

.....Felsted Conservation Area Appraisal and Management  
Proposals, 2012  
Approved by Cabinet 13 December 2012



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## Part 1: Appraisal 1

### Introduction

**1.1** This appraisal has been produced by Officers of Uttlesford District Council to assess the current condition of the Felsted Conservation Area, to identify where improvements can be made and to advise of any boundary changes that are appropriate. The document is in draft form and will be subject to public consultation and agreement by District Council Members.

**1.2** The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of Conservation Areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and the many interested persons who appreciate and visit them.

**1.3** Uttlesford has a particularly rich built heritage, with 36 Conservation Areas and approximately 3,700 listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

**1.4** The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road, rail and air, make it a popular destination to live and work. The District is particularly influenced by Stansted Airport within its administrative area and by the presence of London and Cambridge within easy commuting distance. Additionally there are other towns of substance such as Harlow, Bishops Stortford and Braintree that provide employment opportunities nearby. With such dynamics the historic environment of the District is a popular destination for in-migration. The associated pressures accompanying such in-migration makes it more important to protect the high quality of both built and natural environments.

**1.5** The Uttlesford Local Plan adopted in 2005 recognises these facts and commits the Council to prepare Conservation Area Statements and Supplementary Planning Documents and the production of this document is part of this process.

**1.6** Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area.

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**1.7** This Appraisal will consider these factors carefully. Once it has been approved by the District Council it will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple practical management proposals that improve the character of the Conservation Area that are capable of being implemented as and when resources permit.

**1.8** The recommendations in this Appraisal concerning non listed buildings and structures are generally formed by the field workers observations made from the public realm and rarely involve internal inspection of buildings or their structural condition. Therefore such recommendations as set out in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional relevant information.

**1.9** This Conservation Appraisal will:

- Identify the special character of Felsted
- Identify elements that should be retained or enhanced
- Identify detracting elements
- Review the existing boundary
- Put forward practical enhancement proposals

**1.10** The document has been prepared in partnership with the local community and the Council would like to record its thanks to the Parish Council and to the members of the local community who provided useful information to officers when the survey was being undertaken. Particular thanks to Jules Wallace, the Felsted Recorder who has been especially helpful and who has made several photographs available.

**1.11** This document is written in three parts: Legal and Policy Framework; Appraisal; Management Proposals.

### Planning Legislative Framework

**1.12** The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate Conservation Areas, which are defined as being '*areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance*'. The same section of the Act also requires that Councils undertake periodic reviews.

**1.13** Section 71 of the Act requires Councils to '*formulate and publish proposals for the preservation and enhancement*' of Conservation Areas and hold a public meeting to consider them.

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**1.14** Within Conservation Areas there are additional planning controls and if these are to be supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.

**1.15** One of the most important additional planning controls that apply to Conservation Areas is set out at section 74 of the Act which states that '*a building in a conservation area shall not be demolished without the consent of the appropriate authority*'. This requirement is known as 'Conservation Area Consent' and is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the Conservation Area above a threshold size as set out in the legislation (115 cubic metres). Looking for and identifying such buildings is therefore a priority of this appraisal.

**1.16** The Town and Country Planning (General Permitted Development Order) 1995 (as amended), defines the range of minor developments for which planning permission is not required and this range is more restricted in Conservation Areas. For example, the Order currently requires that the addition of dormer windows to front roof slopes, various types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a Conservation Area, whereas they would not require permission beyond.

**1.17** However, even within Conservation Areas, there are other minor developments that do not require planning permission. So as to provide further protection the law allows Councils to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are important to the character or appearance of a Conservation Area or individual buildings within it such as distinctive porches, windows or walls or railings to non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction'. The use of such Directions can be made in justified circumstances where a clear assessment of each Conservation Area has been made. In conducting this appraisal, consideration will be given as to whether or not such additional controls are necessary.

**1.18 Trees.** Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size and condition, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide to make the tree/s subject to a Tree Preservation Order. This Appraisal diagrammatically identifies only the most significant trees or groups of trees that make a particularly important contribution to the character of the Conservation Area. Other trees not specifically identified may still be suitable for statutory protection.

**1.19 Hedgerows.** Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species.

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### Planning Policy Framework

**1.20 National Planning Policy Framework.** Published in March 2012, this document replaces previous advice, including PPS 5, Planning for the Historic Environment. The principle emphasis of the new framework is to promote sustainable development.

**1.21** Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed it is considered proper to reinforce local distinctiveness.

**1.22** In relation to the historic environment the new National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of 'special architectural or historic interest'.
- Heritage assets. A Heritage asset is defined as '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 listings)'.
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced judgement reached. Substantial harm to or loss of a grade II Listed Building should be exceptional whilst harm to heritage assets of higher status, e.g. a Grade I or II\* Listed Building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations 'where this is necessary to protect local amenity or the well being of the area...'
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

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**1.23 Uttlesford Adopted Local Plan.** Uttlesford District Council has a commitment to the environment and its Local Plan Policies. Uttlesford's policies protect Conservation Areas by only permitting development that preserves or enhances their quality and by preventing the demolition of structures that positively contribute to their character and appearance. The Council's Conservation Officer can provide appropriate advice.

**1.24** The Uttlesford Local Plan was adopted in 2005 and can be viewed on the Council's website or a copy can be obtained from the Council. In accordance with the Planning and Compulsory Purchase Act 2004, the Council is currently preparing a replacement Local Plan that will, in due course, contain the relevant Council planning policies.

**1.25** The Felsted Village Inset of the Uttlesford Local Plan shows the existing Conservation Area and the Development Limits. The latter excludes the large open space and playing fields associated with the school which is enclosed by Braintree Road, Garnetts Lane and Stebbing Road.

**1.26 Essex County Council Buildings at Risk Register.** The County Council has a 'Buildings at Risk Register'. In relation to Felsted, no such buildings have been identified and neither has this Appraisal identified any.

**1.27 Felsted Conservation Area date of designation.** Felsted's Conservation Area was designated in 1977.

### The General Character and Setting of Felsted

**1.28** Within the Conservation Area there are 50 historic Listed Buildings grouped around the church and along Station Road Chelmsford Road and Braintree Road. Some of these are shops and restaurants, generally domestic in scale. The church is the most ancient building and its tower and expansive graveyard dominate this part of the Conservation Area. Other fine structures lie just beyond the existing boundary including the restored Bury Farm barn, listed Grade II\*, that adds much architectural interest and diversity.

**1.29** Elsewhere the school and associated buildings of varying ages and architectural styles dominate the village.

**1.30** The large area of open space attached to the school is visually very important and one that makes a most significant contribution to the general spatial quality and visual importance of the Conservation Area.

**1.31** Of the 50 Listed Buildings/groups of buildings identified on the English Heritage list in the Conservation Area, 18% date from the 15th century or earlier; 20% from the 16th century; 30% from the 17th century; 12% from the 18th century and some 20% from the 19th and 20th centuries.

**1.32** A number of buildings within the Conservation Area are listed Grade I or Grade II\* as follows:

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**1.33** Two buildings are listed Grade I, namely: the Church and the Old School Room and Lynch Gate.

**1.34** Five buildings are listed Grade II\* namely: Boote House; property adjoining Boote House; The Pavilion; Ingram's Close and the Old School Masters House (Felsted Bookshop). Additionally Bury Farm Barn adjacent to the Conservation Area is also Grade II\*.

**1.35** An important component of the Conservation Area is the varied historic roofscape frequently constructed of tiles.

**1.36** Walls and railings and other structures add to the quality of the streetscape in selected locations, several of which are individually listed or are referenced in the main buildings listing description. This Appraisal has identified other important walls that are not individually listed but which are worthy of note and protection.

**1.37** Throughout the Conservation Area, trees, either as groups or as individual specimens add considerably to its attractive appearance and diversity.

