

FORDHAM

Neighbourhood Plan

The Building Blocks for the Future of Fordham

Locally Important Buildings Evidence Document

May 2018

Introduction

Fordham has a rich history going back many centuries, with various eras influencing the development of the village. This history is reflected in the built stock of the village with 29 listed buildings and a substantial conservation area. However, there are a number of further buildings and structures that also have local historic importance which do not meet the criteria for inclusion on the national list. Some of these buildings are included on the East Cambridgeshire Buildings of Local Interest Register.

Beyond buildings with historic importance, there are also other buildings that are of local value and warrant some protection. In these cases it is often because the building is a landmark in the village, it is particularly distinctive or attractive within the streetscene, or that it is of architectural interest.

These buildings all make a positive contribution to Fordham and so warrant appropriate protection to ensure that this is retained wherever possible.

Justification for Locally Important Buildings

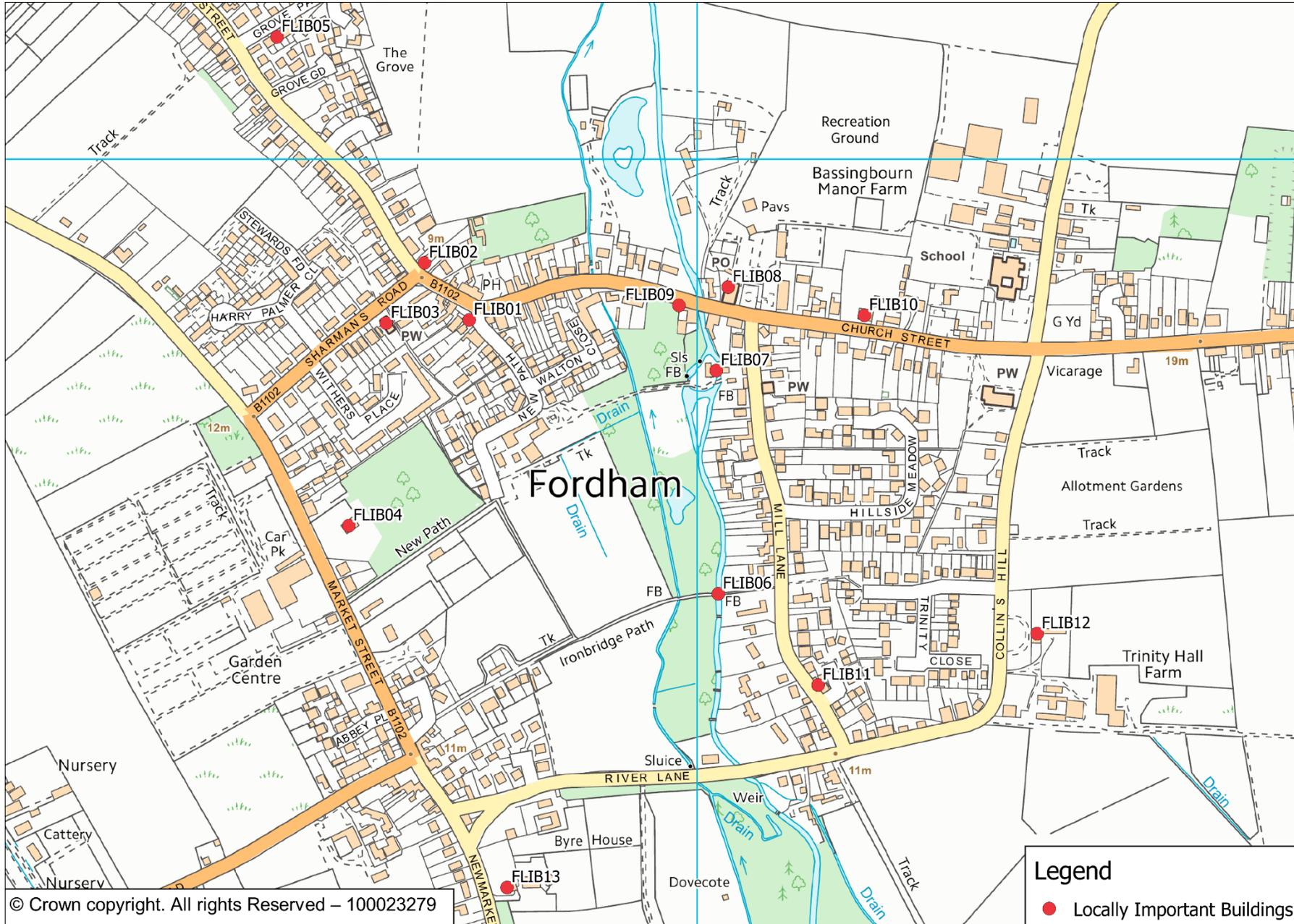
The table below sets out the justification for inclusion of each of the Locally Important Buildings. A map showing the location of the buildings is included in Appendix A and photos of each property are included in Appendix B.

Ref	Address	Justification for inclusion
FLIB01	Fire Station and Pump, Carter Street	This is a rare surviving example of a traditional fire station and pump. According to the Local Register of Buildings and Structures the pump was built in 1852 and was still working in the 1980s, and the fire station was introduced in 1889 and was in operation until the 1940s. Whilst the building is subtle in its appearance, it is an important and interesting feature within the Pound at the heart of the village.
FLIB02	Pelham House and Ashleydale, nos 92 and 94 Carter Street	These semi-detached, 19 th Century houses form a focal point at the end of Sharman's Road approaching the village centre. The striking symmetry between the properties, complete with tall chimneys decorative bays, and stone and brick detailing, make these properties visually appealing and they are a landmark in the village. The fact that they are not centred at the end of Sharman's Road is suggestive of the historic high street through the village which follows Carter Street to the north.
FLIB03	The former Wesleyan Chapel, Sharmans Road	The former Wesleyan Chapel on Sharman's Road was built in 1849 and was converted to residential accommodation in recent years. The old chapel is striking from the street, particularly when viewed from the west and directly in front of the property as it is forward of the general building line in Sharman's Road and is of a contrasting design and materials. Furthermore, features of the chapel (particularly stonework, windows and the graveyard to the rear) and also some of the high quality modern additions create visual interest when viewed from the neighbouring footpath.
FLIB04	46 Market Street, formerly known as Shrublands House	Whilst this 19 th Century house is largely screened from Market Street by mature vegetation, glimpses can be gained during the winter months from both the front of the property and from Townsend Wood at the rear. This house is closely linked to the development of Fordham during the 19 th and 20 th Centuries as it was previously owned by the Townsend family who were important seedsmen and horticulturists in the region. Shrublands House was where the Townsends lived and was the home of the nursery show garden and arboretum, which has now become Townsend Wood.

FLIB05	12-18 Grove Park	Grove Farm was located east of Carter Street and included a number of wooden and flint barns. In the 1980s the farm was developed for housing with the flint barns converted into 4 individual properties. These properties retain the barn appearance and features with it still imposing itself on the street scene with high arches and gault brick or clunch detailing. This converted barn is a landmark for the village.
FLIB06	The Ironbridge, Ironbridge Path	The Ironbridge, which gives the footpath its name, is a wrought-iron foot bridge crossing the River Snail constructed in the 19 th Century. It is a decorative feature along a well-trodden footpath in the village and so has become a key landmark of great fondness to many in the community.
FLIB07	4 Mill Lane	Island House at 4 Mill Lane is a beautiful 19 th Century property within a very attractive setting. It is likely associated with a mill on the site and part of the property may have been a mill originally. The association with former mills (which give Mill Lane its name) links this property with the history of the village. Furthermore the house, its outbuildings and its generous grounds with a woodland backdrop is a valued and visually attractive landmark within the conservation area.
FLIB08	Victoria Hall, Carter Street	Victoria Hall was built in 1898 to commemorate Queen Victoria's Diamond Jubilee. It is a prominent feature in the streetscene and is an unusual design with interesting bay windows and decorative stone door surround contrasting with the red brick construction of the main building. It is an important social venue for the village and contributes positively to the streetscene in the conservation area. It is a landmark in this part of Fordham.
FLIB09	Pump on the south side of Carter Street	Little information is available about the pump on the south side of Carter Street, but presumably it was used to pump water up from the river to the buildings adjacent to the pump. It is an interesting feature breaking up the white painted wall that surrounds it and links the historic stables/workshop with the River Snail.
FLIB10	Seeley House, 32 Church Street	Seeley House is an attractive 19 th Century property set back from Church Street. It is of red brick construction with clay tiles and there is a modest porch protruding from the front elevation. It is an unimposing rural building which has clearly been well cared for. It is accompanied by an attractive outbuilding of painted brick construction with a red tile roof. The property is within the conservation area directly opposite the Grade II Listed Old Vicarage and the two buildings complement each other providing a sense of enclosure at this valued historic part of the village.
FLIB11	83 and 85 Mill Lane	Nos. 83 and 85 Mill Lane are two detached late 19 th , early 20 th Century houses fronting Mill Lane. They are of gault brick construction with grey roof tiles. The two properties, whilst differing in design details, echo each other's rhythm and have brick/stone detailing around the doors and windows. They are both accessed directly onto Mill Lane with no front gardens resulting in an enclosed sense at this location, creating an attractive streetscene (especially when viewed from the south as you approach the properties from down the hill) and screening the newer development to the rear of the properties.
FLIB12	Trinity Hall, Collin's Hill	Trinity Hall is a 19 th Century building once associated with the neighbouring Trinity Farm. It is of gault brick construction with grey roof tiles. It has a number of interesting features including decorative stone door and window surrounds, decorative brick work and decorative ridge cresting. The property is set back from the road with a line of trees offering some screening. It is a landmark in this part of Fordham.

FLIB13	The Old Lodge, 9 Newmarket Road	The Old Lodge is the former lodge house for Fordham Abbey. It is a single storey, modest-sized red brick building with gault brick detailing and grey tile roof, sitting behind a pair of gate posts topped with eagle busts. The building has numerous interesting details including the decorative brick work, tall chimney, mix of window shapes and sizes and an interesting footprint and roof line. It is a visually striking building of local historical significance and a landmark in this part of the village.
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Appendix A – Map of Locally Important Buildings



Appendix B – Photographs of Locally Important Buildings



FLIB01 – Fire Station and Pump, Carter Street



FLIB02 – Pelham House and Ashleydale, nos 92 and 94 Carter Street



FLIB03 – The former Wesleyan Chapel, Sharmans Road



FLIB04 – 46 Market Street, formerly known as Shrublands House



FLIB05 – 12-18 Grove Park



FLIB06 – The Ironbridge, Ironbridge Path



FLIB07 – 4 Mill Lane



FLIB08 – Victoria Hall, Carter Street



FLIB09 – Pump on the south side of Carter Street



FLIB10 – Seeley House, 32 Church Street



FLIB11 – 83 and 85 Mill Lane



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FLIB13 – The Old Lodge, 9 Newmarket Road