

# Listed Buildings at Risk Register Greater Cambridge Shared Planning Service



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## 1.0 Introduction

Historic buildings are a finite resource. Once they are gone, they are lost forever.

This report lists all known listed buildings, grade II and above, considered to be at risk from neglect and lack of maintenance, in Greater Cambridge (Cambridge City Council and South Cambridge District Council areas). The listed buildings on this Register have all been assessed against our selection criteria, based on the assessment criteria used by Historic England.

The Register has been compiled by officers in the Greater Cambridge Shared Planning (GCSP) Historic Environment Team. The Register forms a basis to assess listed buildings for risk and provides a framework within which to approach owners and begin a dialogue with a view to working with them to secure necessary maintenance and urgent repair works to their listed buildings, to secure their survival.

The Register is intended to highlight and record these listed buildings in a format which is accessible to the public and listed building owners. All photographs have been taken by officers surveying the sites from the public highway.

The overarching purpose of the project is to work alongside owners to ensure that the listed buildings identified are made weathertight and structurally sound, and are no longer considered to 'at risk' so that they can successfully be removed from this Register. We always seek to work with owners in the first instance; however, where the cooperation of the owner is not forthcoming, the local authority has powers, under the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Listed Buildings Act 1990'), to serve legal notices requiring urgent works and repair to be carried out.

The listed buildings on the Register will be monitored and the Register updated, to ensure that entries are up to date. Owners will be contacted periodically for an update on their listed building(s) and to discuss the progress of any ongoing works.

## 2.0 Assessment Criteria

The Listed Buildings at Risk Register covers listed buildings or structures that are nationally designated grade II, II\* or I. It also includes curtilage listed buildings. Each listed building or structure has been assessed against the following criteria: overall condition (2.1), its occupancy (2.2) and its priority category (2.3).

Listed buildings are then assigned a final score, based on condition, occupancy, and risk (2.4), which is calculated using the 'Assessing the Degree of Risk' table on page 6. Those found to be level 3 (At Risk) or higher (Grave Risk or Extreme Risk) are included on this Register. Those that are level 4 have been recorded separately on a 'Watching Brief' Register and will be reviewed periodically.

### 2.1 Overall Condition

There are 4 condition ratings, ranging from Very Bad (1) to Good (4), and are determined in accordance with the scale below.

Rating	Condition	Criteria
1	Very Bad	Likely structural failure e.g. roof cover missing or roof structure sagging
2	Poor	Deterioration tending towards structural failure e.g. areas of missing slates but roof structure still sound
3	Fair	Structurally sound but under-maintained e.g. decayed window frames, gutters blocked and signs of damp
4	Good	Structurally sound and well maintained

### 2.2 Occupancy

The occupancy information for each building or structure is also recorded and is identified as Vacant, Part Occupied, Occupied, Unknown or Not applicable.

## 2.3 Priority

Each building or structure is assigned a priority rating, which is determined in accordance with the following criteria.

Rating	Criteria
A	Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
B	Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
C	Slow decay: no solution agreed
D	Slow decay: solution agreed but not yet implemented
E	Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user
F	Repair scheme in progress and, where applicable, end user or user identified; or functionally redundant buildings with new use agreed but not yet implemented
N/A	Not at risk

## 2.4 Overall Degree of Risk

Following the initial assessment, the ratings from the categories above are weighed against the following flow chart, to arrive at a final risk and priority rating.

Condition	Occupancy		Risk Category
Very Bad Likely structural failure e.g. roof cover missing or roof structure sagging	Vacant	➔	Extreme Risk (1)
	Partly Occupied	➔	Grave Risk (2)
	Occupied		At Risk (3)
Poor Deterioration tending towards structural failure e.g. areas of missing slates but roof structure still sound	Vacant	➔	
	Partly Occupied		
Fair Structurally sound but under-maintained e.g. decayed window frames, gutters blocked and signs of damp	Vacant	➔	Building to be watched (4)
	Partly Occupied		
	Occupied		Building not at risk (5)
Good Structurally sound and well maintained	Vacant	➔	
	Partly Occupied		
	Occupied		