**1.38** Overhead cables on poles detract in some locations.

**1.39** Generally speaking, shop fascias and associated signage are in keeping.

**1.40** The Conservation Area contains many high quality buildings representative of various periods. Despite some less than satisfactory adjoining modern development, the Conservation Area itself represents an historic townscape and with its extensive range of scholastic architecture is unique to Uttlesford. The Conservation Area warrants its formal designation and is most worthy of retention and improvement.

### Origins and Historic Development

**1.41 Prehistoric and Roman.** Prehistoric activity is known to have been present nearby and several Bronze and Iron Age sites were recorded when the new A120 was constructed. A Roman villa was recorded at Oakwood Park and the old A120 is the alignment of the Roman road, Stane Street.

**1.42 Medieval.** The Domesday entry for Felsted from Rumble A. (ed.) *Domesday Book– Essex*, Phillimore, Chichester 1983 consists of two entries.

**1.43** First entry:

*Land of Holy Trinity, Caen. Hundred of Hinckford. Earl Algar held Felsted before 1066 for 5 hides. Now Holy trinity holds (it) for 4 hides. Always 3 ploughs in lordship; 16 men's ploughs. Then 22 villagers, later and now 20; then and later 23 small holders, now 33; always 11 slaves. Woodland, 600 pigs; meadow, 36 acres; 2 mils. 21 cattle, 200 pigs, 58 sheep, 30 goats, 1 cob. To this manor belonged 55 acres before 1066 which 3 Freemen held, now 4. Then 2 ploughs, now 3. Now 2 smallholders. Woodland, 30 pigs; meadow, 12 acres. Value then £20; later [£] 30; now [£] 32.*

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*The fifth is not in this manor; for King William gave 3 virgates to Roger God-Save-Ladies and the fourth to Gilbert son of Solomon.*

Second entry:

*Land of Roger God-Save-Ladies. Hundred of Hinkford. Wulfsi held Felsted under Earl Algar as a manor, for ½ hide and 30 acres. Always 2 ploughs in lordship; 3 slaves. Woodland, 20 pigs; meadow, 10 acres. Value then 30s; now 40[s].*

**1.44** The village is partly medieval in origin. The village as we can recognise it today is in part the legacy of Lord Richard Rich who was born in 1490 and died in 1567 and is buried at the Holy Cross Church. He founded Felsted School in 1564 and the Almshouses in 1565. He was a commissioner of the peace in Hertfordshire in 1528, and a reader at the Middle Temple.



Picture 1.1 Detail of the tomb of Lord Richard Rich in the parish church (Reproduced courtesy of the Felsted Recorder)

**1.45 Post Medieval.** There are also associations with Oliver Cromwell's family several of whose sons were educated at Felsted School.

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Picture 1.2 Old School Room with church tower beyond, both Grade 1 Listed Buildings. Date of picture unknown, probably early 20th century. Reproduced courtesy of the Essex Record Office, (mint binder Felsted 1/1)

**1.46** The main school building whose presence dominates the Felsted of today is Victorian in origin and *Kelly's Directory* of 1878 described Felsted thus:

*Felsted (or Felsted Holy Cross) is a parish and station on the Bishops Stortford, Braintree and Dunmow branch of the Great Eastern Railway...The church of Holy Cross is a Saxon building of brick, covered with cement...the church contains a monument to Lord Riche who died in 1567; the church is now (1878) undergoing a thorough restoration by subscription at a cost of upwards of £3000 ... Here are Parochial schools supported by voluntary subscriptions. A Free Grammar school was engrafted, in the year 1564 on the charities of Lord Riche... in the admission of boys a preference is given to those born or resident in the County of Essex...at the present time there are 210 boarders, the terms are per annum - for board (including washing) £30 and for tuition ( including stationary) £18: the course of instruction includes English, Greek, Latin, French, German, ancient and modern history, geography, arithmetic and mathematics, music and drilling...There are almshouses for six poor people on the same foundation as the school. There is a Congregational chapel with spacious rooms for Sunday Schools...The soil is mixed; subsoil, clay and gravel. The chief crops are wheat, barley, turnips, beans, oats and mangolds. The population in 1871 was 2012. Schools: - Free Grammar, National, Girls and Infants.*

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Picture 1.3 Howard's Butchers shop, early 20th century, formerly south side of Braintree Road. (Reproduced courtesy of the Felsted Recorder)

**1.47** The same Directory of 1878 indicates a wide range of trades and activities interpreted as broadly relating to the main village being as follows: beer retailer (3); shoe makers (2); carpenters (2); grocer, draper and wine merchant; boot and shoe maker; corn dealer; laundress; watchmaker; fan wrights (2); baker/confectioner; tailor; butcher/grocer; wheelwright/coachbuilder; confectioner; surgeon; miller/malster; shopkeeper; brick and drain pipe maker; drill instructor, saddler. The Public Houses mentioned are the Bell Inn; Three Horseshoes, Swan Inn and Chequers.



Picture 1.4 Felsted as shown on the First Series Ordnance Survey (Reproduced courtesy of Saffron Walden Museum)

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Picture 1.5 Looking west along Braintree Road, early 20th century. Now Gray and Co Estate agents. Former shop uses of premises include cycle shop, fishmonger, general store, ladies clothing shop and greengrocer. (Reproduced courtesy of the Felsted Recorder)



Picture 1.6 Looking east along Braintree Road, early 20th century. (Reproduced courtesy of the Felsted Recorder)

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**1.48** *The Place-Names of Essex* by Reaney<sup>(1)</sup> advises of a selection of the following names: Feld(e)sted(e)(1082); Felessteda (1086); Phensteda (1086); Felsted(e); 1086; Fulestede (1212); Folsted (1536). Possibly derives from 'feld' and 'stede', 'site in the open country'.

**1.49** Felsted Railway station was located to the west of the main village on the Bishops Stortford to Braintree railway line, the latter opening to passenger services in 1869. The station, which is actually in the parish of Little Dunmow, was opened in 1883 and completely closed in 1964.



Picture 1.7 Looking east along Station Road, early 20th century. Boote House and Swan Inn (before it was rebuilt) on right background. Right foreground no. 5 Station Road. The Union Jack detailing is of wooden panels; most unusual. (Reproduced courtesy of the Felsted Recorder)

**1.50** Also to the west of the main village, and again originally in the parish of Little Dunmow, was the Sugar Beet factory which was built in 1926 and demolished in 1999 making way for the new housing development called Flich Green.

**1.51** Figure 1 shows the Conservation Area boundary plotted on an historical Ordnance Survey base 1843-1893. The following notations of interest appear on this mapping: a building annotated as the Old Workhouse on Garnetts Lane; a Congregational Chapel and burial ground, now an Indian restaurant, on the Braintree Road; an Episcopal Chapel on the Stebbing Road; a Vicarage near the corner of the Braintree Road and Chelmsford Road and the Grammar School in its current location. The Swan Inn and

1 Percy Hide Reaney, *The Place-Names of Essex*, Cambridge, The University Press, 1935

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a Post Office are indicated on Chelmsford Road, the Chequers Inn in its current location and the Bell Inn to the south of Station Road. At this time the expansive open space adjacent to the school was a series of fields. The community was compact and had considerable tree cover. Open countryside characterized areas to the north of Garnetts Lane, south along Chelmsford Road and west along Station Road.

### Character Analysis

**1.52** Within Felsted's Conservation Area there are no designated Scheduled Ancient Monuments although one exists in the Parish elsewhere. This is Leez Priory comprising remains of an Augustinian Priory founded circa 1200 together with fishponds and remains of the post-dissolution mansion built on its site by Sir Richard Rich.

**1.53 Archaeological Sites.** Felsted is described by Uttlesford District Historic Environment Characterisation Project as being medieval in origin. Not all archaeological sites are of equal importance and the Council will decide a course of action that may vary from archaeological investigation and recording to protecting such a site from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ. Any such sites will briefly be described in the body of this Appraisal.

**1.54 Listed buildings.** Individually listed buildings have been identified, plotted and a representative selection is described, such abbreviated descriptions being based on the Dept. of Culture Media and Sport's list. Full descriptions can be obtained on line at English Heritage's website or Heritage Gateway website ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings. Within the Parish there are 194 Listed Buildings or groups of Listed Buildings, whilst in the existing Conservation Area there are 50.

**1.55 Non-listed buildings of quality and worthy of protection from demolition.** This Appraisal has identified several non listed buildings that make an important architectural or historic contribution to the Conservation Area and these have been separately identified. The basic questions asked in identifying such buildings/structures are:

- Is the non listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?
- Does the building contain a sufficient level of external original features and materials?
- Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance, particularly in respect of the front elevation?
- Is the building/structure visually important in the street scene?

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**1.56 Trees and Hedgerows.** There are a considerable number of trees that particularly contribute to the quality of the Conservation Area. The basic criteria for identifying such important trees are:

- They are in good condition.
- They are visible at least in part from public view points.
- They make a significant contribution to the street scene or other publicly accessible areas.

**1.57** A large number of trees within the Conservation Area are already subject to Tree Preservation Orders.

**1.58 Open land.** Open spaces or gaps of quality that contribute to the visual importance of the Conservation Areas where development would be inappropriate have been identified. The basic question asked in identifying such areas is:

- Is the open space or gap an important landscape feature contributing to the general spatial quality and visual importance of the Conservation Area?

**1.59** Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

**1.60** Any other distinctive features that make an important visual or historic contribution are noted.

**1.61 Article 4 Directions.** Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to features associated with selected non listed properties is as follows:

- In relation to retention of chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots. Exceptionally chimney stacks of particular architectural merit without pots may be selected.
- In relation to retention of selected windows, these need to be on front or side elevations, fronting and visible from the street/s, contemporary with the age of the property and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by modern glazing units.
- In relation to retention of walls or railings, those selected need to be below the prescribed heights (walls including a footpath or bridleway, water course or open space 1m fronting a highway or 2m elsewhere require prior consent for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.

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- In relation to retention of other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where consent for demolition is not required or to prevent the erection of inappropriate additions such as porches to terraced properties of historic interest.

**1.62 Detracting elements.** Features that detract or are in poor repair have been identified and appear in the table set out under the section 'Enhancement Proposals to Deal with Detracting Elements' in Part 2 .

**1.63 Important views.** Such views are identified and are briefly described.

**1.64** In suggesting any revisions to boundaries of the Conservation Area, consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved.

### Area 1: Felsted

**1.65 General overview.** The school, whose buildings are scattered in various locations, visually dominates much of the Conservation Area. The school has about 1000 pupils, 520 seniors and 480 preparatory and employs about 400 staff, including ground staff and part time cleaners. It is therefore also dominant in terms of the local economy and provides support for the local services.

**1.66** An issue of concern to the community and school alike is one of traffic, particularly of pupils being dropped off at peak times. In this respect the school is employing a consultant architect to undertake trials and observe the effects of various potential experimental restrictions implemented on a temporary basis by traffic cones. Whilst this is not an issue directly associated with the principle purpose of this Appraisal, a proper resolution of this very pressing matter would be very beneficial.

**1.67** Although there are no current plans to increase the numbers of pupils at the school, the school has advised that some facilities may need upgrading to be competitive with those offered by rival schools. Therefore future consideration may need to be given to the general location of potential incremental school expansion.

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**1.68** A selection of such school buildings include Ingram's Close by Johnson, 1799-1802; the main school building in its High Victorian scholastic style by Chancellor, the Chapel also by Chancellor of 1873 but remodeled at later dates, the Felsted Preparatory School, south side of the Braintree Road, 1884 by Chancellor but extended in 1934 and Elwyn House by Blomfield of 1900. Some of the more recent buildings including the Fitness Centre are of limited design quality but others, including contemporary structures such as Stewart House set high design standards. A particular attractive detail associated with many of the 20th century school buildings has been the practice of providing high quality rainwater goods with dated decorative hoppers.



Picture 1.8 Interior to the Dining Hall on the north side of Stebbing Road



Picture 1.9 Stewart House, a contemporary 21st century building of high quality design

**1.69 Archeological sites.** Within the Conservation Area itself few remains have been found. One to the north of the church in the general area of Bury Chase was a Paleolithic hand –axe. Nearby but beyond the Conservation Area - a moated site at Chaffix Farm.

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**1.70 Individually Listed Buildings.** A selection of representative Listed Building descriptions (generally abbreviated) is provided below. Text in *italics* is fieldworker's additional comment.

**1.71** Taylors, Chelmsford Road - Grade II. 17th century or earlier with 18th century and later alterations and additions. 2 storey double range roofs. Timber framed and plastered. Central paneled door with 2 lights and pediment on brackets. Hooped railings and gate to front garden. It would appear these railings have recently been replaced. They are not shown on Uttlesford District Council mapping relating to Listed Buildings.

**1.72** Church of The Holy Cross - Grade I. Early 12th century with 14th, 16th and later additions and alterations. Mainly built of rubble and flint with some brick and tile, and stone dressings. The South Chapel of clunch ashlar. Plain red tile and lead roofs. Early 12th century west tower. Late 12th century south aisle. Early 14th century north aisle. 15th century north vestry with two contemporary windows. 15th century south Porch with modern outer arch. Early 16th century south chapel. Late 19th century organ chamber. Much restoration work was carried out in 19th and 20th centuries. The 18th century bell cote is an octagonal pyramid with open octagonal cupola surmounted by a vane. South Chapel is much restored. In south chapel monument to Richard 1st Lord Rich 1566 and Robert, his son 1581. Alabaster and marble, consisting of altar-tomb and effigy, canopy and kneeling figure at west end. Altar tomb on high step and divided at north end by pilasters of black and green marble. In the bays is a panel incised with a figure subject Lord Rich on horseback with mace bearer and attendants and Lord Rich's funeral hearse with effigy under elaborate canopy. Effigy of Lord Rich reclines on alter tomb in flat cap and furred robe, book in right hand, bearded face.



Picture 1.10 The fine west doorway of Norman origin

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Picture 1.11 Church of the Holy Cross

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**1.73** Group of four tombstones near north aisle of church - Grade II. 17th century. A group of four with head stones heavily carved with large skull and crossbones and footstones relating to the following: Henry Bigg 1687, Wignall Bigg 1679. E.B. 1676 and John Bigg 1664. The oldest known tombstones in the Churchyard.



Picture 1.12 A rare 17th century gravestone

**1.74** Felsted School - Grade II. Built approx. 1867 by F. Chancellor. A large building of three storeys with a square tower surmounted by a square spire with a clock gable at its base. Main range of 3 storeys and 8 bays with a gabled dormer with stone band and brick circle to each. Brick relieving arches above ground and first floor windows. James Bettley and Nikolaus Pevner's *Buildings of England*<sup>(2)</sup> unkindly describes the building as being in the 'high Victorian scholastic style at its least attractive' the

overall effect of which is 'gloomy'. However the building's historical and architectural qualities are properly recognised and combined with its expansive setting, it provides a striking scene of considerable interest.



Picture 1.13 Felsted School, built mid to late 19th century by F. Chancellor

2 James Bettley and Nikolaus Pevner *The Buildings of England Essex*, London, Yale University Press, 2007, p. 355

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**1.75** Almshouses - Grade II. Founded by Richard Lord Rich. Rebuilt 1878 by Chancellor. An attractive group, single storey, red plain tile roof, red brick built with moulded brickwork to all gable ends. Central Chapel in the rear wing now converted to dwelling... Above this at ridge level is a square bell cote, with bell and a moulded dome. The wall fronting the Almshouses is separately listed, the description of which includes a pump located in the front garden. The latter still exists but is not shown on Uttlesford District Council mapping.

**1.76** United Reformed Chapel - Grade II Chapel 1833. 2 Storeys. Grey slate roof, with gable to front. Gault brick front and red brick side and rear walls. A building of fine brickwork in the Gothic style. Now a restaurant.

**1.77** Elwyn House - Grade II. Accommodation house for Felsted School, built circa 1900 by Sir R. Blomfield. 2 storeys and attic with 3 hipped dormers to central range. Grey slate roof. Red brick. Rainwater goods dated 1900.



Picture 1.14 Elwyn House by Sir R. Blomfield

**1.78** Ingrams Close - Grade II\*. Circa 1800 by John Johnson with attached 16th century buildings to right. The 16th century buildings are mainly single storey, timber framed and plastered with red plain tiled roofs and various windows and doors. The House is of 3 storeys, red brick built with hipped grey slate roof. Central parapet with dentilled cornice. 3 red brick chimney stacks.

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**1.79** The Pavilion - Grade II\*. Late 15th /early16th century, restored as a Pavilion 1933. Two storeys with plain red tile roof. Timber framed and plastered. Three red brick chimney stacks, one mid 16th century and one late 16th century, both with original fireplaces. Several painted plaster panels internally. 17th century stair tower with original 17th century replaced panelling and door under stairs; 16th/17th paving slabs.

**1.80** Garnetts - Grade II. 16th century or earlier, with later additions and alterations. Two storey and attics. Red plain tile roof. Timber framed and plastered. Two central attached square red brick chimney stacks. External Red brick chimney stacks to left and right. All jetties with arched braces. James Bettley and Nikolaus Pevner's *Buildings of England*<sup>(3)</sup> adds that the building was imaginatively extended in a contemporary version of Essex vernacular in 1983 with new block to the north in 2002.

**1.81** Boote House - Grade II\*. Circa 1596. Corner house with frontage to Chelmsford Road and return to Braintree Road. Two storeys and attic with long wall jetty to Braintree Road and jetties to first floor and attic in Chelmsford Road. Plain red tiled roof. Timber framed and plastered. 3 window range of small paned casements to Braintree Road, one range to Chelmsford Road with angled bay to ground floor. 4 curved jetty brackets with running foliage carving, the bressumer carved with flowers and dragons to Braintree Road, the front bressumer carved "George Boote made this house 1596" with floral motif either end. A carved grotesque female with cloven hoofs is the dragon bracket. There are brackets matching in Braintree Road to the right. Now a restaurant.

**1.82** Pump to west of Boote House fronting road –Grade II. 19th century cast Iron with ornate head and fluted spout. Ornate head now missing.

**1.83** Felsted Place, Chelmsford Road – Grade II. 17th century or earlier with rear wing and later additions and alterations, remodelled 1720, two storeys and attics. Red plain tiled hipped gambrel roof. Timber framed and bullnosed, red tile hung to front and left wall. One very large attached rectangular red brick chimney stack to left and attached square red brick stack to right. There are railings to front garden with urn finials to main posts, and a red brick wall runs from right and left with round headed coping. The latter railings and wall that form part of the Listed Building description are not shown on Uttlesford District Council mapping.

**1.84** Immediately adjacent to the existing Conservation Area boundary to the north west of the church are two listed buildings, one being 'The Barn' and the other the Grade II\* Bury Farm Barn dating



Picture 1.15 Pump to west of Boote House

3 James Bettley and Nikolaus Pevner *The Buildings of England Essex*, London, Yale University Press, 2007, p. 358

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from the late 16th century. The latter has tiled roof with 2 gabled midstreys to south; restored timber framed and is weatherboarded described by the Listed Building description as having Queen post roof structure and an 'intact frame of very high quality'.



Picture 1.16 Fine late 16th century barn, now restored

**1.85** Important buildings or structures within the curtilages of Listed Buildings. As set out above certain structures within the curtilages of Listed buildings are afforded protection. Determining what is a curtilage building as defined by planning case law can be very difficult. Some buildings adjacent to the main school building such as Grignon Hall are clearly within its curtilage.

**1.86** However the status of others such as the Chapel and the Preparatory School buildings are less clear. For the purpose of this exercise these are not considered to be within the curtilage of the main listed building and are afforded protection by this Appraisal and by other means.

**1.87** Grignon Hall. James Bettley and Nikolaus Pevner's *Buildings of England*<sup>(4)</sup> advises this was rebuilt after a fire in 1931 by Chetwood and Grant. A tall red brick building with tiled roof and cupola. Good window detailing and particularly fine lead and other metal rainwater goods with decorative hoppers. Large inscribed and dated stone panel to south elevation. Rainwater hoppers dated 1923 on eastern extension.

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4 James Bettley and Nikolaus Pevner *The Buildings of England Essex*, London, Yale University Press, 2007, p. 356

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**1.88** Combined Cadet Force building. Single storey brick with tiled roof. Rather humble unpretentious single storey building dating from earlier/mid 20th century with good original windows that should be retained.

**1.89** The Arts Building, single storey, dating from the late 19th/early 20th century constructed of red brick with slate roof and prominent chimney detailing and original windows worthy of retention.



Picture 1.17 Decorative 20th century rainwater hopper

**1.90** Railing and wall to south of Felsted Place, Chelmsford Road. The Listed Building description says 'there are railings to front garden with urn finials to main posts, and a red brick wall runs from right and left with round headed coping'. The wall is approx 1.8m in height.

**1.91** Northern boundary wall to church, of red brick construction of various heights with rounded capping detailing. Height varies up to 2m. The piers providing entrance to The Bury are in urgent need of repair.



Picture 1.18 Northern boundary wall to church, urgent repairs needed

**1.92** Sturdy low wall forming Stebbing Road boundary of main school building constructed of red brick height 1m-1.5m, with piers and rounded capping detailing.

**1.93** Curved wall and piers detailing providing main entrance to Felsted School. Constructed of red brick with inscribed stone detailing including reference to the Headmaster of 1906-1933. Stone finials atop each pier.

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**1.94** Boundary wall to playing fields of Felsted School, south west corner. Boundary wall, height varies, of red brick construction with triangular capping detail. Length behind pavilion (where several cricket sight screens are stored) in need of repair and replacement. (see below).

**1.95 Other buildings that make an important architectural or historic contribution.** Felsted School Chapel. Described by James Bettley and Nikolaus Pevner's *Buildings of England*<sup>(5)</sup> as a building designed by Chancellor with transepts added in 1926 and remodeled in 1964. Constructed of red brick with tiled roof surmounted by spire the building has good window detailing and a redesigned interior that is light and spacious. The Chapel is more refined than Chancellors main school building. Selected windows and other architectural detailing such as the spire may be candidates for protection by Article 4 Direction subject to further consideration and notification.



Picture 1.19 Felsted School chapel, a fine 19th century interior, transepts added early 20th century

**1.96** Felsted Preparatory School Building, located west of Stewart House, south side of Braintree Road. Described by James Bettley and Nikolaus Pevner's *Buildings of England* as designed by Chancellor 1894-95 and extended 1934 - 35 by Chetwood. A tall prominent building of red brick construction with tiled roof, dormers, prominent chimneys, barge board detailing and original windows. Extension between main block

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5 James Bettley and Nikolaus Pevner *The Buildings of England Essex*, London, Yale University Press, 2007, p. 356

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and the Evans Building has rainwater goods and decorative hoppers dated 1934. Selected windows chimneys and rainwater goods may be candidates for protection by Article 4 Direction subject to further consideration and notification.



Picture 1.20 Felsted Preparatory School with its prominent chimneys dating from late 19th century

**1.97** No. 5 Station Road. 19th century simple two storey residence of weatherboarding and render with slate roof. The Felsted Recorder advises the building was the original Post and Telegraph Office in circa 1850 and a shop from the early 20th century until this use ceased later in the 20th century.

**1.98** The Swan Public House. Early 20th century in style, a prominent two storey red brick building with decorative wooden detailing to upper floor; original windows. Tiled roof and chimneys, the latter not prominent. The Felsted Recorder advises the building was rebuilt following a fire circa 1925. At earlier date in the 17th century it was called The Black Horse. It is important that such selected windows and architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

**1.99** Barn Court, Braintree Road. Part single and part two storey residence, plaster and painted brickwork with timber detailing; tiled/pantiled roof. Probably of various dates from late 19th century. The Felsted Recorder advises part of the building was once a barn to the adjoining listed property, The Folly. The building is an interesting addition to the street scene in this location.

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**1.100** House corner of Braintree Road and Stebbing Road set back from road. Two storey residence dating from late 19th/early 20th century of red brick construction with slate roof and 2 no. decorative chimneys with pots. Horizontal brick banding and lintel detailing; recessed entrance, probably original windows. Selected windows and chimneys are candidates for protection by Article 4 Direction subject to further consideration and notification.

**1.101** The Chequers Public House. Dating from late 19th/early 20th century. Two storey red brick construction with tiled roof; good quality entrance detailing. Original windows and prominent chimneys with pots. An attractive building of its type and period. The Felsted Recorder advises that the present Chequers pub was rebuilt in 1901 and replaced the Chequers Inn which had once been part of Queen's Square. The appearance of the front to the property is spoilt by a large area of deteriorating tarmac in need of resurfacing. It is important that such selected windows chimneys and architectural detailing is preserved and retained. Formal protection is provided by existing planning controls.

**1.102 Other distinctive features that make an important architectural or historic contribution.** Walls so identified are protected from demolition without prior consent unless otherwise stated.

**1.103** Traditional road directional signage corner of Station Road and Mill Road. A three way direction signs on decorative metal post surmounted by semi circular finial which includes the words 'Parish of Felsted'. Manufactured by Stanton and likely to date from the mid 20th century.

**1.104** Utilitarian but yet attractive mid 20th century pole mounted highway sign, entrance to Bury Chase providing directions to Braintree and Chelmsford, black lettering on white background.

**1.105** Marker stone outside the Swan Public House. Eroded stone the original use of which is unknown. The Felsted Recorder advises it might once have been part of an ancient Market Cross subsequently used as a horse mounting block in the Swan Yard. Alternatively a Parish Councillor recalls it had inscribed lettering suggesting it may have been a marker stone.

**1.106** Length of prominent red brick wall enclosing modern properties on Station Road to east of corner of Mill Road. Constructed of red brick with rounded capping detail varies in height from above 1m to above 2m.

**1.107** Boundary wall to Beechcroft and Moat House, Chelmsford Road. Red brick wall with piers about 1.6 m in height, prominent in the street scene. Spalled Brickwork in need of repair.

**1.108** Boundary wall on Stebbing Road (boundary to property corner of Braintree Road/Stebbing Road). Prominent wall probably dating from late 19th/early 20th century, height varies in excess 1.6m, of red brick construction with triangular capping detail.

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**1.109 Important open spaces.** The churchyard is a large open space in the centre of the village with an extensive range of tombstones and grave markers of various dates.



Picture 1.21 The churchyard is an open space of exceptional quality containing a rich variety of tombstones and trees. This photograph shows 19th century tombstones to the Skill family

The latter include rare 17th century listed tombstones to members of the Bigg family with distinctive skull and crossbones detailing, an enclosed area of 19th century tombstones of the Skill family and a number of metal markers dating from the late 19th-mid 20th century. Within the churchyard there are a number of very fine mature trees within which is a large established Rookery. The combination of these factors provides a quintessentially English environment of the very highest quality. The whole is well cared for and enclosed by a red brick wall on its northern boundary. However the village car park which is an important adjacent local facility detracts from the overall quality of the church and church yard setting. To reduce this detrimental impact it is suggested a traditional yew hedge planted on the western boundary and maintained to an appropriate height would be beneficial.

**1.110** Playing fields providing setting to Felsted School. This extensive area of manicured open space bounded by Braintree Road, Stebbing Road and Garnetts Lane fulfills two main functions. Firstly it provides significant playing fields for the school whose sports reputation is one of its key assets and secondly it provides a fine setting for the listed school and attached buildings. Its visual importance is very high indeed and it is no exaggeration to describe its presence as dominating much of the village. Its boundary is defined by mature trees that add to its quality. The open space provides

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an outlook and setting to all residential development at Garnetts Lane and Braintree Road. When looking out from the school the expansive views are terminated by the boundary trees that disguise the latter 20th century housing development. Alternatively when looking at the site from external view points it provides a fine setting for the large school buildings that form a continuous strip along the Stebbing Road and whose large scale is reduced by the expansive nature of the playing fields.

**1.111** A key recommendation of this Appraisal is that this land as defined on the accompanying plans continues to be protected from built form.

**1.112 Particularly important trees and hedgerows.** Trees play a very important role in adding to the diversity and attractive nature of the Conservation Area. The most important are shown diagrammatically on the accompanying plans. Those forming the continuous line defining the playing fields to the school along Braintree Road, Stebbing Road and Garnetts Lane and those in and around the churchyard are particularly noteworthy. As previously noted a great many are already protected by Tree Preservation Orders.

**1.113 Important views.** A selection of these is shown on the accompanying plans. Most important are those of the church and the central group of historic buildings looking along Braintree Road and Chelmsford Road; views into and across the school playing fields and views of other individually important buildings such as the school chapel.



Picture 1.22 Expansive view looking towards Grignon Hall and beyond to Garnetts Lane defined by line of mature trees

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**1.114 Elements that are out of character with the Conservation Area.** Overhead cables on utility poles in selected locations particularly in the centre of the village south sides of Braintree Road between Bakers Deli and Boote House; one close to the Old Post House on Chelmsford Road; another west of the Swan, another in the village car park and another on the small green sward junction Station Road and Mill Road.

**1.115** Small area of open space to the front of the Almshouses, being a narrow worn triangle of grass with several maturing trees, flower tubs, litter bin, a poor quality seat and separated from an area used for car parking by metal posts in need of repainting. This small area would benefit from a landscape improvement scheme for which advice may be available from the District Council's Landscape Architect should such advice be sought from the Parish Council.



Picture 1.23 One of many utility poles that detract from the quality of the Conservation Area

**1.116** Corner of Jollyboys Lane. This small corner triangle of grassed land contains a simple hipped 20th century bus shelter with litter box nearby, a seat and a letter posting box, a bus stop sign, a dead end sign, a byway sign and a location information sign, all on separate posts. The overall effect is somewhat cluttered and any rationalisation, however modest, would lead to some visual improvement. Additional tree planting of appropriate species could also be beneficial.



Picture 1.24 Miscellaneous street furniture where some rationalisation may be possible

**1.117** Tarmacadam surface to front of Chequers PH detracts from the appearance of this quality 19th century building and is in need of resurfacing. There may be other issues associated with its uneven nature.

**1.118** An area of miscellaneous signs corner of Station Road/ Bury Chase. This group including the mid 20th century pole mounted highway sign (previously referred to above) would

benefit by general improvements including possible rationalization and at a minimum the levelling of the sign indicating the parking area.

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**1.119** Miscellaneous street furniture and signage, junction Braintree Road/ Chelmsford Road. Situated in the heart of the historic village any improvements to this small island would represent an environmental gain.

**1.120** The village car park entrance to Bury Chase. This small car park performs an essential purpose close to the centre of the village close to some of the main historic and architectural jewels, including the grade I church. However its surface is uneven in places and needs repair. Additionally other items such as small areas of brick wall need reinstating. When looking west from the elevated churchyard the view is one of parked car roofs that could be overcome by planting a traditional hedge cut to an appropriate height on the adjacent churchyard's boundary. The impact of the wooden fence that defines the car parks western boundary could be reduced by vegetation (for example with ivy) if it is possible to plant between the fence and the protective metal barrier.



Picture 1.25 Various boundary treatments are proposed to enhance this essential facility in the centre of the historic village

**1.121** Part of wall forming boundary in south west corner to Felsted School playing fields. Part in need of repair and short length need replacing on a 'like for like' behind nearby pavilion.

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Picture 1.26 Boundary wall and fence to Felsted School in need of repair and replacement

**1.122** Fascia to Gray and Co. Estate Agents building, Braintree Road. The fascia to this building in the historic heart of the village could be improved by a repaint and redecoration including treatment of areas of peeled paintwork.

**1.123** Part of Felsted School complex, northern end of Stebbing Road between the Arts and Science buildings and Players Count. This range in part consist of buildings of ordinary design and includes some temporary accommodation and some poor quality flat roofed extensions that seriously detract from others adjacent of historic note and architectural merit, such as the Arts building. The large Felsted Fitness Sports centre is prominent, unattractive and poorly detailed. Should the school seek to provide replacement and more competitive facilities in the future, redevelopment of this area would represent a real environmental gain.



Pictures 1.28-31 Felsted School Stebbing Road, potential area of redevelopment could provide significant visual gain

**1.124 Opportunities to secure improvements.** Contact utility company to ascertain potential for removing selected overhead cables and mountings. Repair spalled brickwork on prominent boundary wall to Beechcroft and Moat House, Chelmsford Road. Consider improvements to signage entrance to Bury Chase and at junction Braintree/ Chelmsford Road. Consider landscape/ seating improvements to small area of worn open space to front of Almshouses. Seek to resurface area to front of Chequers PH. Seek to

## Part 1: Appraisal 1

rationalize signage corner of Jollyboys Lane and consider additional planting. Consider repairs to village car park surface and undertake other minor improvements; also consider planting hedge on western boundary of churchyard and on western boundary of car park to obscure wooden fence. Undertake repairs to curved entrance gates to Felsted School. Undertake repairs to wall forming boundary in south west corner to Felsted School playing fields and replace a short missing length behind nearby pavilion. Undertake repairs to piers forming entrance to The Bury, north boundary wall to churchyard. Improve fascia to Gray and Co's building, Braintree Road. Suggest the school consider the potential of redeveloping part of its building complex between the Arts and Science buildings and Players Count should additional or replacement facilities be required in the future.

**1.125 Suggested boundary changes.** The area to the north west of the church consists of two Listed Buildings in an agricultural setting with some good quality tree cover. One building, Bury Farm Barn is a very large restored Grade II\* agricultural building dating from the 16th century. It's imposing scale together with its architectural appearance and fine structural and historic qualities are unique in the Felsted context and provide real quality and diversity to this part of the village. Consequently it is considered that the area can be properly considered to be of 'special architectural or historic interest' and there is clear justification to extend the Conservation Area boundary to include this area.

**1.126 Potential future school replacement of existing facilities.** As previously noted redevelopment or partial redevelopment of substandard and poorly designed buildings in the existing complex between the Arts and Science buildings and Players Count could represent a substantial environmental gain and is an option the school may wish to consider and discuss further with the planners.

**1.127 Other Actions.** Amend Uttlesford District Council mapping to show railings and gate to front garden of Taylors on Chelmsford Road are listed. Contact Essex County Council seeking retention of finger post directional sign corner of Braintree Road and Mill Road and also directional sign corner of Station Road Bury Chase.

**1.128** Amend Uttlesford District Council mapping to show 19th century pump in front garden of Almshouses is listed.

**1.129** Amend Uttlesford District Council mapping to show railings and wall to front of Felsted Place on Chelmsford Road are listed.

## 1 Part 2 - Management Proposals

### Revised Conservation Area Boundary

**2.1 Revised Conservation Area Boundary.** The revised boundary is shown on accompanying plans includes the following amendment.

(a) Extend the Conservation Area to include Bury Farm Barn, The Barn and adjacent land north west of church.

### Planning Controls and Good Practice: The Conservation Area

**2.2** All current planning policies are contained in the Uttlesford Local Plan adopted in 2005. It is against this document that the District Council will process applications. As set out above, this will be superseded in due course by the Council's new Local Plan.

**2.3** Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Council Officers to seek advice. For further details including advice on Planning Applications, Conservation Areas, Listed Buildings, Landscaping and other general administrative advice, please contact the Planning Department for assistance.

Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Telephone no. 01799 510510

Or write to Council Offices, London Road, Saffron Walden, Essex CB11 4ER

### Planning Controls and Good Practice: The Potential Need to Undertake an Archaeological Field Assessment

**2.4** Good practice for applicants will be to carefully consider the content of the policies set out in the Local Plan

### Planning Control and Good Practice: Listed Buildings

**2.5** Those buildings that are individually listed and other buildings, structures or walls within the curtilage of a Listed Building are similarly protected in law.

**2.6** The Listed Buildings and associated buildings within their curtilages, including those specifically identified by this Appraisal are important and are a major contribution to the quality of the built environment of Felsted. It is essential that their architectural detailing is not eroded or their other qualities and settings not compromised. Good practice for applicants will be to carefully consider the content of the policies set out in the Local Plan.

## Part 2 - Management Proposals 1

### Planning Controls and Good Practice: Other Buildings that Make an Important Architectural or Historic Contribution

**2.7** A number of such unlisted buildings that make a positive contribution to the character of the Conservation Area have been identified. The Council will seek to ensure that these are retained. These are as follows: Felsted School Chapel, Stebbing Road; Felsted Preparatory School building between The Folly and Stewart House; Felsted Preparatory School building west of Stewart House; no. 5 Station Road; The Swan Public House; Barn Court, Braintree Road; house corner of Braintree Road Stebbing Road; The Chequers Public House.

**2.8 Proposed Article 4 Directions.** There are other distinctive features that are integral to some of the unlisted buildings identified in the previous paragraph that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement of the general proposals set out earlier in this Appraisal.

### Planning Controls and Good Practice: Other Distinctive Features that Make an Important Architectural or Historic Contribution

**2.9** This Appraisal has identified a number of features including walls that make a particular contribution to the character of the Conservation Area. These walls are protected from demolition without prior consent virtue of exceeding the specified heights relevant to Conservation Area or by Listed Building legislation. Any proposal involving their demolition is also unlikely to be approved.

### Planning Control and Good Practice: Important Open Spaces, Trees and Groups of Trees

**2.10 Important open land, open spaces and gaps.** The open spaces as identified being the churchyard and the playing fields of Felsted School bounded by Braintree Road, Stebbing Road and Garnetts Lane represent landscape features that materially contribute to the character and appearance of the Conservation Area that must be protected.

**2.11 Particularly important trees and hedgerows.** Only the most significant trees are shown very diagrammatically. Many have already been made subject to Tree Preservation Orders. Subject to certain exceptions all trees in a Conservation Area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety.

## 1 Part 2 - Management Proposals

### Proposed Controls: Other Distinctive Features that Make an Important Visual or Historic Contribution

**2.12** The most important views within and out of the Conservation Area are diagrammatically shown.

### Enhancement Proposals to Deal with Detracting Elements

**2.13** The Appraisal has identified a number of elements that detract that are summarised below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognised that such improvements will frequently only be achieved with the owners co-operation.

*The features identified above are shown on the accompanying plans.*

Detracting element	Location	Proposed Action
Overhead utility services on intrusive poles	At various locations	Contact appropriate utility company to explore potential replacement of selected overhead services in selected locations
Highway and directional signage	Entrance to Bury Chase; also corner of Braintree Road/Chelmsford Road	Contact Essex County Council and others to explore potential of securing improvements, however small
Miscellaneous street furniture and signage	Corner of Jollyboys Lane	Consider potential for rationalisation and additional tree planting
Spalled brickwork	Boundary wall, Chelmsford Road	Contact owner and seek cooperation in undertaking necessary repairs
Small area of open space	To front of Almshouses, Braintree Road	Suggest improvements take place, ideally in a comprehensive manner. Landscape advice is potentially available from District Council
Worn and irregular surface	To front of Chequers Public House	Contact owner and advise undertake repairs
Worn surface and boundaries. Worn surface and boundaries	Village car park	Consider repair works to surface and planting traditional hedge to western boundary of churchyard and planting to disguise western car park wooden fencing

## Part 2 - Management Proposals 1

Detracting element	Location	Proposed Action
Damaged piers to boundary wall	Entrance to The Bury, northern boundary wall to churchyard	Contact owner and seek cooperation in undertaking necessary repairs
Damaged wall and missing wall	South west corner of Felsted School Playing Fields	Request school undertake appropriate repairs and replace missing length of wall on a 'like for like' basis
Building fascia	Gray and Co Estate Agents	Contact owners and seek co-operation in repainting fascia

### Other actions

Contact Essex County Council advising them of desire to retain traditional direction sign corner of Station Road/ Mill Road. If response negative consider other means of ensuring protection

Contact Essex County Council advising them of desire to retain traditional direction sign corner of Station Road/Bury Chase

Amend Uttlesford District Council mapping to show that railings and gate to front garden of Taylors on Chelmsford Road (which are described by the Listed Building description) are therefore individually listed

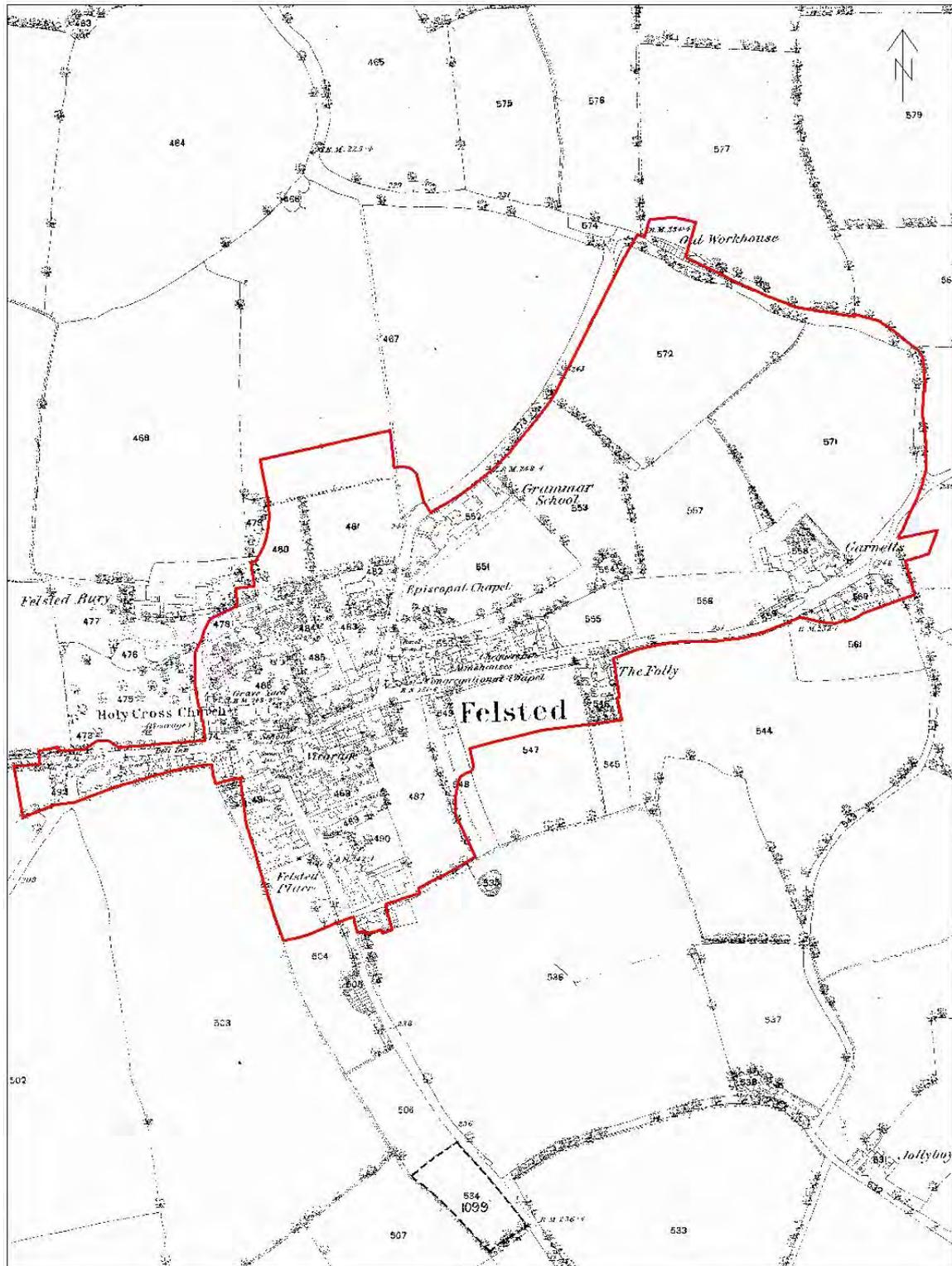
Amend Uttlesford District Council mapping to show 19th century pump in front garden of Almshouses

Amend Uttlesford District Council mapping to show railings and wall to front of Felsted Place on Chelmsford Road are listed

**If you require this publication in an alternative format and/or language please contact us on 01799 510510**

# 1 Maps

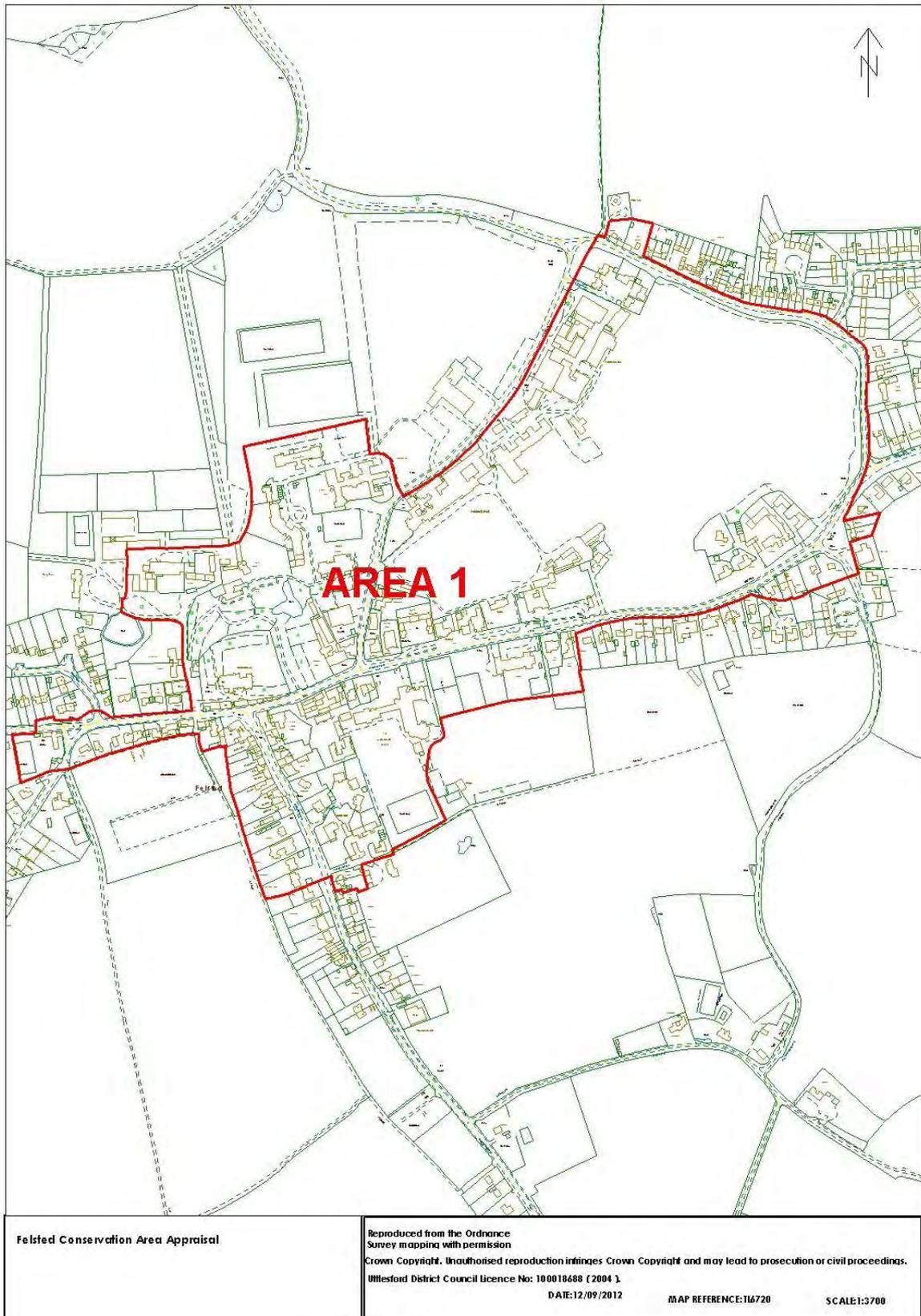
## Figure 1 - 1877 Ordnance Survey Map



<p>UTTLESFORD DISTRICT COUNCIL Felsted Conservation Area Historic Map</p>	<p>Reproduced from the Ordnance Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council licence No: 100018688 (2004 ). DATE:30/07/2012      MAP REFERENCE:TL6720      SCALE:1:3600</p>
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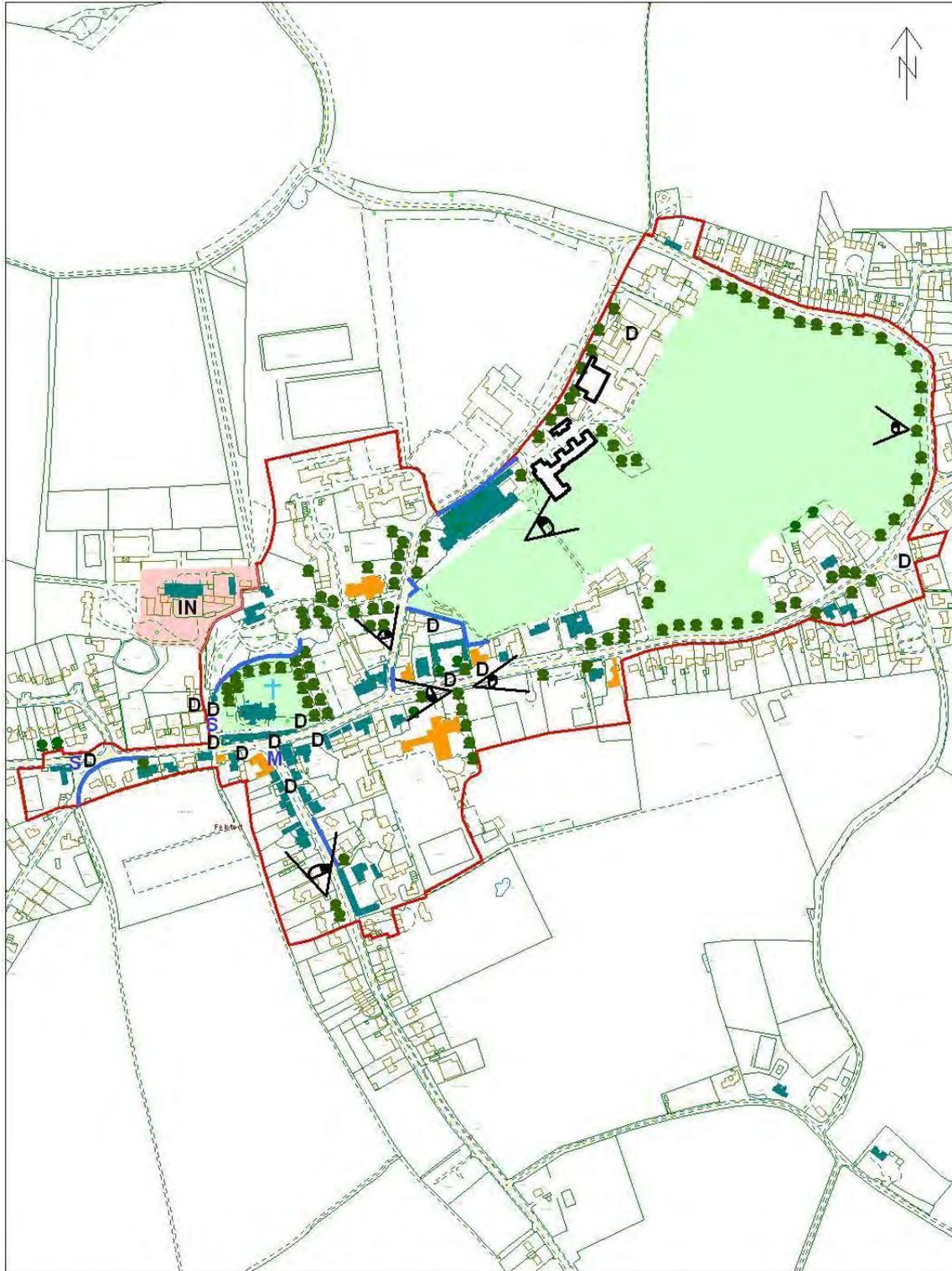
Maps 1

Fig 2 - Character Analysis Areas



# 1 Maps

## Fig 3 - Area 1: Felsted



<p><b>UTTLESFORD DISTRICT COUNCIL</b> Felsted Conservation Area Appraisal. Character Analysis</p>	<p>Reproduced from the Ordnance Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council licence No: 100018488 (2004 ). DATE:30/07/2012      MAP REFERENCE:IL6720      SCALE:1:3600</p>
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Maps 1

Character Analysis Key

	Existing Conservation Area boundary
	Individually Listed Buildings
	Individually Listed Walls and Railings
	Individually Listed Buildings and Walls considered to be potentially at risk
	Important buildings in the curtilages of Listed Buildings
	Other buildings that make an important architectural or historic contribution to the Conservation Area
	Important Open Spaces
	General location of important trees/hedgerows
Other distinctive features to be protected from demolition within the parameters of legislation (including walls and railings within the curtilages of listed buildings):	
	Walls
	Railings
	Tombstones
	Pump
	Traditional road signage
	Marker stone
	Important Views
	Proposed enhancements
Proposed Boundary revisions to the Conservation Area	
	Include additional area

# 1 Maps

## Figure 4 - Management Plan



<p><b>UTTLESFORD DISTRICT COUNCIL</b> Felsted Conservation Area Appraisal Management Plan</p>	<p>Reproduced from the Ordnance Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council licence No: 100018688 (2004 ). DATE:30/07/2012      MAP REFERENCE:IL6720      SCALE:1:3600</p>
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Maps 1

Management Plan Key



Revised Conservation Area boundary adopted Policy ENV1 applies



Individually Listed Buildings, adopted Policy ENV2 applies



Individually Listed Walls and Railings adopted Policy ENV2 applies



Important buildings in the curtilages of Listed Buildings, adopted Policy ENV2 applies



Other buildings to be protected from demolition see Policy ENV1. Additional controls to be introduced for selected buildings



Important Open Spaces to be protected from development, adopted Policy ENV 3 applies



General location of important trees/hedgerows to be protected within parameters of legislation



Other distinctive features to be protected from demolition within the parameters of legislation (including walls and railings within the curtilages of listed buildings):



Walls



Railings



Tombstones



Pump



Traditional road signage



Marker stone



Proposed enhancements

## 1 Appendices

### Appendix 1 - Sources

ACT Planning (Listed Buildings and Conservation Areas) Act 1990

CENSUS 2001, Office of National Statistics

CHAPMAN (John) Surveyor, and ANDRÉ (Peter) A Map of the County of Essex from a Survey Taken in the Years 1772, 1773 and 1774, 1777

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