

# **APPENDICES TO HERITAGE PROOF OF EVIDENCE FOR THE APPELLANT**

Jon Burgess

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**May 2023**

**Appeal by Brookgate Land Ltd**

**LAND NORTH OF CAMBRIDGE NORTH STATION, MILTON AVENUE, CAMBRIDGE**

**PLANNING APPLICATION REFERENCE: 22/02771/OUT**

**PINS REFERENCE: APP/W0530/W/23/3315611**

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## **Appendix 1: Anglesey Abbey Registered Park and Garden List Entry**

# ANGLESEY ABBEY

## Official list entry

Heritage Category: **Park and Garden**

Grade: **II\***

List Entry Number: **1000611**

Date first listed: **30-Apr-1987**

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

### **Understanding registered parks and gardens**

[\(https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/\)](https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/)

### **Corrections and minor amendments** [\(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

## Location

The building or site itself may lie within the boundary of more than one authority.

County: **Cambridgeshire**

District: **East Cambridgeshire (District Authority)**

Parish: **Lode**

National Grid Reference: **TL 52816 61970**

## Details

Mid C20 gardens and grounds, with a notable collection of historic statuary, laid out by the owner Lord Fairhaven between 1926 and 1966.

HISTORIC DEVELOPMENT

A priory of Augustinian canons was founded at Anglesey by Henry II. The remains of their early C13 building survive within the present fabric and earthworks in the garden mark the position of fishponds and drains. The priory was dissolved in 1536 and three years later was granted to John Hynde of Madingley (qv), upon whose death in 1550 it passed to Sir Francis Hynde. When Sir Francis died in 1595 the site came into the ownership of the Fowkes family, who converted what remained of the priory into a house. This subsequently passed through a number of owners, including the Cambridge carrier Thomas Hobson, his son-in-law Thomas Parker, Sir George Downing, Jacob Whittingham, the Rev George Jenyns and the Rev John Hailstone. It was Rev Hailstone who, in the 1860s, added a service wing on the west side of the house and remodelled the small gardens and pleasure grounds, which had been created by the beginning of the C19 (OS 1817). The house was put up for sale in 1926 and was purchased by Huttleston Broughton, first Lord Fairhaven. Anglesey became his principal residence in 1930 and from that time on he began to alter the house and to develop and greatly extend the gardens. On his death in 1966 Lord Fairhaven left Anglesey Abbey and its extensive grounds to the National Trust, who have conserved his gardens and in whose hands it remains (2000).

## DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Anglesey Abbey is located at Lode, c 9km north-east of Cambridge on the north side of the B1102 Cambridge to Bottisham road. The c 40ha level site lies surrounded by the flat, open Cambridgeshire fenland landscape, enclosed from it on all sides by dense perimeter plantations. The south-east boundary is formed by the B1102, while the Bottisham Lode bounds the site to the north-west. Farmland lies to west and east, the village of Lode lying off the northern tip of the gardens.

**ENTRANCES AND APPROACHES** The main entrance to Anglesey Abbey lies at the east end of the B1102, past a mid C19 cottage-style lodge built of stone with mullioned windows under a tile roof. The yew-hedged entrance leads to a set of stone gate piers surmounted by carved lions and hung with iron gates (listed grade II), which are set well back from the road. They are of early C19 date, moved here in 1926 from the Port of London Admiralty entrance. The drive runs north-north-west then turns north-west through the Arboretum to reach the east front of the Abbey. A second entrance, in the centre of the B1102 boundary, leads onto a straight drive running north parallel to the Jubilee Avenue. It turns east close to the north-west boundary and leads into the service courtyard. This drive is the older of the two, being shown on the 1817 OS map, while the lodged entrance is first recorded on the 1886 OS map. A late C20 pedestrian route has been added from the National Trust car park on the eastern boundary, running through the Pinetum to join the main drive as it passes through the Arboretum.

**PRINCIPAL BUILDING** Anglesey Abbey (listed grade I) is a country house built of limestone and clunch under a steeply pitched tiled roof, laid out in two main ranges each of which forms a T-plan. The Abbey is built in two storeys with attics, the main south front having five bays which look out across the pleasure grounds. The east and south ranges incorporate the remains of the C13 priory which was converted into a private house by the Fowkes family in the early C17 and it is from this period that the Abbey retains its character. The house was further enlarged during the mid C19 by Rev John Hailstone and altered again in the C20, partly by Sir Albert Richardson for the first Lord Fairhaven. Immediately to the north-west of the Abbey lies an early C16 timber-framed barn (listed grade II) which has been converted (late C20) to domestic use and offices.

A mid C19 stone and tile service courtyard and stable block lies c 100m to the north-west of the Abbey, its four wings enclosing a central court, with extensions north from the west wing and south from the east wing.

**GARDENS AND PLEASURE GROUNDS** The main areas of enclosed gardens lie to the north and south-west of the Abbey. The north front looks onto the Monks Garden, which is laid to grass planted with spring bulbs and fruit trees. Beyond its north boundary, c 80m north of the Abbey, lies the Dahlia Garden enclosed by curved beech hedges, to the north-east of which is the beech-enclosed semicircular Herbaceous Garden, laid out in its present form, along with the Dahlia Garden in 1952. A path from the southern end of this compartment leads back along the east front of the Abbey and round to the south front which looks over a formal square of lawn. Beyond this to the east is the enclosed Rose Garden. Laid out with a series of simple rectangular beds, it was already in existence when Lord Fairhaven purchased the property in 1926 but was subsequently completely replanted by him. A path running along the southern boundary of the Rose Garden leads west to the Formal Garden, a polygonal enclosure of yew c 100m

south-west of the Abbey, planted with seasonal bedding. On the west side of the Formal Garden boundary hedge is the Narcissus Garden where formal borders flanking a statue of Narcissus look west over the pleasure grounds.

The gardens and pleasure grounds are filled with a nationally important collection of historical statuary, the pieces forming elements in the layout of many of the garden spaces and giving focus to the walks and vistas in the pleasure grounds. The collection was put together by Lord Fairhaven to decorate his garden compartments (the majority listed grade II) (see RCHM(E) 1972 and Guidebook 1997 for descriptions and details).

Together the gardens and pleasure grounds cover c 40ha, the pleasure grounds laid out in a complex series of walks and cross-walks, avenues and vistas, all punctuated by Lord Fairhaven's statuary collection. From the National Trust visitors' car park on the eastern boundary the path leads through the Pinetum in the south-east corner of the site and from there north to the Fairhaven Centenary Walk, a late C20 feature added by the Trust along the eastern boundary. On a north/south axis, parallel to this and divided from it by a beech hedge, is the Emperor's Walk, between avenues of spruce and yew with a central Temple of Doric columns surrounded by a semicircular beech hedge. The south and north ends are terminated by statuary, the Olympian Walk and Holm Oak Avenue lying beyond the Walk to the north. The Warrior's Walk runs parallel to the Emperor's Walk and beyond this to the west is the Arboretum, Spring Garden and Bishop's Walk, which together complete the pleasure ground areas to the east of the Abbey. The Arboretum lies at the southern end of a lime avenue planted in 1937, the northern end of which is focused on Quarry Pool, which lies c 250m north of the Abbey. The pool was created by flooding a disused C19 site of coprolite extraction. A vista across the water from the end of the lime avenue is focused on Lode Mill at the head of the river at the northernmost point of the grounds, c 360m north-north-east of the Abbey. The Mill dates from the mid C18. From here a riverside path runs alongside the Lode and links back to the Herbaceous Garden on the north side of the Abbey.

**PARK** Beyond the formal lawn on the south front lies the South Glade, comprising lawns backed by trees and shrubs. Some of the character of the Rev Hailstone's Victorian planting survives here, as does the substantial earthwork remains of the priory drains and fishponds. Between the South Glade and the B1102 boundary is the South Park, an area of open grass scattered with mature trees, some of which are of mid C19 origin. The Bottisham and Lode Enclosure map of 1808 shows this area to be 'old enclosures' but by 1817 the OS Surveyor records that the South Park had been created (OS 1817). The South Glade and South Park are bordered to the west by the Jubilee Avenue, laid out on a north/south axis beside the back drive. Originally planted in the 1930s with elms and known as the Daffodil Walk, the avenue was replanted with hornbeam in 1977 following losses as a result of Dutch elm disease.

The land to the west of the drive is divided in half by a double row of horse chestnuts known as the Coronation Avenue which runs east/west up to the western boundary of the site, framing a view west over the surrounding farmland. The avenue was planted with horse chestnut and London plane in 1937 to mark the coronation of George VI but storm damage in 1968 removed most of the planes, leaving only the chestnuts. The areas to the north and south of the avenue are filled with specimen trees and are known as The Squares. Between the north Square and the north-west boundary plantation is the Temple Lawn, laid out in 1953 to celebrate the coronation of Elizabeth II with three island plantings in grass surrounded by deep belts of trees. The Pilgrim's Lawn lies between the south Square and the south-east boundary. Like the Temple Lawn it is laid to grass enclosed by deep belts of trees and planted with island beds. These were the last of Lord Fairhaven's plantings put in shortly before his death in 1966.

Running parallel to the western boundary of the site, at right angles to the Coronation Avenue and planted at the same time as it, is the Cross Avenue of horse chestnuts. It is terminated at one end by a circle of fastigate beech and at the other end by a circle of silver birch. The small extension of the Coronation Avenue which takes it over the Cross Avenue out to the boundary was planted in 1939. The whole of the area to the west of Jubilee Walk was farmland until the 1930s when Lord Fairhaven began to extend the grounds.

## REFERENCES

Country Life, 115 (18 March 1954), pp 770-3; (25 March 1954), pp 860-3 L Roper, Gardens of Anglesey Abbey (1964) N Pevsner, The Buildings of England: Cambridgeshire (1970), pp 291-2 Roy Comm Hist Monuments Engl: North-east Cambridgeshire (1972), pp 74-80, pls 118-20 G S Thomas, Gardens of the National Trust (1979), pp 93-5 J Kenworthy-Browne et al, Burke's and Savills Guide to Country Houses III, (1981) pp 3-4 Anglesey Abbey Garden, guidebook,

(National Trust 1997)

Maps Enclosure map of Bottisham and Lode, 1808 (Cambridgeshire Record Office)

OS Surveyor's drawings, 1817 (British Library Maps) OS 6" to 1 mile: 1st edition published 1886 2nd edition published 1903 3rd edition published 1926 OS 25" to 1 mile: 1st edition published 1886 2nd edition published 1901

Archival items Sale particulars of Anglesey Abbey, 1926 (1026/SP227), (Cambridgeshire Record Office)

Description written: June 2000 Amended: December 2000 Register Inspector: EMP Edited: January 2001

## Legacy

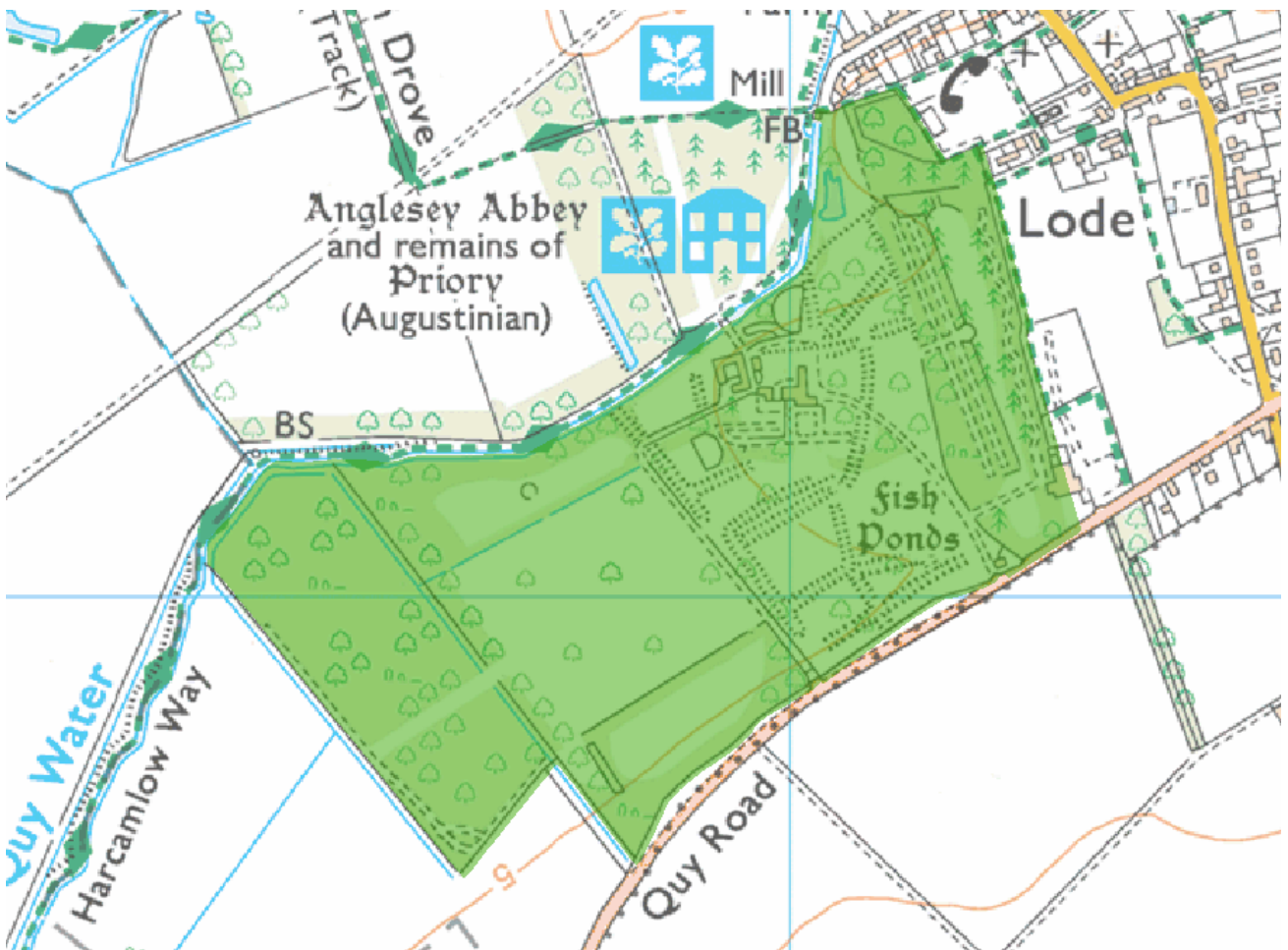
The contents of this record have been generated from a legacy data system.

Legacy System number: 1601

Legacy System: Parks and Gardens

## Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 24-Apr-2023 at 12:04:20.

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End of official list entry



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## **Appendix 2: Correspondence re Anglesey Abbey Assessment**

**From:** [Christian Brady](#)  
**To:** [Jon Burgess](#)  
**Cc:** [Fiona Bradley](#)  
**Subject:** FW: Brookgate / Land North of Cambridge North Station Public Inquiry - Anglesey Abbey  
**Date:** 24 April 2023 16:37:12

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Dear Jon,

I confirm that we are content with your assessment regarding Anglesey Abbey. Please see the message below from Historic England.

Regards,

Christian.

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**From:** Doe, Neville <Neville.Doe@HistoricEngland.org.uk>  
**Sent:** 24 April 2023 16:27  
**To:** Christian Brady <Christian.Brady@greatercambridgeplanning.org>  
**Subject:** RE: Brookgate / Land North of Cambridge North Station Public Inquiry - Anglesey Abbey

Dear Christian,

Thanks for sharing the additional HIA information with me. We note the observations and commentary that has been carried out along with the supporting photographs, concerning views from Anglesey Abbey PAG. We confirm that we are content that this addresses the specific concern that we initially raised.

Thanks

Neville

**Neville Doe**  
**Assistant Inspector of Historic Buildings & Areas**  
**East Region**  
**Historic England, 24 Brooklands Avenue, Cambridge, CB**  
**07554 437321**



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**From:** Christian Brady <[Christian.Brady@greatercambridgeplanning.org](mailto:Christian.Brady@greatercambridgeplanning.org)>

**Sent:** 21 April 2023 11:46

**To:** Doe, Neville <[Neville.Doe@HistoricEngland.org.uk](mailto:Neville.Doe@HistoricEngland.org.uk)>

**Subject:** Brookgate / Land North of Cambridge North Station Public Inquiry - Anglesey Abbey

**Importance:** High

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Dear Neville,

Following your Historic England objections to the application (LPA ref 22/02771/OUT) the subject of this forthcoming Public Inquiry, the LPA included lack of assessment of views from Anglesey Abbey in its reasons for refusal. However do you feel the assessment/photos from the appellant's Jon Burgess in his Draft Heritage SOCG document which I attach addresses your concern?

He states that :

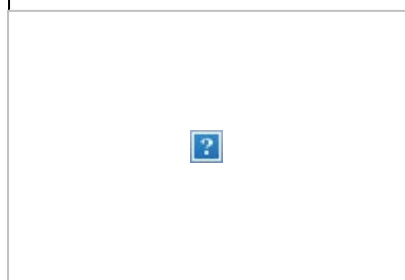
"I have now done a full reconnaissance around Anglesey Abbey for myself. The extreme end of the Coronation Ave would be the only place where one could even look in the direction of the appeal site – and from here one would be beyond the perimeter path and the bench which the National Trust have placed so people can look down the avenue (as opposed to out into the surrounding farmland). At a distance of over 5km away, and with intervening field hedges, trees etc (not to mention the A14) it seems to me that this is a proportionate assessment (particularly given the conclusions of the HIA as evidence base for the emerging NECAAP). I have put some photos etc in the attached SOCG and would hope we could agree some wording."

Please would you advise me by close of play on Thursday 27th April next week. Otherwise, the Council is unlikely to pursue this matter at the Inquiry.

Regards,

Christian

**Christian Brady** | Historic Environment Team Leader



**t:** 07514 925897

**e:** [christian.brady@greatercambridgeplanning.org](mailto:christian.brady@greatercambridgeplanning.org)

<https://www.scambs.gov.uk/planning/>

<https://www.cambridge.gov.uk/planning>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

Please note that the Council is currently trialling a four-day week to improve recruitment, retention and wellbeing. My working days are Tuesday-Friday. On my non-working day, you can contact a Conservation Officer on 07514 924164 (Susan Smith) or 07707 296489 (Paul Robertshaw) instead. Find out about our latest job opportunities on our website.

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## **Appendix 3: Photographs (March 2023)**

## **Photographs**

**Location Plan 1** - Photographs A, B and C (Coronation Avenue, Anglesey Abbey).

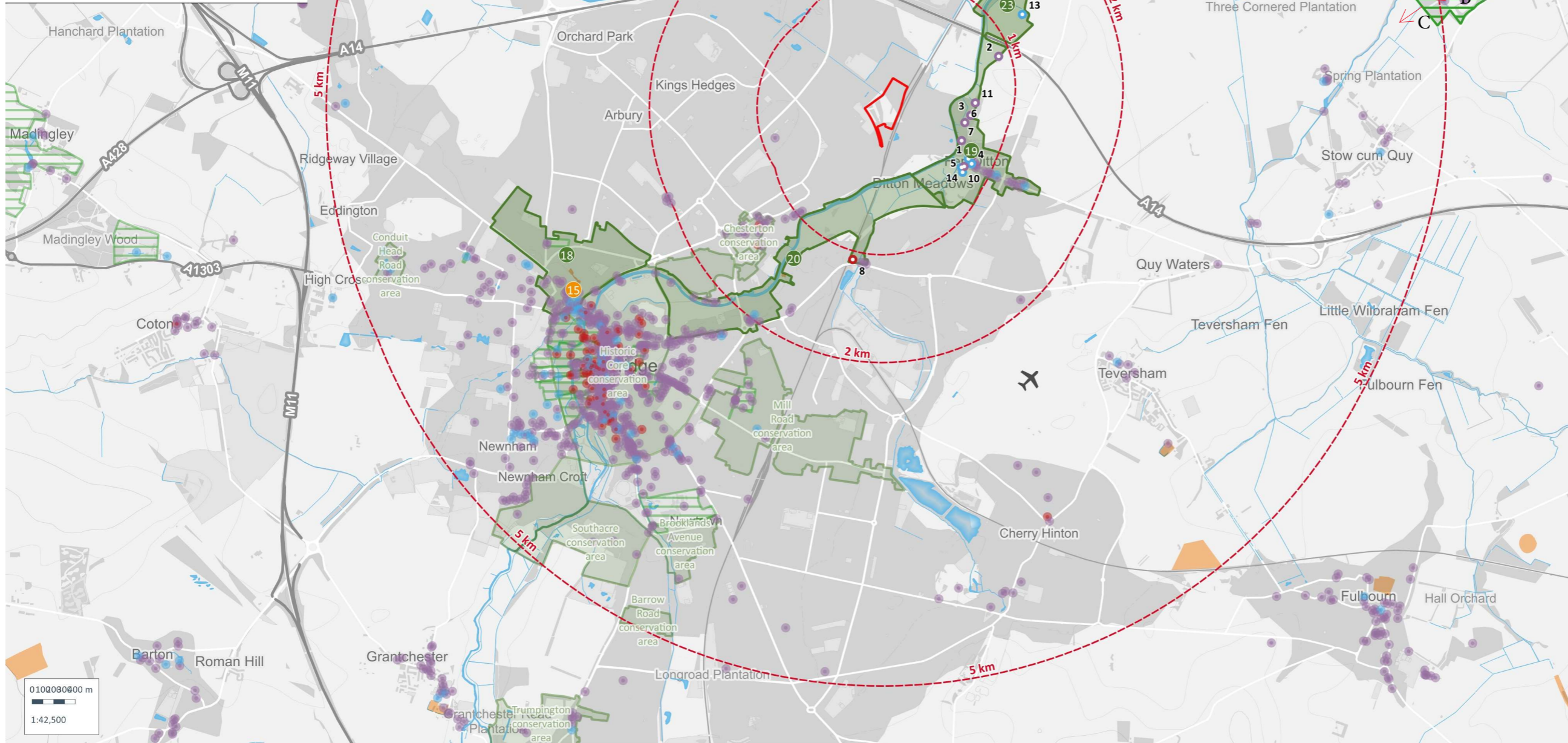
Photographs taken using Iphone 12. Focal length not known. Date: 31/3/23, time  
11.15 to 11.20 am

**Location Plan 2** - Photographs D to M

Photographs taken using Iphone12. Focal length not known. Date 3/4/24 time  
10.15 to 11.50am

# Photograph Location Plan 1

Ref	Name	Grade
1	The Old Rectory	II*
2	Poplar Hall	II
3	4, Green End	II
4	Parish Church Of St Mary Virgin	II*
5	Ditton Hall	II*
6	Grassey Cottage	II
7	Riverside Cottage	II
8	Chapel Of St Mary Magdalene stourbridge Chapel	I
9	Wildfowl Cottage	II
10	Barn To North West Of Ditton Hall	II*
11	Lode Cottage	II
12	Church Of St Peter	I
13	Biggin Abbey	II*
14	Garden And Boundary Wall To Ditton Hall	II
Ref	Scheduled Monument	
15	Cambridge Castle mound	
16	Multi-phased settlement east of Milton	
Ref	Name	
17	Anglesey Abbey	
Ref	Name	
18	Castle and Victoria Road Conservation Area	
19	Fen Ditton Conservation Area	
20	Riverside and Stourbridge Common Conservation Area	
21	Milton Conservation Area	
22	Horningssea Conservation Area	
23	Baits Bite Lock	



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**Application Site**  
 [Red outline]

**Study Area**  
 [Red dashed circle]

**Listed Buildings**

- I [Red dot]
- II\* [Blue dot]
- II [Purple dot]

**Scheduled Monument**  
 [Orange square]

**Registered Park and Garden**  
 [Green hatched square]

**Conservation Area**  
 [Green solid square]

CLIENT:  
 Brookgate Land Ltd

PROJECT:  
 Cambridge North and NE Cambridge AAP

DRAWING:  
 Heritage Asset Plan

PROJECT NUMBER:  
 BORH3004

DRAWING NUMBER: GIS\_100      CHECKED BY: HB-S

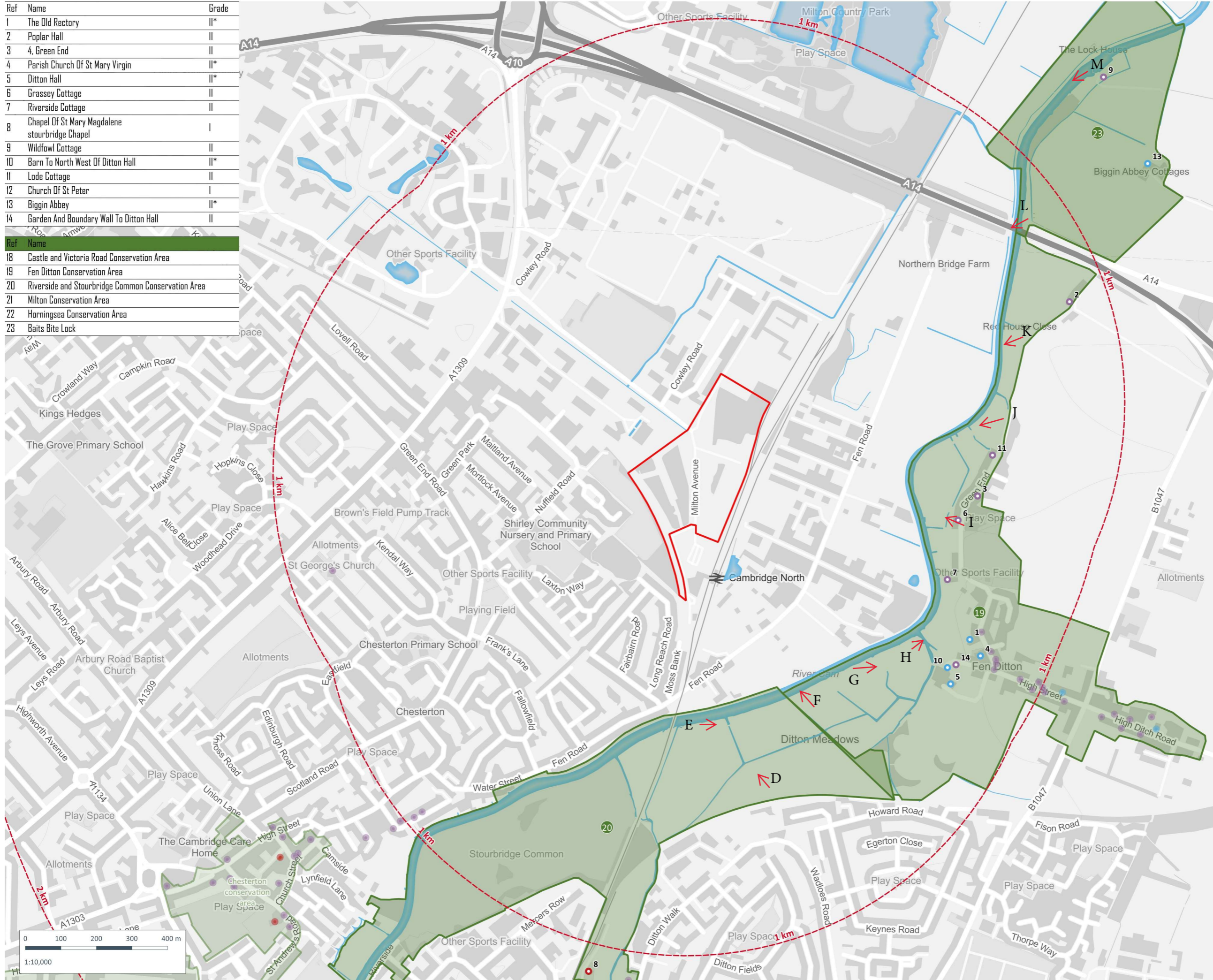
REVISION: 1.0      STATUS: Complete

DATE: April 2022      SCALE: 1:42,500 @ A3

# Photograph Location Plan 2

Ref	Name	Grade
1	The Old Rectory	II*
2	Poplar Hall	II
3	4, Green End	II
4	Parish Church Of St Mary Virgin	II*
5	Ditton Hall	II*
6	Grassey Cottage	II
7	Riverside Cottage	II
8	Chapel Of St Mary Magdalene	I
9	Wildfowl Cottage	II
10	Barn To North West Of Ditton Hall	II*
11	Lode Cottage	II
12	Church Of St Peter	I
13	Biggin Abbey	II*
14	Garden And Boundary Wall To Ditton Hall	II

Ref	Name
18	Castle and Victoria Road Conservation Area
19	Fen Ditton Conservation Area
20	Riverside and Stourbridge Common Conservation Area
21	Milton Conservation Area
22	Horningsea Conservation Area
23	Baits Bite Lock



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**Application Site**  
 [Red solid outline]

**Study Area**  
 [Red dashed outline]

**Listed Buildings**

- [Red dot] I
- [Blue dot] II\*
- [Purple dot] II

**Conservation Area**  
 [Green shaded area]

CLIENT:  
 Brookgate Land Ltd

PROJECT:  
 Cambridge North and NE Cambridge AAP

DRAWING:  
 Heritage Asset Plan

PROJECT NUMBER:  
 BORH3004

DRAWING NUMBER: GIS\_100  
 CHECKED BY: HB-S

REVISION: 1.0  
 STATUS: Complete

DATE: April 2022  
 SCALE: 1:10,000 @ A3





A. Long view down Coronation Avenue at Anglesey Abbey to western boundary



B. *Approaching the western end of Coronation Avenue*



*C. Panoramic view from west end of Avenue looking in direction of appeal site*



*D. Fen Ditton – view from Ditton Meadows looking towards Stourbridge Common*



E. *View N along Cam from Stourbridge Common towards Fen Ditton*



F. *View to appeal site from Ditton Meadows*



G. Key view towards Fen Ditton from the meadows.



H. Fen Ditton – medieval wharf and Riverside Cottage



I. Fen Ditton – view across the Plough PH to appeal site



J. View towards appeal site across paddocks at N end of Green End



K. View to appeal site from footpath between Green End and Red House Close



L. View out from Bait's Bite at junction with Fen Ditton CA



M. View south from Bait's Bite Lock