### 3.0 Listed Buildings at Risk Register by Parish

Parish	Address	Last Surveyed	Risk Score
Abington Pigotts	Barn 75m south east of Manor Farm, Church Lane	05/12/2019	3A
Cottenham	Gothic House, 220 High Street	11/11/2019	3C
Dry Drayton	The Old Rectory, 2 Old Rectory Drive	14/11/2019	3C
Elsworth	Dovecote at 53 Martin's Farm, Boxworth Road	19/12/2019	1A
Fulbourn	The Maltings Buildings, Ludlow Lane	25/11/2019	3C
Gamlingay	Full Moon Gate, Drove Road	22/08/2019	1A
Ickleton	Brookhampton Hall, 23 Brookhampton Street	22/11/2019	3C
Little Shelford	93 High Street	22/11/2019	3C
Melbourn	59-61 High Street	02/12/2019	3B
Rampton	14 Church End	11/11/2019	3B
Sawston	Crust Warehouse	n/a	3C
Willingham	Cottage with Shop, within curtilage at 10 High Street	02/12/2019	3C
	56 High Street	02/12/2019	3C

### 3.1 Parish: Abington Pigotts

Barn 75m South East of Manor Farm, Church Lane, Abington Pigotts

**Building at Risk Ref:** BAR055

List Entry No.: 1128298  
Grade: II  
Conservation Area: No  
Risk Category: 3 – At Risk  
Priority: C

**Reason for Risk:**

Partial collapse of aisle/ lean-to  
Missing roof slates – Vulnerability to water ingress and weather

**Ownership:**

Private - Ownership known.

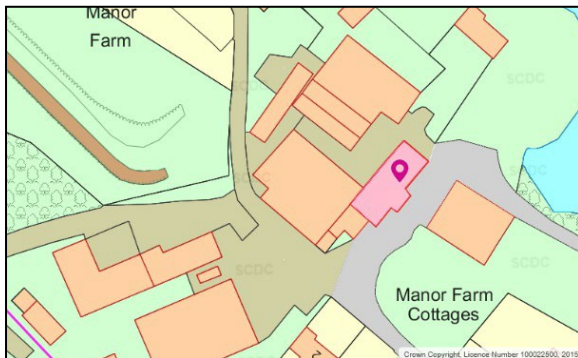
**Description:**

Barn. Late C16, or early C17 with later repairs. Timber-framed and weather boarded, red brick plinth. Corrugated iron roof. Three timber-framed single aisled bays. Double entry facing south-east and single boarded doors to rear lower timber-framed and weather boarded extension to north-east.

**Contact:**

[Historicenvironment@greatercambridgeplanning.org](mailto:Historicenvironment@greatercambridgeplanning.org)

**Map and photograph:**



## 3.2 Parish: Cottenham

Gothic House, 220 High Street, Cottenham

**Building at Risk Ref:** BAR011

List Entry No.: 1127330  
Grade: II  
Conservation Area: Yes – Cottenham  
Risk Category: 3 – At Risk  
Priority: C

### Reason for Risk:

Overgrown vegetation to walls and roof.  
Areas of missing roof covering vulnerable to water ingress.  
Broken windowpanes. Windows and doors in poor condition.

### Ownership:

Private - Ownership known. Discussions in progress.

### Description:

House, probably c.1700 but much altered in early C19 and late in C19 when the facade was remodelled. In the mid C19 the office to the left hand was added. Principal range of local red and yellow brick. Original c.1700 plan of single range and lobby entry with small kitchen rear range. c.1823 rear addition now forms a T-plan.

### Contact:

[Historicenvironment@greatercambridgeplanning.org](mailto:Historicenvironment@greatercambridgeplanning.org)

### Map and photograph:



### 3.3 Parish: Dry Drayton

The Old Rectory, 2 Old Rectory Drive, Dry Drayton

**Buildings at Risk Ref:** BAR012

List Entry No.: 1127777  
Grade: II  
Conservation Area: No  
Risk Category: 3 - At Risk  
Priority: C

**Reason for Risk:**

Rainwater goods are not discharging correctly  
Blockwork infill to upper floor windows – limited ventilation.  
General lack of maintenance

**Ownership:**

Private - Ownership known.

**Description:**

House, formerly the Rectory. 1830-1. Gault brick, and Ketton stone dressings with hipped, slate roofs, parapetted. Double pile plan with services and offices at the rear. Two storeys and attic. Principal front to the garden. Four bays including the two slightly projecting and pedimented centre bays.

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**Map:**



### 3.4 Parish: Elsworth

Granary and Dovecote at Martins Farm, 53 Boxworth Road, Elsworth

**Buildings at Risk Ref: BAR057**

List Entry No.: 1127255  
Grade: II  
Conservation Area: No  
Risk Category: 1 – Extreme Risk  
Priority: A

**Reason for Risk:**

Roof partially collapsed.  
Thatch in need of repair/ reinstatement.  
Exposed timber frame and cracked plaster.  
Exposed areas around openings allowing water ingress.

