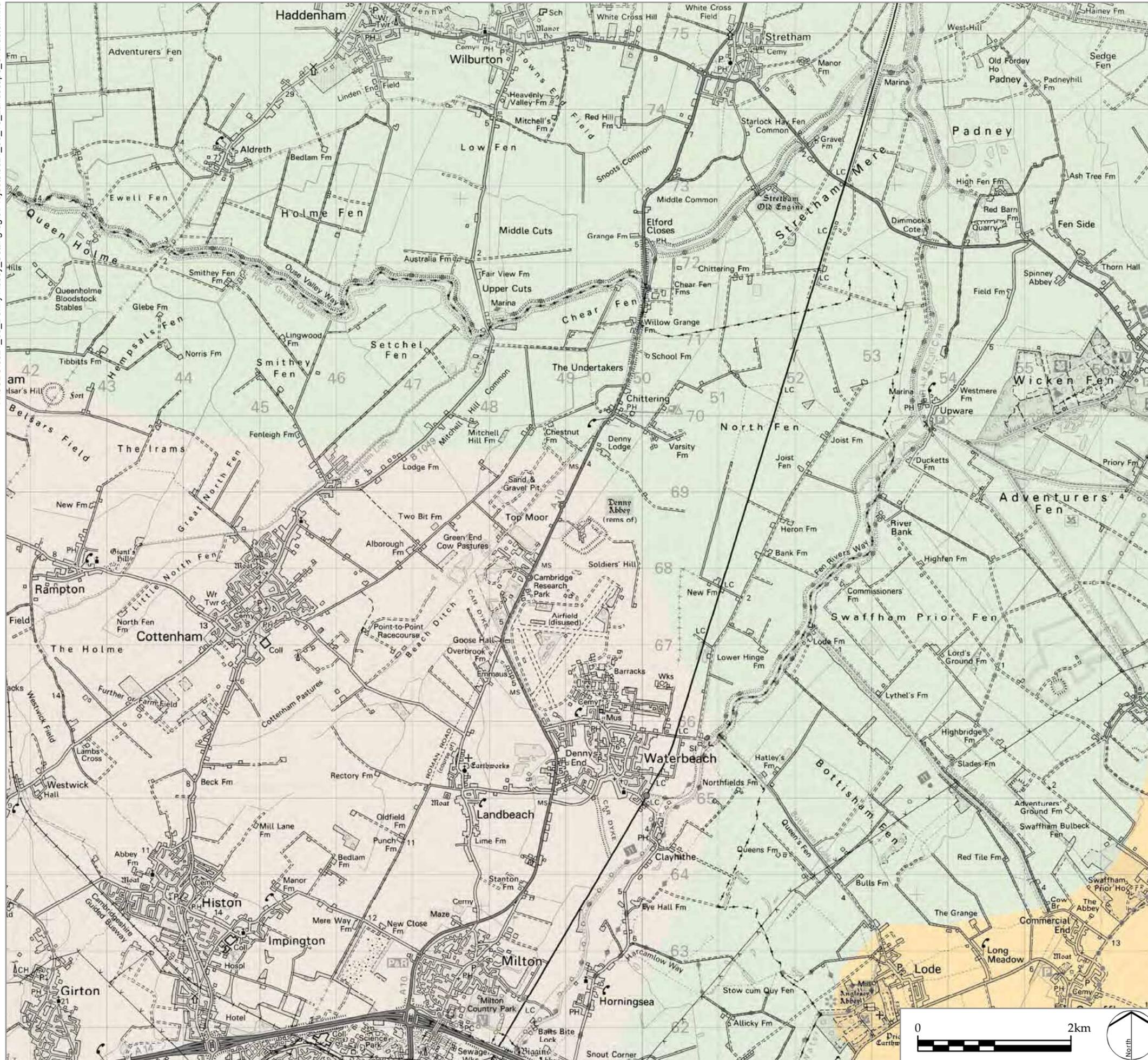
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Sources: Bing Maps





**LEGEND**

**Cambridgeshire Landscape Guidelines (1991)**

- 2 Chalklands
- 3 Western Claylands
- 8 Fenlands

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PROJECT TITLE  
**LANDSCAPE AND HERITAGE APPRAISAL OF DENNY ABBEY AND ITS SETTING**

DRAWING TITLE  
**Figure 10: Landscape Character**

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LEGEND

 Viewpoint locations (Views from Denny Abbey)

# LDĀ DESIGN

PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
**Figure 11: Viewpoint Locations**  
 (Views from Denny Abbey)

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Glimpsed view to distant tree group

Glimpsed view to distant hills



**Photograph Viewpoint A:** View south east from Denny Abbey (within the footprint of the former church)

Hedgerows and trees defining edge of Scheduled Monument



**Photograph Viewpoint B:** View east from the hallway window on the second floor of Denny Abbey

Glimpsed view to wider landscape, beyond Scheduled Monument



**Photograph Viewpoint C:** View east from window on the second floor of Denny Abbey

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**DWG. NO. 3321\_08\_12**

PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 12: Photograph Panel 1  
 (Views from Denny Abbey)

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Refectory

Trees and vegetation screen views to north

Walnut Tree Cottage

Water tower

Round - arched doorway of Templar Church

Photograph Viewpoint D: View north east from main site access



Interpretation board

Waterbeach Waste Management Park

Hedgerows and trees defining edge of Scheduled Monument

Pasture with earthworks

Waterbeach landfill site

A10

Denny Abbey Cottages

Vehicular access

Car park

Photograph Viewpoint E: View west from the main site access

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LEGEND

 Viewpoint locations  
(Views towards Denny Abbey and Local Context)

# LDĀ DESIGN

PROJECT TITLE

LANDSCAPE AND HERITAGE APPRAISAL OF DENNY ABBEY AND ITS SETTING

DRAWING TITLE

Figure 13: Viewpoint Locations  
(Views to Denny Abbey and Local Context)

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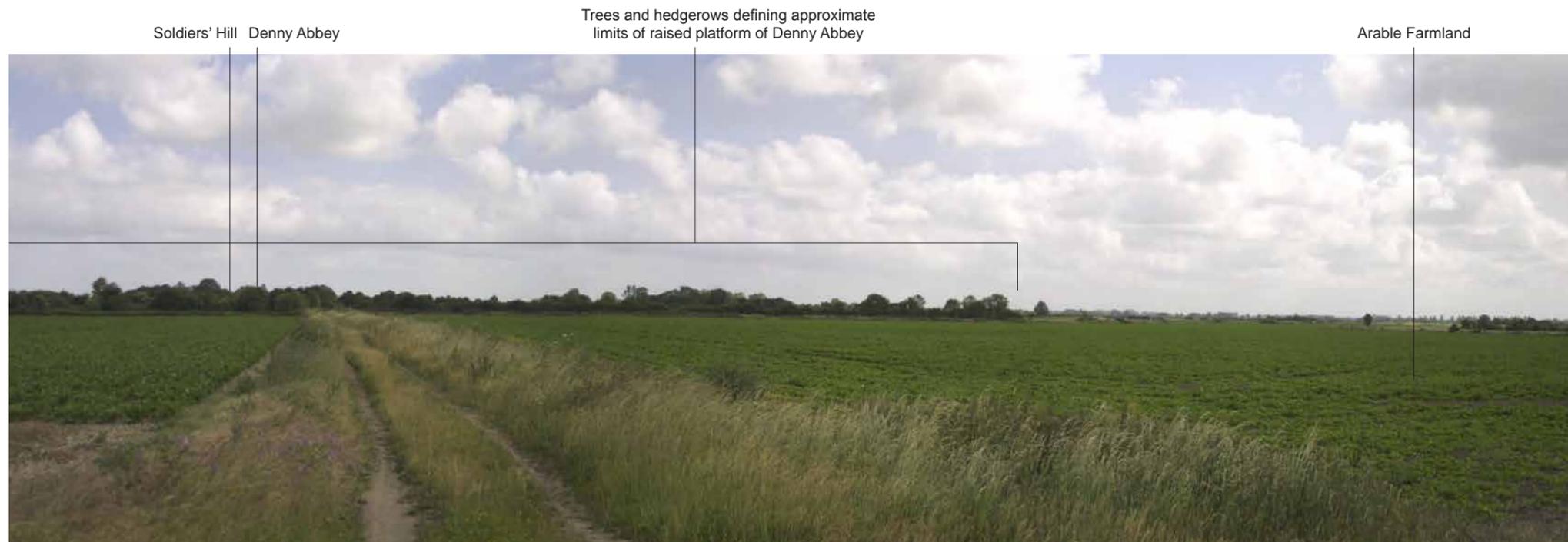
Sources: BING Maps & Cambridgeshire County Council



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**Photograph Viewpoint 1:** View north from the northern edge of RAF Waterbeach



**Photograph Viewpoint 2:** View north from the track to Denny Abbey

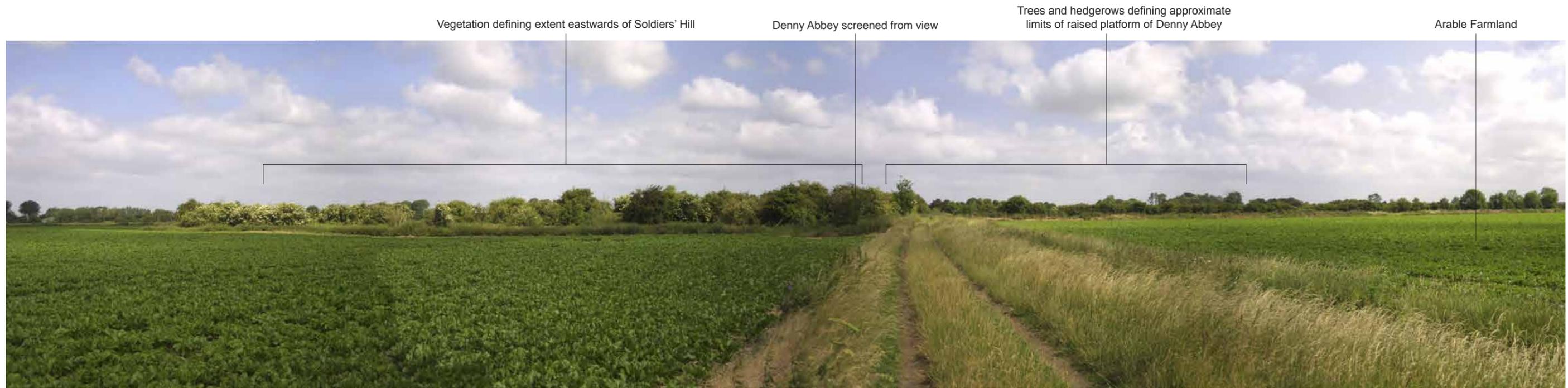
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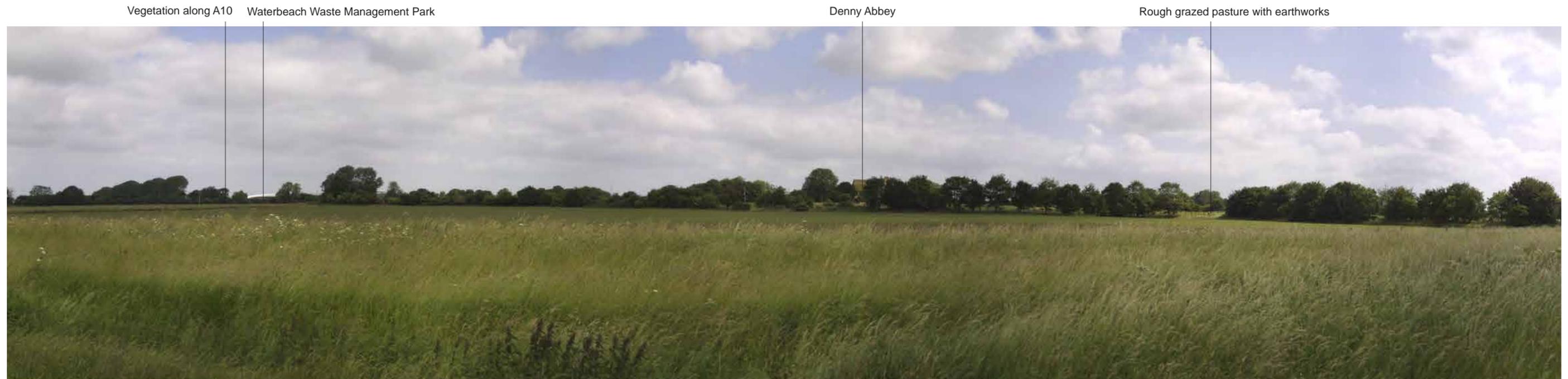
PROJECT TITLE  
**LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING**

DRAWING TITLE  
**Figure 14: Photograph Panel 3  
 (Views to Denny Abbey and Local Context)**

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**Photograph Viewpoint 3:** View north from the track to Denny Abbey



**Photograph Viewpoint 4:** View north from northern edge of Soldiers' Hill

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PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 14: Photograph Panel 4  
 (Views to Denny Abbey and Local Context)

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**Photograph Viewpoint 5:** View north east from fenland farmland



**Photograph Viewpoint 6:** View north from the causeway track earthwork

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**Photograph Viewpoint 7:** View west from the farm track to the east of Denny Abbey



**Photograph Viewpoint 8:** View north east along the scheduled earthwork causeway to the north of Denny Abbey

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STATUS	Final	APPROVED	RT

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PROJECT TITLE  
**LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING**

DRAWING TITLE  
**Figure 14: Photograph Panel 6  
 (Views to Denny Abbey and Local Context)**

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**Photograph Viewpoint 9:** View south west toward Denny Abbey along the scheduled earthwork causeway



**Photograph Viewpoint 10:** View south west from farmland to the north-east of Denny Abbey

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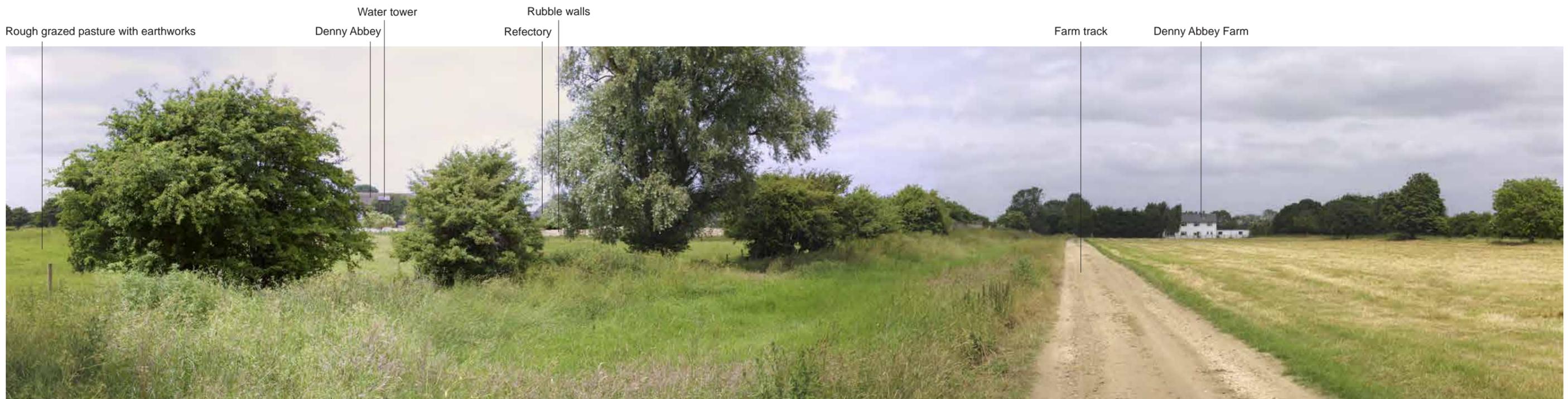
PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 14: Photograph Panel 7  
 (Views to Denny Abbey and Local Context)

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**Photograph Viewpoint 11:** View west across earthworks and from the pasture to the east of Denny Abbey



**Photograph Viewpoint 12:** View west from the farm track to Denny Abbey Farm

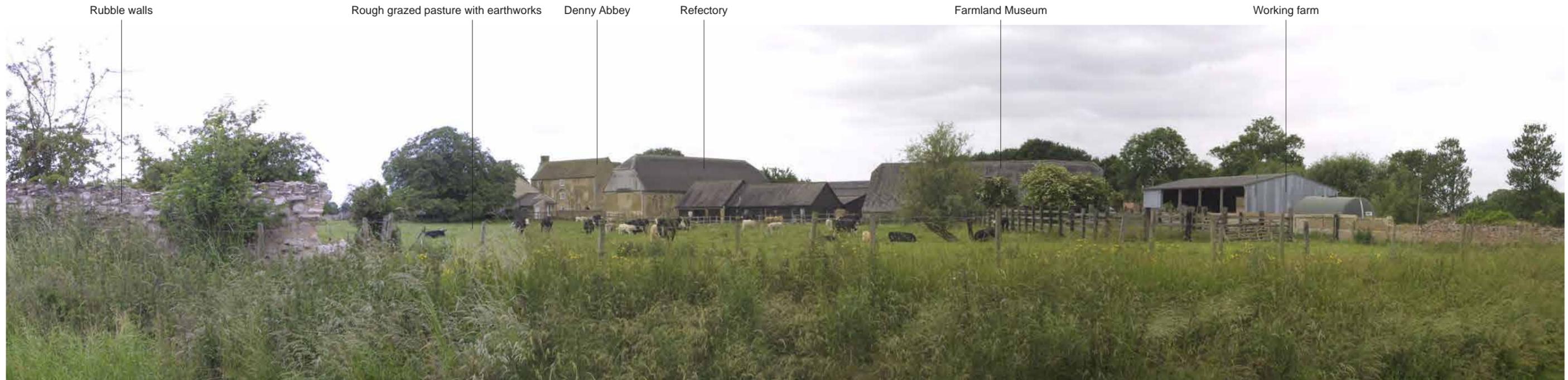
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STATUS	Final	APPROVED	RT

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PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 14: Photograph Panel 8  
 (Views to Denny Abbey and Local Context)

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**Photograph Viewpoint 13:** View south west from the farm track to Denny Abbey Farm



**Photograph Viewpoint 14:** View north east from the grazed pasture to the south-west of Denny Abbey

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DATE	October 2013	DRAWN	SMc
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STATUS	Final	APPROVED	RT

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PROJECT TITLE  
 LANDSCAPE AND HERITAGE APPRAISAL OF  
 DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
 Figure 14: Photograph Panel 9  
 (Views to Denny Abbey and Local Context)

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**Photograph Viewpoint 15:** View east from the entrance to Denny Abbey from the A10

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PROJECT TITLE  
LANDSCAPE AND HERITAGE APPRAISAL OF  
DENNY ABBEY AND ITS SETTING

DRAWING TITLE  
Figure 14: Photograph Panel 10  
(Views to Denny Abbey and Local Context)

4 October 2013

**Waterbeach New Town Evidence Base**

**Appendix 2 - Gazetteer**

<b>Record Type</b>	<b>Reference</b>	<b>Name</b>	<b>Grade</b>
Scheduled Monument	1012770	Denny Abbey	
Listed Building	1127360	Denny Abbey	I
Listed Building	1331328	Denny Abbey Refectory	I
Listed Building	1127381	Milestone Half Mile North of Goose Hall at NGR 485 679	II
Listed Building	1302199	Milestone One and One Half miles North of Goose Hall at NGR 492 693	II
Listed Building	1179549	Barn to North of Denny Abbey	II
Listed Building	1127361	Gate Piers	II
Listed Building	1267187	Causeway Farmhouse	II
Building	5394	Denny Abbey	
Find Spot	2038	Quern find, Denny Abbey	
Find Spot	5350	Roman pottery, Landbeach	
Find Spot	5354	Roman pottery, Landbeach	
Find Spot	5355	Roman pottery, Landbeach	
Find Spot	5356	Roman pottery, Landbeach	
Find Spot	5357	Saxon brooch, Landbeach	
Find Spot	5358	Fossilized bison horn and Palaeolithic axe, Waterbeach	
Find Spot	5359	Roman pottery, Landbeach	
Find Spot	5367	Roman pottery and quern, Cottenham	
Find Spot	5395	Flint implement, Cottenham	
Find Spot	5397	Roman pottery, Landbeach	
Find Spot	5473	Probable Palaeolithic axe, Waterbeach	
Find Spot	5474	Roman rotary quern, Waterbeach	
Find Spot	5475	Roman pottery finds, Denny Lodge, Waterbeach	
Find Spot	5534	Roman pottery, Denny Abbey	

4 October 2013

**Waterbeach New Town Evidence Base**

Find Spot	5585	Human remains, Cottenham
Find Spot	6357	Polished stone axe, Waterbeach
Find Spot	6358	Polished axe, Waterbeach
Find Spot	10482	Roman coin, Cottenham
Find Spot	11566	Medieval remains, Waterbeach
Find Spot	11725	Unknown observations, Denny Abbey
Find Spot	11867	Medieval and Post-Medieval pottery finds, Denny Abbey
Find Spot	5360A	Roman pottery, Cottenham
Find Spot	8656B	Neolithic pottery, Cottenham
Find Spot	11566A	Post-medieval occupation debris, Waterbeach
Monument	5323	Roman settlement, Landbeach
Monument	5325	Roman remains, Denny Lodge, Waterbeach
Monument	5335	Roman ditch system, Cottenham
Monument	5360	Cropmarks, Cottenham
Monument	5361	Roman roadway and ditches, Cottenham Green End, Landbeach
Monument	5363	Roman ditch, Landbeach
Monument	5364	Ditches and Roman pottery, Cottenham
Monument	5365	Top Moor
Monument	5366	Roman ditch system, Landbeach
Monument	5396	Roman enclosure and finds, Cottenham
Monument	5398	Roman pottery, Cottenham
Monument	5476	Denny Point, Cottenham
Monument	5477	Village at Causeway End Farm/Chittering End Farm
Monument	5521	Roman earthwork, Soldiers' Hill, Waterbeach
Monument	5523	Roman site, Cottenham
Monument	5524	Roman remains, Cottenham
Monument	5525	Roman remains, Cottenham

4 October 2013

**Waterbeach New Town Evidence Base**

Monument	5526	Roman oven or kiln, Cottenham
Monument	5725	Roman road (course of), Cottenham
Monument	6359	Windmill/windpump, Waterbeach
Monument	6672	Causeway End Farm/Denny Lodge Roman settlement
Monument	8656	Iron Age pottery and bone, Cottenham
Monument	8848	Enclosures and track ways, Landbeach
Monument	8849	Enclosures, Cottenham
Monument	8850	Cropmarks, Waterbeach
Monument	8851	Probable field system, Cottenham
Monument	8852	Possible watercourses, Denny Abbey
Monument	8853	The Lots
Monument	9239	Ring ditch, Waterbeach
Monument	9655	Bronze Age barrow, Denny Farm, Waterbeach
Monument	9656	Prehistoric settlement site, Waterbeach
Monument	9657	Medieval midden, Waterbeach
Monument	9658	Medieval midden, Waterbeach
Monument	9659	Roman settlement, Waterbeach
Monument	9823	Car Dyke (Roman canal), Landbeach
Monument	9901	Bannold Lodge Roman settlement
Monument	9901	Bannold Lodge Roman settlement
Monument	9928	Barrow, Waterbeach
Monument	11128	Parallel ditches, Car Dyke
Monument	11129	Enclosure, Landbeach
Monument	11180	Earthworks - possible lazybeds, Waterbeach
Monument	11181	Romano-British earthwork, Waterbeach
Monument	11182	Parallel ditches, Waterbeach
Monument	11565	Roman pottery, Waterbeach

4 October 2013

**Waterbeach New Town Evidence Base**

Monument	5394A	Earthworks around Denny Abbey
Monument	5394B	Denny Abbey Refectory
Monument	6672a	Human remains, Waterbeach
Monument	8656A	Roman pottery and bone, Cottenham
Monument	CB14626	Prehistoric remains, Bannold Lodge, Chittering
Monument	CB14627	Medieval remains and causeway, Bannold Lodge, Chittering
Monument	CB14679	Roman remains, Graves' Field
Monument	CB14681	Romano-British occupation activity, Waste Management Park, Waterbeach
Monument	CB15155	RAF Waterbeach
Monument	CB15155	RAF Waterbeach
Monument	CB15518	? Roman ditch, Gravel Digger's Farm, Cottenham
Monument	CB15519	Post-Medieval bush drains, Gravel Digger's Farm, Cottenham
Monument	CB15520	Roman remains, Gravel Digger's Farm, Cottenham
Monument	MCB16281	Possible midden, The Farmland Museum, Denny Abbey, Waterbeach
Monument	MCB18331	Milestone, A10, Landbeach
Monument	MCB18333	Milestone, A10, Landbeach
Monument	MCB18419	Prehistoric features, Waste Management Park, Waterbeach
Monument	MCB18420	Post-medieval features, Waste Management Park, Waterbeach
Monument	MCB19281	Well south of Soldiers' Hill, Waterbeach
Monument	MCB19545	Medieval and 19th century walls and rubble, Denny Abbey
Monument	MCB19548	Field boundary ditch, Denny Lodge Business Park, Waterbeach
Park and Garden	12228	Denny Abbey Park
Park and Garden	12230	Denny Lodge, Waterbeach (park)
Park and Garden	12231	Earthworks west of Vicarage Cottages, Waterbeach

4 October 2013

**Waterbeach New Town Evidence Base**

**Appendix 3 - Proposed Submission South Cambridgeshire Local Plan Policy SS5:  
Waterbeach New Town**

1. A new town of 8,000 to 9,000 dwellings and associated uses is proposed on the former Waterbeach Barracks and land to the east and north as shown on the Policies Map. The final number of dwellings will be determined in an Area Action Plan (AAP) having regard to:
  - a. The location and distribution of development in the town; and
  - b. The land outside the town necessary to maintain an appropriate setting for Denny Abbey listed building and scheduled monument.
2. The new town will be developed to high standards of design and layout which draw on its Fen edge location. The new town will be kept separate from Waterbeach village by an extension to the Cambridge Green Belt.
3. It will be developed to maintain the identity of Waterbeach as a village close to but separate from the new town. Appropriate integration to be secured by the provision of suitable links to enable the residents of Waterbeach village to have convenient access to the services and facilities in the new town without providing opportunities for direct road access from the wider new town to Waterbeach other than by public transport, cycle and foot.
4. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long term development needs of the Cambridge area. It will deliver high quality public transport links to Cambridge, including a new railway station, to enable a high modal share of travel by means other than the car.
5. No more than 1,400 dwellings will be completed by 2031, except as may be agreed by the Local Planning Authority to be necessary to maintain a 5 year supply of deliverable housing sites.
6. An AAP will be prepared for the area shown on the Policies Map. The AAP will establish a policy framework for the site, and will address issues and requirements including:
 

*The Site:*

  - c. Establish the built area of the settlement within the Major Development Site, and the location of major land uses, having particular regard to ensuring an appropriate relationship with Denny Abbey listed building and scheduled monument;
  - d. Consider the relationship and interaction with Waterbeach village, and the Cambridge Research Park;
  - e. The provision of all built development and formal open space uses within the Major Development area shown on the Policies Map.

*The Phasing and Delivery of a Mix of Land Uses:*

  - f. Residential development of a mix of dwelling sizes and types, including affordable housing, to achieve a balanced and inclusive community;
  - g. Employment provision to meet the needs of the town and provide access to local jobs, and support the continued development of the economy of the Cambridge area;

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h. Shops, services, leisure and other town centre uses of an appropriate scale for a town whilst avoiding significant impacts on vitality and viability of surrounding centres, and not competing with Cambridge as the sub regional centre;

i. A town centre supported by local centres, to ensure services and facilities are easily accessible to residents;

j. Community services and facilities, including health and both primary and secondary school education;

k. Open space, sports and leisure facilities;

l. Appropriate provision and design of waste / recycling management facilities.

*Measures to Address Landscape, Townscape and Setting of Heritage Assets in the Surrounding Area, and Deliver a High Quality New Development:*

m. Design principles to deliver a high quality development responding to local character, but also with its own identity;

n. Strategic landscaping within the Major Development Site to deliver high quality environs and:

i. provide an appropriate screening of the town in views from Denny Abbey in order to protect the historic significance of the Abbey, and

ii. maintain the village character of Waterbeach;

o. Measures to conserve and enhance the significance of Denny Abbey Grade I listed building and scheduled monument, including the contribution made by its setting, the extent and nature of separation from built development and formal open spaces, and protection of key views including to and from the Abbey;

p. Assessment, conservation and enhancement of other heritage assets as appropriate to their significance, including non-designated assets such as Car Dyke and the Soldiers' Hill Earthworks.

q. Identification and mitigation to sensitive receptor boundaries, with regard to noise, including the A10, proposed railway station and recreational activities, to ensure no significant adverse impact on quality of life / amenity and health using separation distances or acoustic earth bunding rather than physical barriers if appropriate and where practicable;

r. Ensure there is no significant adverse impact on local air quality and or mitigate as necessary with a Low Emissions Scheme.

*Delivery of a Significant Network of Green Infrastructure:*

s. Provide a high degree of connectivity to existing corridors and networks;

t. Include areas accessible to the public as well as areas with more restricted access with the aim of enhancing biodiversity;

u. Provision and retention of woods, hedges, and water features which would contribute to the character and amenity of the town and help preserve and enhance the setting of Denny Abbey, managed to enhance their ecological value;

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v. Consider the multifunctional value of spaces, e.g. amenity, landscape, biodiversity, recreation and drainage;

w. Requirement for a full programme of ecological survey and monitoring, to guide a Biodiversity management plan to provide appropriate mitigation and enhancement.

*Significant Improvements in Public Transport:*

x. A relocated Waterbeach station to serve the village and the new town;

y. A Park and Ride site on the A10 to intercept traffic from the north of Waterbeach, served by a new segregated Busway link to Cambridge;

*Measures to Promote Cycling and Walking:*

z. A network of attractive, direct, safe and convenient walking and cycling routes linking homes to public transport and the main areas of activity such as the town centre, schools and employment areas;

aa. Direct, segregated high quality pedestrian and cycle links to north Cambridge, surrounding villages and nearby existing facilities such as the Cambridge Research Park;

bb. A Smarter Choices package including residential, school and workplace travel planning.

*Highway Improvements:*

cc. Primary road access to the A10;

dd. Additional capacity to meet the forecast road traffic generation of the new town, particularly on the A10 and at the junction with the A14;

ee. Measures to mitigate the traffic impact of the new town on surrounding villages including Waterbeach, Landbeach, Horningseas, Fen Ditton and Milton;

ff. Review the access arrangements to Denny Abbey.

*Sustainability:*

gg. Sustainable design and construction measures. The AAP will identify opportunities to exceed standards established by the Local Plan. These measures could include combined heat and power provided from the adjacent Waterbeach Waste Management Park.

*Infrastructure Requirements:*

hh. Requirements for delivery of improvement to any existing infrastructure which will be relied upon by the new town as well as the provision, management and maintenance of new infrastructure, services and facilities to meet the needs of the town.

*Arrangements for Foul Drainage and Sewage Disposal:*

ii. Provision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development.

*Community Development:*

jj. Measures to assist the development of a new community, such as community development workers.

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*Site Preparation:*

kk. Site wide investigation and assessment of land contamination and other issues resulting from former land uses, including military use, to ensure the land is suitable for the proposed end use and is not presenting a risk to the environment;

ll. To ensure that all ordnance is removed from the site in ways that ensure the development can take place without unacceptable risk to workers and neighbours including major disruption to the wider public off site.

*Delivery:*

mm. The process for achieving delivery, including the requirements on developers;

nn. Requirements for engagement and consultation with local people and stakeholders.