**Ownership:**

Unknown – Related information would be gratefully received.

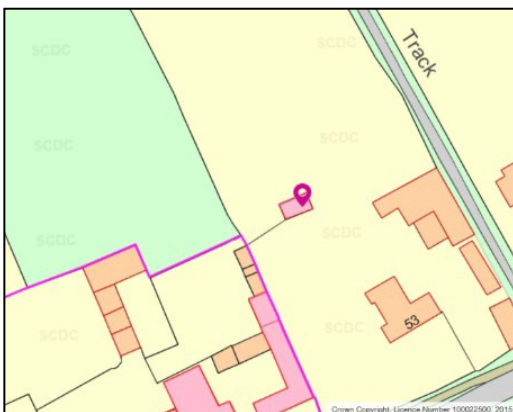
**Description:**

Granary and Dovecote. C17. Timber framed and weatherboarded with brick foundations; thatched roof, hipped with prominent gablets. Boarded door facing south.

**Contact:**

[Historicenvironment@greatercambridgeplanning.org](mailto:Historicenvironment@greatercambridgeplanning.org)

**Map and photograph:**





### 3.6 Parish: Gamlingay

Full Moon Gate, Drove Road, Gamlingay

**Buildings at Risk Ref:** BAR016

List Entry No.: 1128184  
Grade: II  
Conservation Area: No  
Risk Category: 1 – Extreme Risk  
Priority: A

**Reason for Risk:**

Overgrown vegetation and trees in close proximity.  
Poor condition of brickwork to capping and loose bricks to piers.

**Ownership:**

Ownership known – No response from owner to date

**Description:**

Folly. Circa 1712. Red brick, English bond. Two gate piers with rusticated sides. The only surviving upstanding brickwork associated with the Gamlingay Park built by Sir George Downing.

**Contact:**

[Historicenvironment@greatercambridgeplanning.org](mailto:Historicenvironment@greatercambridgeplanning.org)

**Map and photograph:**



### 3.7 Parish: Ickleton

Brookhampton Hall, 23 Brookhampton Street, Ickleton

**Buildings at Risk Ref:** BAR028

List Entry No.: 1317578  
Grade: II  
Conservation Area: Yes - Ickleton  
Risk Category: 3 - At Risk  
Priority: C

**Reason for Risk:**

General lack of maintenance and poor condition of fabric.  
Overgrown vegetation to base of wall and missing plaster with exposed corner post.

**Ownership:**

Unknown – Related information would be gratefully received

**Description:**

House. Early C18 with C19 and later alterations. Timber-framed and plastered; pantiled brick plinth. Red plain tiled roofs. Two storeys with attics, three-unit plan with one storey and attic kitchen range to right hand possibly with an original cross passage, extended in C19 with service rooms.

**Contact:**

[Historicenvironment@greatercambridgeplanning.org](mailto:Historicenvironment@greatercambridgeplanning.org)

**Map and photograph:**



### 3.8 Parish: Little Shelford

93 High Street, Little Shelford

**Buildings at Risk Ref: BAR032**

List Entry No.: 1127851  
Grade: II  
Conservation Area: No  
Risk Category: 3 - At Risk  
Priority: C

**Reason for Risk:**

General lack of maintenance and poor condition of fabric.  
Overgrown vegetation and missing plaster.

**Ownership:**

Unknown – Related information would be gratefully received.

**Description:**

One of a pair of cottages. Probably late C17 with C19 additions. Older range timber-framed and plastered with steeply pitched tiled roof; gable facing. Other ranges whitewashed or rendered in brick with pantile roofs. Various brick ridge and end stacks.

**Contact:**

[Historicenvironment@greatercambridgeplanning.org](mailto:Historicenvironment@greatercambridgeplanning.org)

**Map:**



### 3.9 Parish: Melbourn

59-61 High Street, Melbourn

**Buildings at Risk Ref:** BAR034

List Entry No.: 1127576  
Grade: II  
Conservation Area: Yes - Melbourn  
Risk Category: 3 – At Risk  
Priority: B

**Reason for Risk:**

Missing render to side elevations and exposed clay bat wall  
Missing slates and holes to roof  
Damaged first floor window vulnerable to water ingress and vandalism

**Ownership:**

Ownership known – Discussions/ Work in progress

**Description:**

House. c.1840. Clay bat, rendered and slate roof with bargeboarded gable end to the road. Two gault brick stacks. Two storeys. Gable end has c.1920 casements, but the side elevation has the original fenestration of three flush frame casements at first floor and three at ground floor. During part of the C19 the house was the Elm Tree P.H..

**Contact:**

[Historicenvironment@greatercambridgeplanning.org](mailto:Historicenvironment@greatercambridgeplanning.org)

**Map and photograph:**



### 3.10 Parish: Rampton

Church Cottage, 14 Church End, Rampton

**Buildings at Risk Ref: BAR052**

List Entry No.: 1331365  
Grade: II  
Conservation Area: Yes - Rampton  
Risk Category: 3 – At Risk  
Priority: B

#### **Reason for Risk:**

General lack of maintenance and poor condition of fabric.  
Thatch roof in very poor condition.  
Tree growing from chimney/ ridge.

#### **Ownership:**

Ownership known – Notice served

#### **Description:**

Cottage, probably c.1700. Timber framed, plaster rendered with long straw thatch. Original ridge stack and two C19 end stacks. Single range plan, with lobby entry. One storey and attics. Two gable dormers, C20, and four C20 casements possibly in site of original on either side of doorway to lobby entry.

#### **Contact:**

Historicenvironment@greatercambridgeplanning.org

#### **Map and photograph:**



### 3.11 Parish: Sawston

Crust Warehouse, High Street, Sawston

**Buildings at Risk Ref: BAR050**

List Entry No.: 1165831  
Grade: II  
Conservation Area: Yes  
Risk Category: 3 – At Risk  
Priority: C

**Reason for Risk:**

General lack of maintenance and deterioration to fabric.

**Ownership:**

Commercial Premises - Ownership known.

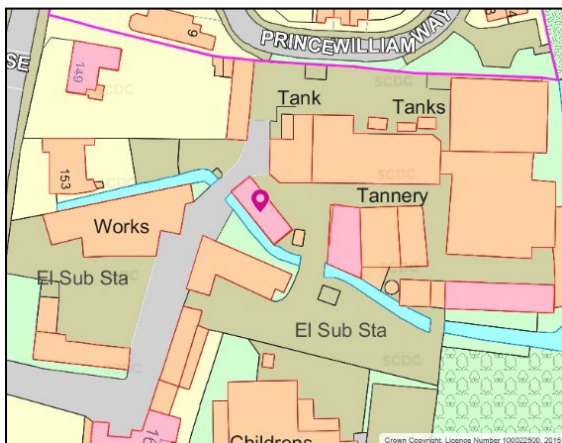
**Description:**

Tannery building. Mid C.19. Flint and brick with timber framed upper storey, hipped slate roof and cast-iron windows. Arcaded ground floor now infilled originally for steeping tanks. The first floor with generous 6 x 6 pair windows for workshops and an oversailing loft with adjustable louvered shutters for skin dying.

**Contact:**

[Historicenvironment@greatercambridgeplanning.org](mailto:Historicenvironment@greatercambridgeplanning.org)

**Map:**



### 3.12 Parish: Willingham

Cottage and Shop at 10, High Street, Willingham

**Building at Risk Ref:** BAR047

List Entry No.: 1127287  
Grade: II  
Conservation Area: Yes - Willingham  
Risk Category: 3 - At Risk  
Priority: C

**Reason for Risk:**

Overgrown vegetation to walls and roof.  
Slipped roof tiles.

**Ownership:**

Private – Ownership known.

**Description:**

Cottage with shop. Probably late C18/early C19. Local gault brick with plain-tiled mansard roof with original ridge stack. Gable end to road. One storey and attic. Gable end has two windows, the lower boarded, the upper mesh covered, and a doorway, blocked, probably to a former shop.

**Contact:**

[Historicenvironment@greatercambridgeplanning.org](mailto:Historicenvironment@greatercambridgeplanning.org)

**Map and photograph:**



## Parish: Willingham

56 High Street, Willingham.

### Building at Risk Ref: BAR054

List Entry No.: 1127288  
Grade: II  
Conservation Area: No  
Risk Category: 3 - At Risk  
Priority: C

### Reason for Risk:

General lack of maintenance and vulnerability to water ingress

### Ownership:

Private - Ownership known.

### Description:

House, 1664. Timber framed, stuccoed and incised in imitation of stone, brick rendered to left hand gable end. Corrugated iron roof to original steeply pitched rafters, with axial ridge stack of red brick. Recessed date panel to base of stack with date 1664 recut in render. Plan of main range of lobby entry type with crosswing to right hand.

### Contact:

[Historicenvironment@greatercambridgeplanning.org](mailto:Historicenvironment@greatercambridgeplanning.org)

### Map and photograph:

