

Hatfield Broad Oak Conservation Area Appraisal and Management Proposals, Approved May 2013



Contents

1 Part 1: Appraisal	4
Introduction	4
Planning Legislative Framework	5
Planning Policy Framework	6
General Influences	7
The General Character of Hatfield Broad Oak	8
Origins and Historic Development	11
Character Analysis	16
Area 1 - High Street	18
Area 2 - Church of St. Mary the Virgin	33
Area 3 - Feathers Hill	46
Area 4 - Cage End	55
Overall Summary	64
1 Part 2 - Management Proposals	65
Revised Conservation Area Boundary	65
General Planning Controls and Good Practice in the Conservation Area	65
Planning Control and Good Practice, Listed Buildings	66
Planning Controls and Good Practice in respect of other buildings that make an important architectural or historic contribution	66
Planning Control and Good Practice, Important Open Spaces, Trees and Groups of Trees	67
Proposed Controls in Respect of Other Distinctive Features that make an Important Visual or Historic Contribution	68
The Potential Need to Undertake an Archaeological Field Assessment	68
Enhancement Proposals to Deal with Detracting Elements	69
1 Maps	70
Figure 1 - 1877 Ordnance Survey Map	70
Fig 2 - Character Areas	71
Fig 3 - Character Analysis Key	72
Fig 4 - Area 1 - High Street	73

Contents

Fig 5 - Area 2 - Church of St. Mary the Virgin	74
Fig 6 - Area 3 - Feathers Hill	75
Fig 7 - Area 4 - Cage End	76
Fig 8 - Revised Conservation Area Boundary	77
1 Appendices	78
Appendix 1 - Sources	78

1 Part 1: Appraisal

Introduction

1.1 Uttlesford is extremely rich in heritage. It contains a wealth of fine buildings, many of them ancient and 'listed'. These buildings with their varied styles and methods of construction span many centuries. Attractive small market towns and villages punctuate the gently rolling countryside, whose arable and pastoral mosaic of greens, yellows, blues and browns alter with the seasons and from ever-changing crop selection. These fine built environments in their rural settings have been subject to damaging historic, economic and social influences but many settlements still continue to possess an architectural form and setting of the very highest quality, certainly amongst the finest in Essex and some arguably, worthy of inclusion in a list of the nation's best.

1.2 Patterns of change will inevitably continue to shape and influence the environment in the future. In Uttlesford, we live in a location where there are many significant economic pressures and where our community is increasingly aware of the need to protect the environment. The District council therefore considers this is a particularly relevant moment to appraise the qualities of our best historic and architectural areas and put forward proposals to protect and enhance them for both the present and future generations.

1.3 There is now widespread recognition that the quality of such conservation areas is the sum total of a number of factors. These include general layout, overall scale, the relationship of buildings to each other, the spaces and vistas between them and the elements that unite them, the mixture of uses, the quality of advertisements, road signage, surfaces, street furniture and trees, as well as the quality of the individual buildings themselves. Conservation Area designation and the undertaking of this appraisal recognise the importance of all these factors, particularly in exercising the control of development and in formulating associated management proposals.

1.4 The purpose of undertaking is to:

- Identify and justify the special character area
- Identify elements that should be retained and enhanced
- Identify detracting elements
- Review the boundary
- Put forward enhancement proposals
- Provide and strengthen development and design control

1.5 In undertaking an exercise such as this, one aspect that is too easily forgotten is the community itself and the people who live locally and contribute to its cohesion and social success. Hatfield Broad Oak is a thriving community with a diverse range of local organisations for all ages and abilities. These include an active parish council and local societies such as a church organisation, brownies, guides, cubs and scouts, women's Institute, craft group, sports clubs, conservation group and others. The village has a primary school, a post office, a surgery, a church and two public houses.

1.6 The quality of this varied local environment has already been recognised and protected by Conservation Area designation. The original designation was made by Essex County Council but the area was later re-surveyed by Uttlesford District Council,

Part 1: Appraisal 1

and a revised Conservation Area designated, after local consultation, in 1977. One consideration of this study will be to examine the extent of the existing boundaries to see whether or not further boundary changes are now appropriate.

Planning Legislative Framework

1.7 To benefit all participants in this process, it is considered important that this appraisal outlines the basics of how the planning system operates.

1.8 The legislative basis for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 hereafter referred to as the 'Act'. The Act states that Local Authorities 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 and enhance'.

1.9 Within Conservation Areas there are additional planning controls. It is important that if these are to be supported, particularly through the planning appeal process, our Conservation Areas accord with the above statutory description, that rational and consistent judgements are made in determining their special qualities and extent of their boundaries and that the concept of designation is not devalued by including areas that lack special interest.

1.10 Uttlesford has the responsibility in law to designate conservation areas and once designated has to review them from time to time (section 69 of the Act). Section 71 of the Act makes it clear that councils should 'formulate and publish proposals for the preservation and enhancement' of conservation areas and hold a public meeting to consider them.

1.11 There are two main additional planning controls that apply in conservation areas. Buildings within conservation areas cannot be demolished without consent and secondly, any proposal to undertake works to trees has to be notified to the Council, which then considers whether or not to make such trees subject to a Tree Preservation Order.

1.12 The Town and Country Planning (General permitted Development Order) 1995, hereafter referred to as 'the Order', defines the overall range of minor developments for which planning permission is not required and this range of 'permitted development' is more restricted in conservation areas. In this respect, the Order currently requires that the addition of dormer windows to roof slopes, various types of claddings and the installation of satellite dishes fronting a highway require planning permission in a Conservation Area.

1.13 However there still remain many other minor developments that do not require planning permission, even in Conservation Areas. To provide further protection to the built environment, councils may introduce additional controls. Examples of such controls include the construction or removal of chimneys, some development fronting a highway or open space such as external porches, the painting of a dwelling house, or the demolition of gates, fences and walls and the removal of particular types of architectural features that are important to the character or appearance of a Conservation Area. The removal of particular types of architectural features that are important to the character

1 Part 1: Appraisal

or appearance of a Conservation Area, such as distinctive doors or windows to non-listed properties could be specified in such a direction known in law as an 'Article 4 Direction'. The use of such direction can only be used in justified circumstances and where a clear assessment of the Conservation Area's qualities has been made. In conducting this exercise the Council will establish whether or not such additional controls are appropriate for Hatfield Broad Oak.

Planning Policy Framework

1.14 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.

1.15 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.

1.16 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.

Part 1: Appraisal 1

1.17 The current local plan is the Uttlesford Local Plan that was adopted in 2005, in which Hatfield Broad Oak is designated as a settlement. The plan defines the Conservation Area, much of which lies within the 'Development Limits' where there is a general presumption in favour of appropriate development, including infill housing on suitable sites.

1.18 Planning policies in the current Local Plan directly relevant to the Conservation Area include:

- Hatfield Broad Oak Conservation Area (Policy ENV1);
- Protected Open Space of Environmental Value (Policy ENV3);
- Historic Parks and Gardens (Policy ENV9);
- Scheduled Ancient Monument (SAM 156).

1.19 There are in total thirty two listed buildings and five entries on the Essex Historic Environment Record within the Conservation Area (see maps on Figure 3-7).

1.20 A particularly relevant policy in the adopted local plan that relates to the design of development within Conservation Areas is Policy ENV1 - Design of Developments within Conservation Areas. This policy states that development will be allowed where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open areas and their enclosure, or significant natural or heritage features. It also states that demolition of buildings that positively contribute to the area will not be permitted. Thus one of the aims of this appraisal will be to identify non-listed buildings that contribute to the character and appearance of Hatfield Broad Oak Conservation Area.

1.21 There is an area within the Conservation Area, located at top of Cage End, which is registered as Common Land under Commons Registration Act 1965 in 1967. The area is marked on map on Figure 7 as 'important green space'.

1.22 The Council is now working on a Local Plan. Once this is complete it will replace the current adopted plan but it will still contain policies to protect the character of the Conservation Areas in the district.

1.23 This Conservation Area appraisal, once it has been subject to public consultation will be approved by the Council for use in the process of determining planning applications and also for implementing management proposals in Hatfield Broad Oak.

General Influences

1.24 Hatfield Broad Oak Conservation Area is located approximately 11 km north-east of Harlow, 10km to the south from Stansted Airport and 5km to the east from M11 motorway providing access to London and Cambridge. The village has very good links to Stansted Airport, Bishop's Stortford, Chelmsford and Braintree, although it does not have direct through roads. The influence of Stansted airport exerts economic, housing and transportation influences throughout the region and Hatfield Broad Oak is no exception.

1 Part 1: Appraisal

1.25 The parish is one of the largest in Essex, stretching over 36 km². Under the suggested settlement hierarchy, proposed in the consultation document *Role of Settlements and Site Allocations Development Plan Document* (Uttlesford District Council, January 2012), Hatfield Broad Oak, together with several other villages of similar size, was placed within a group 'Rural Settlements - Type A' defined as a 'village with primary school with some local services suitable for a scale of development that would reinforce role as a local service centre'. At the time of the 2001 census the parish had a population of 1,600 and this number is not expected to change significantly over the next 15 years.

1.26 Most of the employed residents work in large employment centres such as London, Cambridge, Harlow, Stansted Airport and Bishop's Stortford. A number of residents work in a sausage factory Broad Oak Farm Sausages. Agriculture no longer plays much of a role in employment but there is a seasonal employment at Cammas Hall Farm which specialises in soft fruit processing. Barrington Hall accommodates CPL Aromas which is a UK based multinational producer of aromas. The company employs a number of specialists including chemists and perfume experts who commute from further areas. Other work opportunities are centred on local services.

The General Character of Hatfield Broad Oak

1.27 Setting. The village lies in the undulating landscape of the north-west Essex farmlands and is situated on higher ground at the confluence of the Pincey and Mus Brooks that flow into the River Stort. From the valley the land rises up to 75m on each side and to 90m at the northern end of the parish where Hatfield Forest begins. The local geology is Boulder Clay with patches of glacial loam, gravel and brickearth. Wide views are possible from the higher ground of the village towards the north and west across the attractive countryside, both to the valley of the Pincey Brook and to Barrington Hall.



Picture 1.1 Open views from the top of the village towards Feathers Hill and the south-west

1.28 Adjoining the settlement on the northern side is a Scheduled Ancient Monument, the site of the former Benedictine Priory contained within the 18th century landscaped park of Barrington Hall. Further to the north is Hatfield Forest, a National Nature Reserve and the last small medieval Royal Forest to remain virtually intact.

Part 1: Appraisal 1

1.29 Some risk of flooding is identified alongside the Pincey Brook and at its confluence with the Mus Brook but this is within the flood plain below the level of the village.

1.30 General character and plan form. Hatfield Broad Oak has kept the strong visual appearance of a historic settlement. The village has retained its nodal medieval street plan centred on the location of the former market place and the Priory which are no longer visible. It has a very good building stock with many listed buildings dating to the late medieval and early post medieval period. The village location, on higher ground, is reflected in the street topography with sloping gradients up to the centre of the village. The parish church of St Mary the Virgin is still prominent as a focus of the village and is an important landmark within the rural setting.

1.31 The whole village can be divided into four broad character areas which are:

- The historic centre included in the Conservation Area, comprising of High Street, Cage End, the Church and Feathers Hill,
- Dunmow Road, Hammond Road and the common,
- Barrington Hall and its associated 18th century landscaped park and
- The 20th century development to the south east of the village core.

1.32 Important characteristics within the Conservation Area are the variety and quality of the listed buildings, the green verges of Cage End with their row of pollarded trees, the widening of the High Street at the junction with Cage End and the open churchyard fronting the High Street with its many large trees. There is a sudden transition from the visual openness of the countryside to the enclosure of the village centre when turning the sharp corner at the top of Feathers Hill. Buildings generally front the back edge of the pavement but there are occasional set backs for modest front gardens. There is little backland development and therefore open spaces exist at the rear of buildings in the centre of the village, particularly south of the High Street and east of Cage End. To the east of the village centre there is a small area of grassed common land where Broad Street Green joins Hammond Road. This appears to have been a subsidiary focus of the scattered buildings on the periphery of the medieval village which extended along Broad Street and Dunmow Road. Subsequent infilling has resulted in linear development along these roads and along Hammond Road leading to the village centre. Eleven listed buildings remain loosely dispersed around the common which has a rural character very different from that of the continuous frontages of buildings in the historic core.

1.33 Barrington Hall, a large mansion built for a local landowning family who had a history of association with the village, is located to the north. Its 18th century landscaped park, extends south from the house to the village and includes the site of the former Priory. The Park is recorded in the Historic Designed Landscapes of Essex compiled by the Essex Gardens Trust 2008. Although the open grassland of the park still exists, many of the ornamental landscape features have gone or only survive as low earthworks. These features are recorded in the Essex Historic Environment Record as two long avenues bisected by large circular enclosures. The ornamental lake is still in existence and some of the garden features adjoining the house remain. Parts of the park are now used for arable farmland. The existence of the park has limited the growth of the village to the north and has preserved and enhanced long distance views.

1 Part 1: Appraisal

1.34 The 20th century development in the south–east of the village is mixed, with more modest chalet bungalows and semi-detached houses following the Mus Brook and larger detached houses at the south of Cage End and along Cannons Lane. Here houses are set back from the road on large plots and generally retain a rural feel with landscaping in the form of green verges, hedges, trees and lawns given prominence. The lack of footpaths and presence of roadside trees retains the character of a rural lane and provides a green setting contrasting to the continuous frontages of the village centre. Further east along Cannons Lane the character becomes more suburban, leading into a cul-de-sac with bungalows set back behind open front gardens and with driveway parking. Barnfield is a small estate of houses and bungalows on the eastern periphery of the village accessed from Hammond Road. Houses are arranged around an open green area but landscaping is lacking and parking areas are prominent. Being a self-contained inward looking development with poor public realm, it is out of character with the village but has no great visual impact on it.

1.35 The centre of the village provides some local amenities which include the Cock Inn public house, a post office/general store, a butcher's, an estate agent and a computer consultancy. There is also a primary school in the village.

Part 1: Appraisal 1

Origins and Historic Development

1.36 The principal sources for this historical background is Essex County Council's Hatfield Broad Oak Historic Town Project assessment report, 1999 and An Inventory of the Historical Monuments in Essex, Volume III.

1.37 There is some evidence of prehistoric activity within the parish of Hatfield Broad Oak. A Bronze Age hoard was found in the bank of the Pincey Brook at Matching Barns in the 19th century and another from the slopes overlooking the Brook more recently. The tip of a Bronze Age spear was also found in the area. The Portingbury Hills enclosure within Hatfield Forest is a hill-fort of unknown prehistoric date.

1.38 No Roman sites or finds are recorded from the immediate vicinity, however the excavations at Stansted airport and Hallingbury villa have established that there was a strong Roman presence in this area of north-west Essex.

1.39 In the Saxon period the manor and settlement of Hatfield Broad Oak belonged to the powerful Godwin family before becoming crown property as part of King Harold's estates. The Domesday Book records a large and thriving community but it is not possible to determine how many of the people were clustered together on the site of the town and how many were scattered around the manor in rural settlements. It is probable however that there was a large village there at the end of the Saxon period with a church and maybe a market.

1.40 By the medieval period, in 1066, Hatfield Broad Oak was a royal manor held by the King. The area of the town was divided in the following centuries into three main holdings, Hatfield Regis manor which was crown property, Hatfield Priory manor which was granted to the Priory following its formation in about 1135, and Hatfield Bury manor. The original Hatfield Bury manor house is now known as Town Farm, the farmhouse and barn are both fourteenth century. The town thrived in the early medieval period due to its important market and the presence of the Priory. The settlement appears to have been similar in area to that of the present day village, but with a higher density having blocks of tenements on either side of High Street and Cage End. The rentals of the early 14th century show that the market area was crowded with shops and stalls, with further workshops and shops lining adjoining streets. The street pattern of the medieval period was the same as the modern pattern. The High Street and Cage End (Chipping Street) were the principal streets. To the west was Feathers Hill (Lang Bridge Street) which crossed the Langbridge to become Hol Street, and to the east was Broad Street and the Dunmow Road (Bickmere Street).

1.41 The market was established around 1200, although it is probable that its origins go back to the late Saxon period. It was located at the junction of the High Street with Cage End, and the property boundaries here, particularly that of the churchyard, suggest that the original market place was square. Foundation trenches have demonstrated that the modern churchyard plan is that of the medieval churchyard. Part of the market place was subsequently infilled, probably in the 14th century, which is the date of the earliest surviving buildings in the infilled area, the guild-hall and the courthouse. According to a rental of 1328 there were 37 stalls, 14 shops and 14 houses in and around the market place. There was a street named Butcher's Alley in Cage End.

1 Part 1: Appraisal

1.42 A fair was granted in 1328 and held in the Chipping - a field to the west of the market place. However in the 15th century it was moved first to Thremhall Green and subsequently Hatfield Heath.

1.43 The Domesday Book (1086) records the presence of a church on the site of the parish church of St Mary the Virgin in 1066. The foundations of the original church were discovered during the 19th century excavations. The Benedictine Priory of Hatfield Broad Oak was founded c 1135 and established as a cell of the Abbey of St Melaine in Rennes, Brittany. It was granted the tithes and land of the parish church, and it appears that the earlier church was demolished and a larger church erected on the site.

1.44 This new church was of flint rubble, cruciform in plan with an aisleless nave. The former presbytery, central tower and north wall of the current north aisle may also have formed part of the original plan dating to c 1140-50. Many alterations were made between 1317 and 1330. The new Priory church was appended to the eastern wall of the parish church effectively forming a new choir and chancel and doubling the size of the original structure. To the north of the church were sited the cloister, refectory, chapter-house and other buildings. Excavations in 1897 recovered the whole plan of the church and Priory. The Priory grounds were enclosed by a ditch and contained a barn or barns, a dove-cote, a hall, a brew-house, stables, a gatehouse and a number of fishponds. Traces of these are still visible as earthworks.

1.45 A dispute between the parishioners and the Priory in 1378 led to the division of the church into a parochial church at the western end and a Priory church at the eastern end by the building of a wall across the nave. This entailed the blocking of the west arch of the crossing, the demolition of the nave (except for the north wall) and the construction of a new parish nave, chancel and south aisle. North and south chapels were also added. In the 15th century the west tower and south porch were built.

1.46 At the time of the Dissolution in 1536 the Priory had a population of thirty, substantial buildings and a financial interest in the market. The Priory church, which had formed part of the same structure as the parish church, was demolished following the Reformation. Some rebuilding took place in the parish church. The north vestry is late 17th century in date and there is some 17th and 18th century brickwork apparent in the church walls. The early 18th century reredos is also noteworthy.

1.47 The courthouse, a late 14th century timber framed and plastered building, with an upper floor which was originally open, still exists but now has an 18th century red brick façade to the street frontage. Wall-painting discovered in the 18th century, but no longer visible, suggested that the building had been used as a court-house.

1.48 The guild-hall was built for the Guild of St Mary founded in 1362-3, and is said to have stood next to the Cock Inn. It was in private ownership by 1621 the guild having been disbanded during the Reformation. It was demolished in 1935. In the 17th century a school was held in the building located behind the guild-hall, but this closed by 1835.

1.49 In 1624 there was a market-house standing on its own at the northern end of the market-place which in 1816 became a school-house but was eventually demolished in 1862.

Part 1: Appraisal 1

1.50 Hatfield Regis manor had a post-built windmill located to the west of the town but this (or more likely its successor) blew down in 1881. Hatfield Priory also had a mill in the early 13th century.

1.51 Langbridge spanned the Pincey Brook at the bottom of Feathers Hill on the west side of the town and was first recorded in the 13th century. Its maintenance was the responsibility of the Priory.

1.52 The post medieval period of the 16th and 17th centuries was a period of decline for the town, with a reduction in both population numbers and taxable wealth. The decline in the market and the loss of the fair is marked by the removal of the buildings and stalls that stood in the market-place and the demolition of some of the dwellings that stood on the south side of the High Street. Amongst the more specialised industries which continued as late as the seventeenth century were tanning and cloth weaving.

1.53 The built-up area in the early post-medieval period was essentially that of the late medieval period, with the only major change being the conversion of the Priory into a private dwelling and the destruction of some of the Priory buildings. An estate map of 1624 shows that there were buildings along the High Street, Cage End and the lane immediately to the west of the church; these were mainly terraced and urban in nature. There was the market-house within the market place and a row of shops in Cage End, separated from the western side of the street by Butcher's Alley. Within the High Street there was a block of houses projected forward into the street at the eastern end of the market-place, almost enclosing the market. Although there was some terraced housing on Broad Street and the Dunmow Road, the majority of the dwellings there appear to have been individual houses of an essentially rural nature. In 1580 there were at least eleven houses along Feathers Hill (Langbridge Street).

1.54 In the 18th century the vicarage, and possibly other buildings, located on the south side of the High Street, were demolished and the sites reverted to open space. In the years before 1768 'the remains of buildings and foundations could be seen for half a mile by the road to Sheering'.

1 Part 1: Appraisal



Picture 1.2 Chapman and Andre map. 1777

1.55 The Congregational Church was built in 1868, but is now the Roman Catholic Church.

1.56 After the Priory was dissolved in 1536 by Henry VIII, the Priory buildings and much of the land were purchased in 1564 by the Barringtons, who owned Barrington Hall. A new Barrington residence was created from part of the Priory buildings during the years 1613-1700. The other unwanted Priory buildings were allowed to fall into disrepair, although it has been suggested that the smaller of the Town Farm barns was a reconstruction of a two storey domestic dwelling from the Priory. The Barringtons added to the estate by purchasing Hatfield Regis manor in 1612 and subsequently acquiring many of the smaller farms in the area, effectively squeezing out the smallholders. In about 1700 a workman engaged on working on the Priory buildings demolished the remnants of the Priory, without the Barringtons' permission.

1.57 In 1734 a new Barrington Hall was built approximately half a mile to the north of the old hall (which was still standing in 1766) and enclosed within a formal landscaped park. The building of the new hall, which was in the classical style, was a protracted affair, in that it was neither finished or permanently occupied until 1863, when the facade was altered to the 'Jacobean' style, as it exists today.

1.58 The Hatfield Bury manor house was relocated from Town Farm to the south side of the High Street, but the new building was subsequently demolished in 1854.

1.59 The parish Cage was located at the southern end of Cage End, surviving until 1873. There are also records of a pillory, ducking-stool and stocks, but it is not known whether they were located here or in the market-place.

Part 1: Appraisal 1

1.60 A workhouse was opened in 1711, on the site of Great Chalks, opposite the graveyard, before being moved to the southern end of the town. It has been demolished.

1.61 There were at least five groups of almshouses in Hatfield Broad Oak: the Town Shops, Buck's tenement, Musbrook Street Cottages, Panfields and Oak House, and Sir John Barrington's Almshouses. A number of these survive as private houses.

1.62 A silk mill stood on the lane to the west of the church, the building was subsequently converted to become a Cottage Hospital but it has been demolished.

1.63 Taxation returns from the late medieval and early post-medieval period chronicle a slow decline in population and wealth from the 14th to the 16th centuries and a sharp drop in the 16th to 17th century. This economic decline appears to have been due to a number of factors; Hatfield Broad Oak was not sited on a main road and it lost custom due to the growth of other towns; the dissolution of the Priory meant the loss of a major source of revenue; and the growth of the Barrington estate in the 16th century, which incorporated many of the smaller farms, led to unemployment and population loss. As the town declined the main focus of settlement began to swing towards Hatfield Heath, which profited from its main road position.

1.64 The population of Hatfield Broad Oak experienced some limited growth in the modern period. A writer in 1928 commented on the 'persistent but as yet slight invasion by Londoners....cottages are being bought at prices prohibitive to the country folk by town dwellers'. More recent development was encouraged by its proximity to the M11 and Stansted airport and consequent attractiveness to commuters.

1 Part 1: Appraisal

Character Analysis

1.65 For the purpose of this study the present Conservation Area has been divided into four character areas, each with a map and a key common to all. Text and photographs provide a brief description of each area. Historical photographs have been sourced from Essex County Council Historic Buildings' records and Hatfield Broad Oak Parish Council.

1.66 The extent of the areas is shown on Figure 2. These are:

- Area 1 - High Street;
- Area 2 - Church of St. Mary the Virgin and the churchyard;
- Area 3 - Feathers Hill;
- Area 4 - Cage End.

1.67 The set of parameters used for the analysis and the evaluation of the buildings and spaces is listed below.

1.68 Individually listed buildings. The listed buildings have been individually identified from English Heritage's on-line source and have been carefully plotted. These buildings are protected by the Planning (Conservation Areas and Listed Buildings) Act 1990. Each individual analysis indicates the number of listed buildings as a percentage of principal buildings in that area.

1.69 Identified buildings within the curtilages of listed buildings. Such buildings, if they are pre-1948 and if they were in same ownership as the listed building at the time of the listing, are subject to the same controls as listed buildings. Historic walls within the curtilage of listed buildings are separately identified.

1.70 Other buildings that make an important architectural or historic contribution to the conservation area. The basic criteria used to identify buildings falling into this category are: (a) the non-listed building is of architectural or historic interest whose general external appearance has not been altered to such a degree that such qualities have been lost; (b) it exhibits a sufficient level of original features and materials; (c) it retains its original scale without modern inappropriate extensions that visually destroy the visual appearance of the building and (d) it is visually important in the street scene. Descriptions of buildings are by necessity very brief and principally describe features in general terms.

1.71 Scheduled Ancient Monuments. There is one such designation located immediately adjacent to the Conservation Area boundary and the church St. Mary the Virgin to the north. The area housed the Priory which was founded in the 12th century and dissolved in the 16th century.

1.72 Important trees. The basic criteria for identifying such trees are (a) trees must be in good condition; (b) they are visible, at least in part, or as part of a group, from public viewpoints and (c) individual specimens selected should make a significantly

Part 1: Appraisal 1

dominant contribution to the street scene. It may also be appropriate to identify less mature trees, particularly if they appear as a group. The positions marked on the maps are indicative.

1.73 Important open spaces of landscape quality or of historic importance that contribute to the visual importance and add to the variety of the street scene or the conservation area generally, have been included. The entirety of the open space does not have to be visible from public view points.

1.74 Traditional materials and detailing. Traditional materials and details make a significant contribution to the character of the area and are identified and their historic and aesthetic value have been highlighted in the character analysis. Principal building materials within the conservation area include red brick, lime render and black and white weather boarding on walls, clay tiles, slates, pantiles and concrete tiles on roofs and for road and footpath surfaces asphalt, cobbles, clay bricks, concrete bricks and granite and concrete curbs.

1.75 Key views. The analysis of the area includes the street scenes and the finest views of landmark features, buildings and countryside. Any development proposals that would significantly alter these important views would not be appropriate.

1.76 Detracting elements. Features such as poorly designed buildings, intrusive signs, together with poor quality surfaces and fences have been identified on maps. Detracting elements and possible improvements are addressed in Management Plan.

1.77 Proposed revisions to the conservation area. A number of areas are proposed for inclusion that contain buildings or landscapes of quality that are now considered to positively add to the quality of the conservation area. Conversely any inappropriate buildings or areas defined by arbitrary boundaries are proposed for exclusion.

1 Part 1: Appraisal

Area 1 - High Street

The details described below are shown on Figure 4

1.78 When approaching the High Street from the west along the B183 the transition from the open aspect of Feathers Hill to the enclosure of the village centre is quite sudden when turning the sharp bend at the top of Feathers Hill, with the Court House and The Priory opposite providing a 'gateway' into the centre from the west. The road bends sharply again passing through the widened space at the junction with Cage End, a historic reference to the original market place.



Picture 1.3 Triangular space at the western end of High Street (photograph taken in 1972 by John Mc Can)

1.79 This space, in the shape of a right-angled triangle, performs an important function as a focal centre to the village and a landmark space along the B183. The wide open view to the south, down the slope of Cage End with its trees and wide grass verge, is terminated by trees in the far distance and this contrasts with the enclosure provided by the continuous frontage of buildings around the central space. Here a variety of buildings, the majority of them listed, are positioned at the back edge of the pavement with no soft landscaping along the frontage.

Part 1: Appraisal 1



Picture 1.4 The western end of High Street, view from the east (2012)

1.80 The group of buildings along the west side of the central space at the top of Cage End are dominant, both in their visual interest and due to the fact that they terminate the view from the east along the High Street. In general, although some of the buildings have long rear extensions there is little 'backland' development and the buildings retain large gardens and green spaces at the rear to the west and south. To the north private gardens are restricted in size by the churchyard boundary. Where this boundary steps back following the line of the medieval market place there are rear extensions and some parking for the Cock Inn.

1.81 Continuing east along the High Street, the space between the buildings narrows. On the north side a stop to the central space is provided by the slight projection forward of the Almshouses and the greater step forward of the built frontage of the subsequent range of buildings exposing the flank wall and hipped roof of the Clarob Cottage. At this position the continuous built frontage onto the pavement is punctuated by a substantial front garden which makes a positive contribution to the street scene.

1.82 The final group of buildings on the north side before reaching the churchyard are the listed cottages at right angles to the road fronting the footpath into the churchyard which form part of the gateway into the Conservation Area from the east.

1.83 On the south side of the High Street there is no stepped narrowing of the central space but the continuous building frontage curves gradually northward finishing at Brick Cottage. Beyond this point are two large detached houses set in their own grounds with adjacent former stable blocks/coach houses. The first, Great Chalks, is set slightly back from the road with a shallow depth front garden enclosed by railings and a hedge whilst Bury House is closer to the road behind a small hard landscaped area enclosed by posts and chains. Both properties have gateways opening into private courtyards. Private garden areas are separated from the road by attractive old brick walls. Bury House provides part of the gateway into the Conservation Area from the east.

1 Part 1: Appraisal

1.84 Beyond Bury House on the south side and Oak House on the north side of the High Street, to the boundary of the Conservation Area, there are no buildings directly fronting the road and the character is more open and rural. The south side of the road is fronted by a high listed brick wall largely concealing detached properties set back behind it. On the north side of the road a low brick retaining wall allows views across the tree covered churchyard to the countryside beyond providing an open aspect.

1.85 The change to the appearance of several of the timber framed buildings by later brick frontages alongside the brick built Bury and Great Chalks has given the High Street a predominantly Georgian character.

Individually listed buildings

1.86 Two listed buildings which front the west side of the village centre are situated at the top end of Cage End, which are prominent in views along the High Street from the east.

1.87 Firstly there is **Rundle House** which is listed grade II*, with parts dating from the late 14th century. It is two storeys high with a complex plan form. The building is timber framed and plastered with a clay pegtile roof. The frontage is composed of three units, two of which have red brick front façades. The carriage arch, one bay of a former two bay c 1400 structure, has exposed timber framing and a jettied gable. The central part of the frontage has a parapetted brick façade dating from the early 19th century, with a moulded brick cornice and sash or casement windows under brick arches. There is a 20th century projecting ground floor extension accommodating the front door. The southern end of the frontage projects forward slightly and has an eaves detail rather than a parapet and a higher ridge line. There are three windows on each floor including a canted bay window at ground level. Behind the façade the hall consists of a two bay structure, whilst a further part of the original structure is a three bay crosswing formerly gabled and jettied at the front and probably of 15th century origin. There is a further long service wing to the rear.

Part 1: Appraisal 1



Picture 1.5 Rundle House and open space in front of it.

1.88 North of Rundle House is a timber framed and plastered 16th century building listed as the **County Library**, grade II. The building is two storey high with a clay pegtile roof. The street frontage has 20th century pargetting, a central entrance door and old leaded light casement windows. The original jetty has been removed.

1.89 Adjacent is a grade II listed shop and workshop under the name of **Visual & Aural Services Ltd** which dates from the mid 16th century. It is also two storeys high with a clay pegtiled roof but is less imposing than the brick frontage of Rundle House. It is timber framed and plastered but with a rendered and painted brick front. There are three iron casement windows with rectangular leaded lights above a pair of projecting square bay windows connected by a flat hood on shaped brackets and a central door. On the north end of the frontage there is a further square bay window and adjacent door at ground level with one casement window above. There is a large 17 century chimney stack at the rear wall.

1.90 When turning the sharp bend into the High Street from Feathers Hill the buildings forming the corner frontage on the north and east side of the road are the **House adjoining PO store, PO store and The Cock Public House**, listed as grade II.

1 Part 1: Appraisal



Picture 1.6 PO store and The Cock Inn public house, view to the north-west

1.91 These buildings form a large 'L' shaped block which has evolved over a period of time dating from the 15th, 17th and early 19th century with later extensions at the rear. A brick front was added to the timber framed, plastered and weather-boarded structures early in the 19th century with a projecting plinth detail and first floor string course. The building frontages are two storeys with overhanging eaves and clay pegtile roofs.

1.92 The house at the north-west end has three window openings on the first floor which are fitted with 19th century six pane casements. The ground floor has two similar windows and a central door with a semi circular brick door head. There are then blank recesses and further windows of similar design on the ground and first floor along this frontage and a pillar box set into the wall.

1.93 The brickwork at the corner is a 20th century rebuild and there is a 20th century shopfront with fascia and small panes on the south frontage. There is one 19th century casement window above. Next to the shop there are four window ranges each with double hung sash windows at first floor level, before a small forward projection in the brick frontage. On the ground floor there are two similar windows and two doors. The doors have flat hoods on brackets with blocked in openings above, one having previously a semi-circular head.

Part 1: Appraisal 1

1.94 To the east of the forward projection in the frontage there is a small rise in the storey height string course above a door with a segmental rubbed brick arched head and fanlight and there is a dentilled brick cornice under the eaves. The two first floor windows are the same design as those to the west but on the ground floor there is a wider segmental headed window and a further door with a flat hood on brackets.

1.95 There is then a more pronounced step forward in the frontage where all the windows are of the wider segmental headed design and there is a segmental headed carriage arch with painted impost blocks and keystone. A large wrought iron inn sign is supported off this frontage. There are two brick chimney stacks on the ridge line of this range.

1.96 Adjoining the Cock Inn are the houses known as **Old Bakehouse/Tudor Antiques**, of 14/15th and late 16th century origin, which are listed grade II. There are also some 20th century rear extensions. The houses are timber framed and plastered with a clay pegtile roof and are a complex of different builds with part being a two bay late 16th century structure. To the rear is the 19th century bakery with a large brick oven and there are also the remains of a 14/15th century service cross wing. There are also remnants of a further probably 16th century cross wing truncated by the widening of the side alley. On the street elevation there are 19th and 20th century casement windows with a 20th century projecting shop front and two entrance doors, one recessed. There is an 18th century red brick chimney stack on the front roof slope.



Picture 1.7 Old Bakehouse Cottages and The Cock Inn public house on the left

1.97 A narrow gated driveway giving access to the rear yard separates this property from **The Almshouses Nos 1 and 2**. This timber framed and plastered house was formerly a pair of cottages dating from the mid to late 17th century and is grade II listed. The building is two storeys high with an attic in the roof space and a 19th century lean-to on the rear. The street frontage has timber casement windows with leaded lights and

1 Part 1: Appraisal

a central door which is reached by steps and has a flat hood. The gabled roof is covered in clay pegtiles and the front wall is finished in 20th century pargetting. There is a central brick chimney stack on the ridge.

1.98 Further east on the north side of the High Street are three cottages listed as **Homestead and two cottages to the east** (formerly listed as Working Mens Institute) and designated grade II. They date from the 17th and early 19th century and are timber framed with a brick front and a continuous clay pegtile roof. At the east side the gable end wall has windows and black weatherboarding which is also used on a single storey rear extension visible from the road. The buildings are of two storeys with attics lit by one gabled dormer on the front roof slope. There is a central chimney on the ridgeline. Each cottage is separated by a flat pilaster projection on the brick frontage which also has a storey height string course, a moulded brick cornice and a plinth detail. The cottage at the west end has had the brickwork rebuilt with 20th century double sash windows and a carriage arch over a parking space. The brickwork of the central cottage has been painted and that of the east end rendered. The two cottages at the east end have doors onto the street. The cottages are included in the listings for group value.

1.99 There is then a gap in the built frontage with a wall and gateways to private gardens before reaching **Oak House** (formerly listed as Working Mens Institute) which is listed grade II. This timber framed house which dates from the 17th century or earlier, faces onto the pedestrian access to the churchyard and has its gable end to road. The front and side elevations have been refaced in red brick but the rear elevation also visible from the street is rendered. It has a clay pegtiled roof and the gable end facing the road is tile-hung at roof level. The 19th century casement windows are set in openings with segmental arches and there is an open 19th century gabled porch. Above the porch is a plastered panel with initials and the date 1973.

Part 1: Appraisal 1

1.100 Adjoining Oak House on the north side is **Church Cottage** fronting onto the path to the churchyard which is Grade II listed and dates from the 18th century or earlier. It is also timber framed with a red brick front which has a moulded brick eaves cornice and casement windows. A central plaster panel has initials and the date 1708. The visible rear elevation has black weatherboarding and the flanks are plastered. The end facing the churchyard has old chevron pargetting and tile hanging under the gable. The roof finish is clay pegtiles.



Picture 1.8 High Street; view towards Church Cottage and the footpath leading to the church

1.101 Looking at the south side of the High Street commencing at the junction with Cage End the corner building which addresses both streets is **2 High Street** which is a grade II listed house dating from the 18th century or earlier. It is probably timber framed but has red brick frontages to both the High Street and Cage End. The brick detailing has some grey headers with a moulded eaves cornice, a rubbed string course and high plinth. The house is two storeys high with an additional attic floor within the steeply pitched slate roof lit by two gabled dormers. It is slightly higher than the adjoining houses giving it more presence on the corner. It also has a prominent central chimney stack on the ridge. The windows are matching double hung sashes and there is a central early 19th century pedimented doorcase on the High Street frontage. The frontage onto Cage End has two recessed dummy windows over a similar doorcase and tile-hanging on the gable. A catslide roof extends over a rear extension which increases the frontage to Cage End.



Picture 1.9 2 High Street, view from the north

1 Part 1: Appraisal

1.102 Adjoining number 2 on the south side of the High Street is **Thrums**, another grade II listed house dating from the 15th and 17th century. It is also timber framed and plastered but decorated externally with imitation timber framing with emphatic straight braces. It is also two storeys with a clay pegtile roof and a 20th century gabled two storey rear extension. The double hung sash windows have moulded surrounds. The central early 19th century doorcase has a simple pediment with the original door. The southern bay contains remnants of a 15th century, or earlier, service cross wing, incorporated into a basic box-frame structure of the mid 17th century.

1.103 Next door to Thrums is the grade II listed **Old Post Office Cottage and Post House**, a timber framed and plastered building dating from the mid 17th century. It has a prominent large ridgeline stack of 17th century form but rebuilt with a diagonal shaft. Windows are double hung sashes with small panes and moulded surrounds and there are two canted bay windows and two doorways onto the street. At the rear there is a large block at right angles with a cat slide roof on east side and also a gabled dormer over a stair tower.



Picture 1.10 The row of houses on the southern side of High Street, comprising Thrums, Old Post Office Cottage with Post House and Lyndhurst

1.104 On the east side of the Post House is **Lyndhurst/The Old Forge** a pair of cottages and former forge dating from the mid 17th century and grade II listed. The buildings are timber framed and plastered with clay pegtile roofs. The cottages are two storeys with attics lit by one dormer on the frontage and small windows on the exposed

Part 1: Appraisal 1

gable end. The Forge is a tall single storey structure on the east side and has 20th century casement windows. Lyndhurst also has 20th century casement windows on each floor but the Old Forge has sash windows with moulded surrounds. The doorcases are early 19th century with flat hoods.

1.105 There is a narrow single storey garage between the forge and **Lime Cottage** further east which is also a mid 17th century timber framed and plastered house listed grade II. It has a double range gabled roof finished in clay pegtiles. The late 19th century steeply gabled porch hood has pierced bargeboards and a tall finial.



Picture 1.11 Lime Cottage on the right and Brick House, Great Chalks and Coach House in the background

1.106 Adjoining Lime cottage is **Brick Cottage** also grade II listed and dating from the mid/late 17th century and the late 18th century. The timber framed two storey building has a plastered rear wall but the front and the east flank wall have been refronted in red brick. The frontage has a parapet with a moulded brick cornice. There are two segmental full height bow projections with ogee headed Gothic leaded light windows. In the centre there is a blank recess over a doorcase with pilasters, Ionic entablature and a flat cornice, which still retains the original six panel door. There is a small ridgeline chimney stack and also a stack against the eastern gable. At the rear there is a single storey extension.

1.107 The early 19th century **Coach House** to west of Bury House is also listed grade II. It is two storeys in height with a clay pegtiled roof and a gabled brick front facing onto the High Street. The street front has a Diocletian window over a tripartite double hung sash. The west flank is finished in black weatherboarding and the east in plaster.

1 Part 1: Appraisal



Picture 1.12 Bury House on the left and Coach House on the right, view to the south

1.108 Separated from the coach house by the gated entrance to a private courtyard is **Bury House** a grade II listed house built about 1840. It is two storey constructed in red brick with hipped slate roofs and wide overhangs. There are three chimney stacks. The front elevation is very nearly symmetrical with two widely spaced canted two storey bays and double hung sashes. The central street door has a projecting Tuscan porch. Contemporary iron chains of spiked balls on short cast iron posts enclose the narrow strip of paved front garden.

Separately identified buildings in the curtilages of listed buildings

1.109 Although most of the listed buildings have rear extensions there appear to be few with separate buildings in the curtilage. At the rear of 2 High Street there is a separate adjoining building at the rear with a shopfront onto Cage End. At the rear of the Cock Inn there are two single storey houses in black weatherboarding with pantile roofs which appear to have been built comparatively recently and which are accessed from the car park. In the curtilage of Bury House, the Coach House is separately listed but there are single storey extensions to the main house which form some enclosure around the courtyard. The Old Bakehouse also appears to have a separate building at the rear.

Other buildings that make an important architectural or historic contribution to the Conservation Area

1.110 On the north side of the High Street there are two buildings between the listed Almshouses and Homestead and both contribute to the Conservation Area.

Part 1: Appraisal 1

1.111 Next to the footpath alongside the Almshouses which leads to the churchyard, is a wide brick fronted house. It is set back from the general building line with a front garden enclosed by a low wall with railings and a hedge. The brick front has brick pilasters, string course and eaves cornice. There are two canted bays on the ground floor with a central door with an open gabled porch. The main roof is covered by clay tiles while slate as been used for those of the porch and bays.

1.112 To the east and partly overlapping this frontage is a pair of cottages, Clarob and Laburnum Cottages, which are set forward at the rear of the pavement in alignment with the Homestead. These are in gault bricks with red gauged brick lintels. They have a slate roof hipped on all sides and a central brick chimney on the ridge. The flank wall and chimney are prominent in views along the High Street and form a return to normal street width.



Picture 1.13 Clarob Cottage and Laburnum Cottage, view from the south-west

1.113 On the south side of the High Street **Great Chalks** between Brick Cottage and the Coach House is a large three storey house with a separate stable block and was built as a rectory between 1837 and 1841. The house, in red brick, is taller than other buildings, having a second floor attic and a symmetrical frontage with three gabled projections, each of three storeys. Tall thin casement windows accentuate the height and these have brick hood mouldings over them. There is a double entrance door located centrally. The stable block has a brick front with a gabled parapet to the street and white weatherboarding on the long elevation. The detached house and garden walls contribute to the visual richness of the High Street.

1 Part 1: Appraisal

Important trees and open spaces

1.114 The tall protected trees in the churchyard are of major importance both within the open views of the churchyard and as a backdrop behind the buildings.

1.115 The tops of trees in the open ground south of the High Street can be seen across the courtyards and outbuildings of Great Chalks and Bury House.

1.116 The hedges and tree in the garden of the set back houses are of great importance in the street scene as is the tree in the garden of Great Chalks and the hedges in front of the house.



Picture 1.14 Trees in the open ground behind High Street, seen from the curtilage between Bury House on the right and Coach House on the left

Traditional materials and detailing - Predominant building materials on High Street include red and white gault brick and lime plaster on walls and pegtiles and slate on roofs. Most prominent architectural details in the area include brick detailing on eaves and above the windows on Cock Inn public house and windows on a number of houses that are generally Georgian in character.

Other distinctive features that make an important visual or historic contribution

1.117 In front of Rundle House at the top of Cage End there is a traffic island which accommodates the **Village pump** as a focal feature. The pump has an early 19th century cast iron baluster-shaped barrel with acanthus-leaf decoration on the lower parts above a moulded base and square iron pedestal. It is grade II listed.

Part 1: Appraisal 1



Picture 1.15 The village pump, view from the west

1.118 There is a 17/18th century red brick wall listed as **75m Boundary wall east of Bury House and fronting gardens of Bury Orchard and Barden House** and designated grade II. The wall has a sloping brick coping, dentilled course and plinth and is interrupted by a later curved section and entrance gates along its length. The wall presents a distinctive frontage to the street largely concealing houses behind it. Together with the church on the right, it visually marks the arrival to the village centre from the east. The wall length extend the boundary of the Conservation Area on the east.

1.119 The **Carriage arches of the Cock Inn and Rundle House** provide glimpses through to rear courtyards.

1.120 The **footpath** to the churchyard adjacent to the side garden of the Almshouses with its picket fence. The surface is unmade with gravel and grass.

1.121 The **footpath** to the churchyard in front of Oak House and Church Cottage enclosed by trees and bushes on the east side. The hard surfacing consists of a row of brick paviours in a diamond pattern alongside inset pebbles.

1 Part 1: Appraisal

Important views

1.122 The following views make important contributions to the attractiveness of the Conservation Area:

- When standing in the centre of the village there are important views to the south down Cage End to the trees in the distance, and along the High Street towards the east. To the north a roadside tree and an open aspect can be seen at the top of Feathers Hill framed by the buildings.
- When walking east along the High Street views into the churchyard, there are glimpses of the church and the foliage of trees, seen along the footpath and across the garden of the Almshouses and between buildings and across the garden of Church Cottage. The view along the footpath in front of Oak House and Church Cottage frames the entrance door to the Church.
- Beyond Oak Cottage and Bury House where the churchyard is adjacent to the road there are open views through the trees to the Church building and the parkland beyond.
- When travelling along the High Street from the east, the view is terminated by the attractive listed façades of Rundle House, the County library and the shop front of Aural and Visual Services.

Detracting elements

1.123 There are few detracting elements but there are a few instances of bins on the frontage. There are also some overhead wires from a timber pole in front of the Homestead cottages. The casual parking of cars on the edge of the wider pavements can be dominant. The space at the junction with Cage End has extensive areas of tarmac with little definition or variation in surface treatment. The landscaping form of the traffic island where the village pump is located could be improved.

Part 1: Appraisal 1

Area 2 - Church of St. Mary the Virgin

The details described below are shown on Figure 5.

1.124 The area includes the church of St. Mary the Virgin and its churchyard, situated immediately north of the Hatfield Broad Oak village centre. The site is surrounded with an area designated as a Scheduled Ancient Monument (a former Priory site) on the north, historic park of Barrington Hall on the north and the east, the houses and their back gardens located on the High Street and the High Street itself on the south, Eden End and Court House on the west and the 17th century wall and the vicarage on the north-west.

1.125 The church building is set back to the north, with a churchyard joining to the High Street on the south. Both the church and the churchyard are positioned on elevated land, approximately 600mm above the High Street level. The church building contributes significantly to the attractiveness of the street scene and creates a distinctive landmark in the village. A group of large horse-chestnut trees and the church in the background create a distinctive sense of arrival to the village centre and a 'gateway' to the High Street from the east. The sense of arrival is reinforced with a village sign which lies just outside the Conservation Area to the east.



Picture 1.16 St. Mary the Virgin, a 'gateway' to the village centre arriving from the east

1 Part 1: Appraisal

1.126 The church is accessed via two footpaths, both leading from the direction of High Street to the south porch. The first one is situated next to Church Cottage, and the second one, which runs diagonally across the south-western corner of the churchyard, is situated along the Almshouses.

1.127 The low height wall facing the High Street which supports the elevated ground of the churchyard is made of light colour stock brick with a red brick coping on the top. The wall is partially overgrown in ivy with a sparse hedge on the top. The churchyard is grassed, with mature trees and informal flower beds scattered across it. There is a large number of old gravestones within the churchyard, positioned mainly to the south and to the east to the church. The boundary between the churchyard and the former Priory is marked with a low height chestnut paling fence. The fencing is not visually prominent and does not affect the open views to the north.

1.128 On the opposite, eastern side of the High Street, there is St. Mary Church of England Primary School. The original building was constructed in 1861 and extended in 1966 with a shallow-domed hall, visible from the High Street. Although the school falls outside the Conservation Area boundaries, it represents an important part of the townscape of this part of the village.

1.129 The church yard area serves as public open space, linking the High Street route on the south with the northern end of the village, providing open views to the north and to Barrington Hall and its historic gardens. To the east of the church, in the southern end of Barrington Hall grounds, there is a cricket ground and a small timber-clad pavilion recently constructed, bordered with deer fencing. The cricket ground lies outside the Conservation Area.

1.130 Individually listed buildings

1.131 **The Church of St. Mary the Virgin** is a parish church of Hatfield Broad Oak parish, built as a part of the former Benedictine priory which was founded probably in 1135 by Aubrey de Vere II. The church is a Grade I listed building.

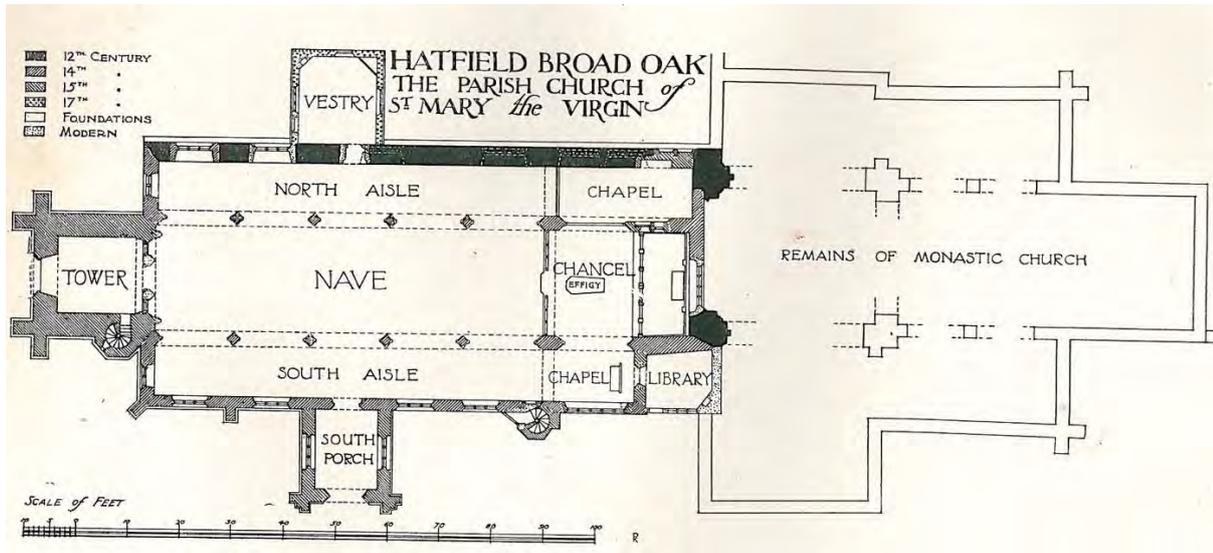
Part 1: Appraisal 1



Picture 1.17 The church of St Mary the Virgin, view from the south-west

1.132 The original church had an aisleless nave with the priory buildings situated on the northern side. At the end of the 14th century the aisleless nave was removed except the northern wall and a new parish nave and chancel and south aisle were built to the south of it. The north and south chapels were also added. The south porch and west tower were built in the early 15th century. The northern aisle windows are placed higher which is linked to the existence of the cloister on that side of the church. The Priory was dissolved in 1536 and probably shortly afterwards the monastic part of the church was pulled down. The eastern arm and transepts are only represented by foundations which were left exposed after the excavations of 1897. The parochial cemetery was placed at the south-western part and the priory cemetery on the south-east.

1 Part 1: Appraisal



Picture 1.18 St. Mary the Virgin, historic layout

1.133 The present building consists of the west tower, vestry, south porch and an aisled nave, north and south chapels and the library at the south. The walls of the church are mostly made of flint rubble with some 17th and 18th century brickwork and some old ashlar. The dressings are made of Barnack limestone and clunch, patched with cement. The vestry on the north is made of red bricks. The roofs are low pitched, gabled and covered in lead and a temporary tarpaulin subsequent to lead theft. Externally, the 15th century features dominate, including the most of windows, the southern porch which has a doorway with tracery spandrels, battlements, pinnacles, the southern turret leading to the former rood loft, the southern chapel with a very large five-light window with panel tracery, the big western tower with angle buttresses, stepped battlements and other features. The church was restored in the 19th century by R. C. Carpenter, at which stage the library was added in the south-eastern corner and a new roof structure was constructed which included new tie-beams and internal panelling to cover the rafters.

1.134 The boundary wall which lies to the north of the church yard is a grade II listed structure, built in the 17th century or earlier. The wall is built in red brick and is approximately 100m long. It has sloping coping and returns towards the north in the form of a garden wall which was constructed later. The wall terminates by the gate pier, finished with stone cornice and cap at north end. The wall is an integral part of the character area.

Part 1: Appraisal 1



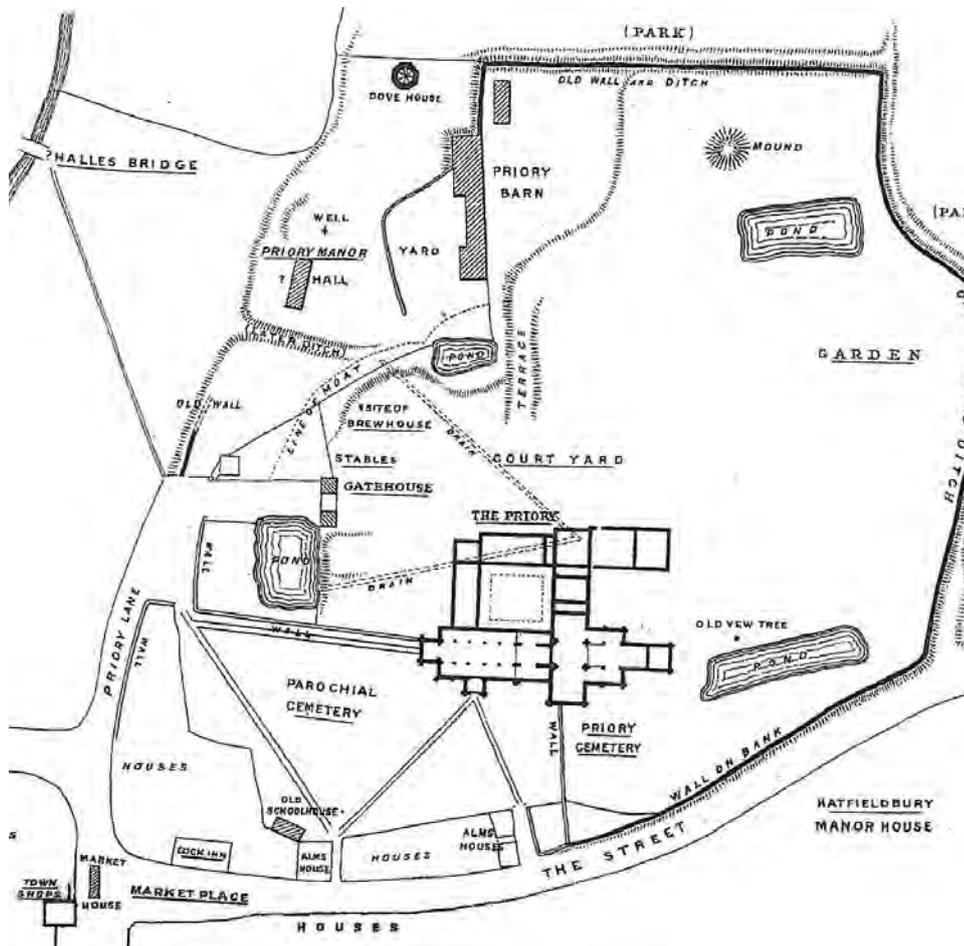
Picture 1.19 The boundary wall to the north of the churchyard, the vicarage is in the background

Scheduled Ancient Monument - Hatfield Broad Oak Priory

1.135 The area of the former Priory, now designated as a Scheduled Ancient Monument, lies to the north of the church. Although the site lies outside the Conservation Area boundaries, it requires attention and notification in this document due to its historic significance and its links with the church and the village. The site was founded as Benedictine Priory probably in 1135 by Aubrey de Vere II, who was the Master Chamberlain and the Sheriff of Essex. The Priory was established as a cell of the Abbey of St Melaine at Rennes in Brittany. Excavations were undertaken in 1897, with the assistance of the Society of Antiquaries, which recovered the whole plan of the church and priory. The Priory had been granted the tithes and the land of the parish church. The new priory church was added to the eastern wall of the original parish church, effectively forming a new choir and chancel, doubling the size of the original structure. To the north of the church were the cloister, refectory, chapter-house and other buildings. However, following a dispute between the parishioners and the priory in 1378, the parish and priory churches were divided by a wall across the nave and functioned as two separate churches.

1.136 The Priory grounds contained a barn or barns, a dovecote, a hall, brew-house, stables, gatehouse and a number of fishponds. The whole area was enclosed by a ditch. At the time of its Dissolution in 1536 Priory had a total population of thirty people, substantial buildings and a financial interest in the market in the town.

1 Part 1: Appraisal



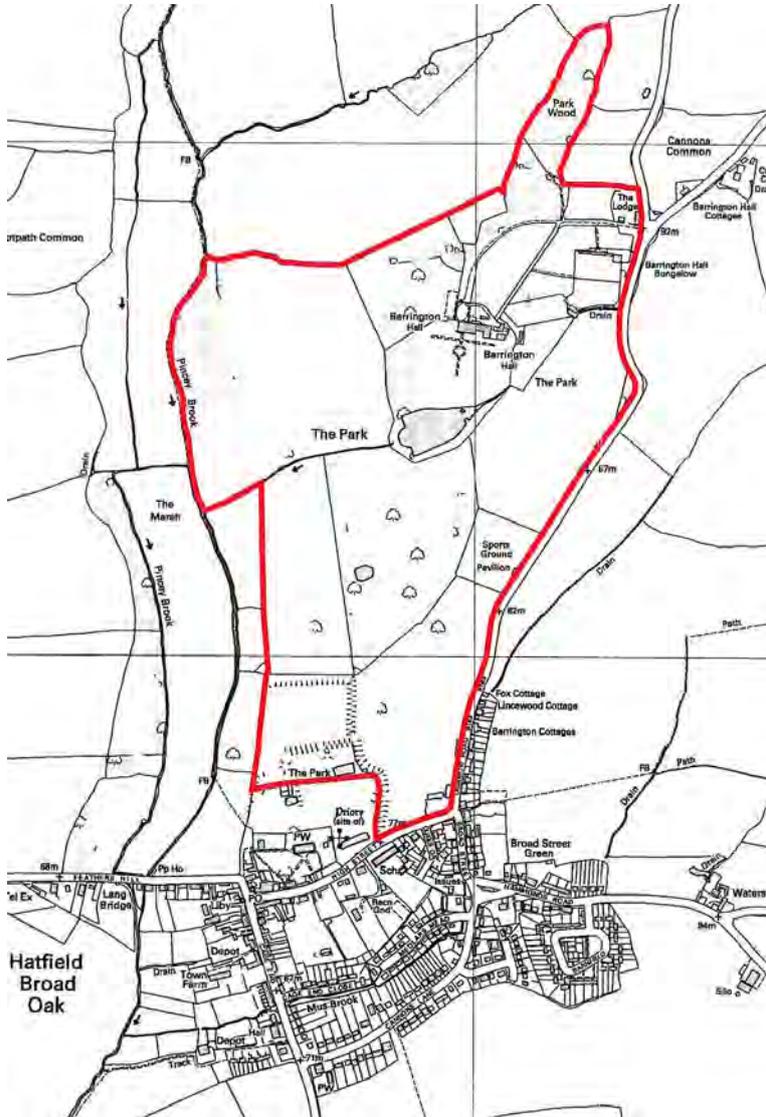
Picture 1.20 A general plan of the Priory, 1135-1534 (after Galpin)

New Barrington Hall and park - area adjacent to Conservation Area situated to the north and north-west

1.137 The Priory was dissolved in 1536 by Henry VIII. The Priory buildings and much of the land were purchased in 1564 by the Barringtons. A new Barrington residence was created from part of the Priory buildings during the 17th century. A map of 1624⁽¹⁾ depicts it as a brick-built building with at least twelve chimneys and an elaborately gabled southern frontage.

1.138 The estate covers about 98 hectares of land, most of this is now in separate ownership. The area round the house covers about 12 hectares. The original house was designed by the architect John Sanderson in the neo-classical Palladian style in 1734, located approximately a kilometre to the north of the old hall and the formal landscape park was enclosed. The land falls gently towards the lake, which is situated to the south of the hall.

Part 1: Appraisal 1



Picture 1.21 Barrington Hall, Hatfield Broad Oak; Site boundary marked in red (Historic Designed Landscapes of Essex, 2007)

1.139 The estate was bought in the mid 19th century by George Alan Clayton Lowndes who made extensive alterations to the house and the grounds. The house was redesigned by the architect Edward Browning in a neo-Jacobean style, with elevations comprising shaped gables, balustrades and bays with no symmetrical arrangements. In 1907 the house was bought by A. H. Gosling, and seventy years later it was sold to the British Livestock Company. The house is currently owned by CPL Aromas plc. The lake is designated in Uttlesford Local Plan (2005) as a 'County Wildlife Site' (Policy ENV 7).

1 Part 1: Appraisal



Picture 1.22 Barrington Hall, the front elevation, after 1863

Important trees and open spaces

1.140 The Conservation Area area incorporates a number of mature trees that are in good condition, most of them protected by Tree Preservation Orders. Within the south-western corner of the church, along the footpath, tree species are lime and mountain ash. The area to the south comprises a variety of trees including beech, birch, scots pine, one oak with several horse chestnut trees situated closer to the High Street. All the trees within the character area make an important contribution to its character.

Part 1: Appraisal 1



Picture 1.23 St. Mary the Virgin, the line of lime trees along the main footpath, view from the south-west.



Picture 1.24 Open space at the churchyard with the Grade II listed wall

1 Part 1: Appraisal

Traditional materials and detailing - The walls of the church are made of flint rubble, 17th and 18th century brickwork, some old ashlar, red bricks on the vestry, the dressings made of limestone and clunch. The roof cover includes lead on the main roofs and peg tiles on the vestry. The northern wall is made of 17th century red brick.



Picture 1.25 The Church of St. Mary the Virgin, western elevation

Other distinctive features that make an important visual or historic contribution

1.141 The hard surfacing on the footpath located in front of Oak House and Church Cottage consists of brick paviours in a diamond pattern alongside inset pebbles, which is an interesting and distinctive feature of both the High Street and the churchyard.

Part 1: Appraisal 1



Picture 1.26 View along the access lane facing Bury House and High Street

1.142 The **village sign** situated just outside of the Conservation Area on the east is of a semicircular in shape, with an enamelled finish in different colours. The sign contributes positively to the character of this part of the High Street and the sense of arrival to the village centre from the east.

1 Part 1: Appraisal



Picture 1.27 Hatfield Broad Oak village sign, view to the east

Important views include the following:

- The view from the High Street from the east of the church;
- Views along the two access lanes leading to the south vestry and the entrance to the church;
- Open views from the northern and eastern boundary of the churchyard to the north and north-west and towards Barrington Hall.

Detracting elements

1.143 Deer fencing on the left and the wooden shed on the right, both installed recently within the southern corner of Barrington Hall Park as a part of a new cricket ground, are of unappealing appearance. The development has a negative visual impact on the area, specially on the view towards the Barrington Hall.

Part 1: Appraisal 1



Picture 1.28 Negative impact of the cricket ground development on open views towards Barrington Hall

1.144 There is a dilapidated cattle shed structure and walls made of concrete blocks that lie approximately 50m to the north of the conservation area boundary. The site is in poor condition and has a negative visual impact on open views to the north and north-west.

1 Part 1: Appraisal

Area 3 - Feathers Hill

The details described below are shown on Figure 6.

1.145 Hatfield Broad Oak village has retained its nodal medieval street plan, centred on the location of the former market place and former Priory. The village centre is situated on a higher ground and is accessed from the east, west and the south. The access to the village centre from the west is provided via Feathers Hill which is a continuation of B183 road. Feathers Hill stretches in an east-west direction, from the top of the hill on the east, to the bottom at Pincey Brook on the west. The western end of the street is marked by the house at No 24 and a small bridge over the eastern branch of Pincey Brook. At the eastern end of the area lies the Court House with Eden End situated to the north. The southern side of the street is populated with a row of detached houses and the northern side is bordered by a grassed strip of land with hedges, which falls steeply towards the road. Behind the bund to the north there is open countryside which is visible from the top of the hill and which brings a strong rural character into the area.

1.146 The unique character and visual presence of Feathers Hill is determined by three distinctive facets: A row of houses located on the southern side of the street, the sloping topography of the street and opened countryside to the north and north-west of the street. The general character of Feathers Hill can be described as rural.

1.147 Most of the houses on Feathers Hill date from the 17th and 18th century and have historic and architectural qualities and features typical for this part of Essex. Houses on Feathers Hill create a pleasant visual appearance and contribute to the distinctive character of the area.

1.148 The sloping topography provides a variety of views, both from the bottom and from the top of the hill. The focal point of the view from the bottom of the hill includes the front elevation of Court House and the village skyline comprising Court House, the church tower and Eden End. This is a unique view which articulates a sense of arrival to the village from the west. Even more striking views can be seen from the top of the hill, from the point just outside of Conservation Area boundary on the north. These are open views facing the north and the west and stretching across the attractive countryside down to the valley of the Pincey Brook.

Part 1: Appraisal 1



Picture 1.29 Feathers Hill, view to the east

Individually listed buildings

1.149 Starting from the bottom of the hill, the first listed building is **Hill Cottage**. The house was built in the 17th century originally as a single storey house, with additions carried out later. The building is Grade II listed. This is a two storey timber framed house, with walls plastered in typical 20th century 'chevron' pargetting. The roof is half hipped and covered with peg tiles. There is an original timber band on the front which possibly represents the original top plate level. The front door is positioned off-centre. The casement windows date from the 19th century.

1 Part 1: Appraisal



Picture 1.30 Hill Cottage on Feathers Hill, view from the west

1.150 Feathers is located half way to the top of the hill on the right. This is a grade II listed building, built in the 17th century as a two storey timber framed structure, plastered externally. The roof is covered with peg tiles, has a gable end at the south and is half hipped at its northern end. The front wall is part pargetted with painted brick dentil course under eaves. There is waney-edged boarding at the top of the south gable wall which adds to the character of the street.

Part 1: Appraisal 1



Picture 1.31 View up Feathers Hill; Feathers in the centre, Woodhust on the right and Carrandale on the left

1.151 The Priory, including the attached section of garden wall, is a grade II listed building. The house was constructed in the late 16th and early 17th century as a two storey, timber framed building, plastered externally. The house has a gabled peg tile roof hipped at the north east corner. The eastern frontage made of red brickwork was added in the 18th century. Brickwork details include a parapet, moulded cornice, string band and plinth. The eastern wall has three light leaded iron casement windows. Other windows are typically sash windows. The garden, built in the 18th century, is facing the street and the north-eastern corner of the site. The wall curves around the frontage, with its height being reduced towards its western end.

1.152 Priory Barn lies within the curtilage of the Priory, set back from the street front. The barn was originally constructed in the 18th century and is Grade II listed. The building is timber framed and weatherboarded, with a half-hipped roof covered in peg tiles. The barn was restored over recent years and converted into a contemporary living/working space. There is a large glazed area at the front which has replaced the original large double doors.

1 Part 1: Appraisal



Picture 1.32 Priory Barn, view towards the curtilage from the north

1.153 Court House is situated on the eastern side of the top of Feathers Hill. It was built in the 14th century as a two storey timber framed house, plastered externally. This is a grade II listed building. The roof is covered with peg tiles and is generally gabled. A brick front was added around 1800, made of red brick laid in Flemish bond, with random grey headers. Brick details include rubbed brick window heads and arches, a string band and moulded brick cornice. The front windows have plastered surrounds and keystones above. The floor level is positioned above the ground level and is reached by two flights of steps equipped with painted timber handrails. The front elevation of Court House is rich in architectural details and as such it represents a strong focal point of the place. The best view towards the house is provided from the bottom of Feathers Hill, indicating a 'gateway' point into the village centre (see also Picture 1.25, Feathers Hill, view to the east).

Part 1: Appraisal 1



Picture 1.33 Court House, view from the west

1.154 Eden End is the former cottage hospital. This is a grade II listed building, built in the mid 17th century as a two storey timber framed structure and plastered externally. The house has gabled roofs covered in peg tiles and an attic with three small dormers with two-light casement windows. A large gabled block projects to the west, with a circular window on the top. In the front of the block there is a single storey red brick structure with a flat roof which accommodates a surgery extension. The rear elevation of Eden End is partly weatherboarded and incorporates a part of the old churchyard wall and a gateway.

1.155 The wall north and west of Eden End is a grade II listed structure, built in the 17th century and earlier, in red brick, with some buff and purple bricks laid in English garden wall bond. The approximate length of the wall is 55m. Eden End and the listed wall structure both mark the northern-western boundary of the Conservation Area.

1 Part 1: Appraisal



Picture 1.34 Eden End, view from the west

Identified buildings within the curtilages of listed buildings

1.156 There are three buildings situated within the curtilage of Priory Barn worth mentioning for their visual qualities. The first one is Owls Barn, located to the north of Priory Barn and facing Feathers Hill, constructed before 1874. The external wall which is facing Feathers Hill is made of red brick as a continuation of the garden wall of the Priory. Other external walls of the barn rest on a brick plinth and are finished in black stained weatherboarding. The barn has a thatched roof. Two other buildings are situated at the western end of the site. Both structures have a brick plinth partially rendered and are weatherboarded. The building located on the south has a thatched roof and the other one is covered in peg tiles.

Part 1: Appraisal 1



Picture 1.35 View up Feathers Hill; Owls Barn on the right and Court House on the top of the hill

1.157 There is a timber framed shed located within the curtilage of Court House which contributes to the character of the area. It has black stained weatherboarding on sides and a double door on the gable front which faces the street.

Other buildings that make an important architectural or historic contribution to the conservation area

1.158 There are several buildings on Feathers Hill, in addition to listed buildings, that contribute positively to the architectural and visual qualities of the area. These buildings are Juniper House, Carradale and Woodhurst. Woodhurst dates from pre -1874, whereas the rest of the buildings were constructed in the 20th century. Woodhurst is a two-storey building, with distinctively elevated ground floor and generally divided into two building forms. The external walls are made of brick and painted externally. Carradale is a two storey house, with many elements worth mentioning for their qualities: appropriately modelled building forms, balanced arrangements of openings on elevations, aesthetically pleasing combination of different building materials, textures and colours, including red brick and rendered surfaces painted in light blue, carved barge boards painted white and brick arches above the windows and eaves details.

Important trees and spaces

1.159 Feathers Hill is a well maintained street in relation to its natural environment. There is a green sloping edge which runs along the northern and north-western edge of the road, dividing the street on the east and the countryside on the west. The feature enhances the rural character of the area. A large walnut tree is located in the garden of The Priory whereas two lime trees are situated within the curtilage of Eden End. All trees are protected by Preservation Orders.

1 Part 1: Appraisal

Traditional materials and detailing - Predominant building materials on Feathers Hill include red brick, lime plaster, black stained weatherboarding, clay peg tiles, slates, thatch and pan tiles on outbuildings. Most prominent architectural details within the area include red brick detailing on the street frontages on Court House and The Priory.

Key views include:

- The views provided from the bottom of Feather Hill up towards Court House and the village skyline;
- The view from the top of Feather Hill down the street and
- Open views towards the countryside and the valley provided from the top of the hill.

Any development that would affect negatively these important views is unlikely to be acceptable.

Detracting elements

1.160 Generally the buildings and their gardens are well maintained and there are few detracting elements. However, domestic waste bins are placed at the prominent place at the bottom of Feathers Hill, near Hill Cottage and the bridge.

Part 1: Appraisal 1

Area 4 - Cage End

The details described below are shown on Figure 7

1.161 Cage End is a wide street with an open aspect descending on sloping ground from the village centre southwards down to the Mus Brook and beyond, to Cannons Lane. It has quite a different and more rural character from that of the High Street with half of the street width accommodating a wide grassed verge on the western side, which is designated as common land. The northern part of it has an informal driveway adjacent to the buildings with several accesses onto the road which reduces the area of grass. The row of lime trees, some of them pollarded, which are positioned along the grassed area are very important in the streetscape. Trees in the distance terminate the view at the south of Cage End.



Picture 1.36 Cage End, cottages situated at the southern end of Conservation Area; view to the east

1.162 On the east side of the road south of Fuchsia Cottage the footpath is slightly raised above the road level with a narrow sloping grass verge. Listed houses and cottages step down the hill, often with stepped access from the pavement as the ground falls away, and this is an important aspect of the character. The timber framed and plastered frontages of buildings have not been concealed behind later brick facades, as in the High Street, and their appearance is therefore more informal and varied in design. The street frontage here is not continuous and the gaps between the houses reveal the gabled flanks and a green backdrop of gardens and large trees in the open ground to the rear.

1 Part 1: Appraisal

1.163 On the west side, beyond the terrace of four cottages at the top of the hill, there is Town Farmhouse. Its former granary and the barns form an attractive complex of larger scale buildings standing in open grounds to the north and to the south. On the north side of Town Farmhouse the flank and rear range are visible over the listed brick wall to the street. At the north end of the wall is the entrance to The Pinnacles a house set back from the road out of sight. There are attractive views of the garden along the private driveway terminated by a large tree.

1.164 Between the Town Farmhouse and the listed granary to the south is an access leading to further converted barns at the rear and a courtyard with parking provided under cart lodges. The Granary presents a long frontage to the street and from the south the long flank of the other barn at right-angles to the road is visible above a trimmed hedge lining the greensward. A gateway through the hedge gives access to a house and outbuildings close to the barn. There is then open ground behind the hedge before reaching a more recently built two storey terrace which fits quite well into the character of the Conservation Area by picking up on a variety of forms and materials used locally.



Picture 1.37 Cage End, driveway to the Pinnacles

Part 1: Appraisal 1



Picture 1.38 Cage End, the Town Farmhouse

1.165 Beyond Mus Brook and the Conservation Area boundary, there are 20th century detached houses, set back from the road behind large front gardens. The green verges and tree lines have been continued along the road.

Individually listed buildings

1.166 At the north end of the street on the west side are **26 and 26A Cage End** a pair of cottages dating from the 16th century or earlier and grade II listed. They are timber framed and plastered with old pargetted panels. There is creosoted weatherboarding on the exposed east gable and a 20th century lean-to on the rear. The clay pegtiled roof has two dormers with segmental tops. Each cottage has one casement window on each floor and a front door to the street.

1.167 Further to the south is **Town Farmhouse including wall enclosing yard** dating from the late 14th and 15th centuries onwards and listed grade II*. It is timber framed and plastered with clay pegtile roofs. This former farmhouse is of complex plan form with a long service wing at the rear returning at right-angles towards the north. On the street frontage there are three jettied gables, two separated by a short length of the hall eaves exposed at a lower level. There are two canted bay windows under the jetties and an entrance door in the hall façade. First floor windows are centred under the gables. Chimneys are prominent features with a small red brick chimney stack rising through the front roof slope of the hall and later stacks against the flanks of the cross wings. A high early 19th century red brick wall along the street frontage with entrance gates encloses a yard on the northern side.

1 Part 1: Appraisal

1.168 Separated from the farmhouse by a driveway on the south side are the grade II listed **Symonds Butchers Barns** which are 14th and 16th century timber framed with black weatherboarding and gabled clay pegtile roofs. The barn forms an L-shaped complex with a former two storey granary fronting Cage End which is in part red brick on the eastern and northern sides. This was probably a former monastic granary moved from the Priory site after the Dissolution.



Picture 1.39 Symonds Butchers Farm, view showing the the wide grass verge with lime trees

1.169 Set to the rear of Symonds Butchers Barns to the south-west of the farmhouse is the 14th century **Town Farm Barn**, which is timber framed with black weatherboarding and a clay pegtiled roof, also listed grade II. It has been converted into three houses with two through passages in the side walls, casement windows and a double row of roof lights.

1.170 On the east side of Cage End staring at the north end are **Hope Cottage and North Cottage** which were formerly one house dating from the 15th century or earlier and listed grade II. They are two storeys, timber framed and plastered but with white painted weatherboarding on the south end. The front gable to the crosswing has ornamental barge boards which are matched by the shallow gabled hood over the door. This part, Hope cottage, has a date plaque with initials 'WP' and the date '1863'. North Cottage has 19th century casement windows and an entrance door on the street front. The roof line is stepped between the two and Hope Cottage has a large square chimney stack on the ridge line.

1.171 Separated from them by an enclosed yard are **Palmers Cottage and South Cottage** which were again formerly one house, dating from the 16th century or earlier, listed grade II, and also timber framed and plastered. Their plan form is complex with a two storey crosswing which has a lean-to against its northern flank and a 'hall' block to the south with a hipped gablet roof and a large ridge line chimney stack. A larger

Part 1: Appraisal 1

18/19th century block extends to the rear with a white weatherboarded 20th century flat roofed extension providing the entrance to South Cottage. The frontage has 19th century casement windows and the door onto the street serving Palmers Cottage has a late 18th century doorcase with pilasters, a frieze and small flat hood (as originally removed from Old Barrington Hall).



Picture 1.40 Cage End, view from the top of High Street to the south

1.172 To the south there is a wider gap in the built frontage with two adjacent private driveways with parking before reaching **Nos 1 and 2 Fuchsia Cottage** two cottages, formerly a single house, dating from the late 17th century and grade II listed. They are timber framed and plastered but have timber weatherboarding on the front elevation with a coved plaster eaves and red brickwork on the south flank. The building is two storeys with chimneys on the ridge at the gabled ends. The roof finish is slate and has a catslide over a continuous lean-to at the rear. The first floor casement windows are 17th century while those on the ground floor are 19th century. Both doors have flat hoods, one is located off-centre on the frontage and the other is on the north flank.

1.173 There is a pedestrian garden access with views through to the rear between Fuchsia Cottage and **Musbrook Cottage/no 14** a pair of cottages dating from the 16, 17 and early 19th century which are listed grade II. Both cottages are timber framed and plastered with clay pegtile roofs. Musbrook Cottage is two storeys, the upper floor having been added in the early 19th century, while no.14 is single storey with attics lit by a gabled dormer on the front roof slope and a window in the south gable end. There is a red brick chimney stack between the two properties and the gable end of no. 14

1 Part 1: Appraisal

has tile hanging at high level on the gable end. The front of Musbrook Cottage has a central door with a flat hood and sash windows while no. 14 also has a central door with 20th century metal casement windows. Both doors are accessed by flights of steps.

1.174 Again there is a narrow pedestrian garden access between no.14 and **Rose Cottage (no 15)**, listed grade II, again timber framed and plastered with a clay pegtile roof and dating from the early 17th century. It is two storeys and has a distinctive large chimney through the south end of the front roof slope with truncated 'concertina' shafts. The casement windows have small panes and the entrance door is off-centre. There are 20th century rear extensions.

1.175 A brick wall with a gate encloses the side garden and pedestrian access to **Sparrows** a typical long-wall jetty timber framed house of the 16th century and listed grade II. It is two storeys with a clay pegtile roof which has been replicated in a 20th century parallel rear range. Joists are exposed along the jettied frontage which has 20th century hardwood casement windows. The entrance door is on the north side of the house away from the street.



Picture 1.41 Sparrows cottage on the right and Rose Cottage on the left

1.176 Adjoining it is **Sparrows Cottage** dating from the late 17th century and also grade II listed. It is timber framed and plastered with exposed framing on the rear and a large central chimney stack. On the front elevation it has 19th century casement windows. The entrance door is located on the south side where there is an enclosed porch and side garden with a single garage and driveway. This allows views of the trees on land to the rear.

1.177 Adjacent there is a pedestrian access to the rear of **Barkers** next door, a 17th century timber framed house with white painted weather-boarding. This Grade II listed house dates from the 17th century and has a half-hipped clay pegtile roof and a central chimney stack. There is a central door with a 19th century flat hood on the street front

Part 1: Appraisal 1

which is accessed by steps. The casement windows are 20th century. There is a single storey weather-boarded extension on the southern end of the house with a tall thin brick chimney stack and a narrow driveway to a garage at the rear.

1.178 Next door on the corner of Cage End Close is the two storey **Almshouse** dating from the early 17th century and listed grade II. It is timber framed and plastered with a gabled asbestos slate roof. On the ridgeline of the roof it has a large diagonal shafted chimney stack and other smaller stack. The windows are a mix of 20th century casements and horizontal sash windows of no regular spacing. The entrance door, with a flat hood, is off-centre and accessed by steps. The rear garden extends around the corner with a boundary hedge.

Separately identified buildings in the curtilage of listed buildings

1.179 Town farmhouse has a single storey building in the rear garden, with pitched roof, which is visible through the gateway of The Pinnacles.

Other buildings that make an important architectural or historic contribution to the Conservation Area

1.180 At the top of Cage End on the west side there is a pair of cottages which form a terrace with the listed 26 and 26A Cage End. With their painted brick frontages, large sash windows and recessed front doors, they fit well into the street scene in form and scale.

1.181 The butcher's shop, with its narrow gabled frontage, traditional shop front, blind and signage also contributes positively to the street scene.

1.182 South of the Symonds Butchers Barns the adjacent house with its single storey outbuildings contributes positively to the collection of the former Town Farm agricultural buildings.

Important trees and open spaces

1.183 As mentioned previously the grassed greensward alongside the road with its row of trees creates a distinctive sense of place and as such is of paramount importance.

1.184 The large mature trees down the road in the distance and alongside the Mus Brook as well as those at the rear of properties particularly on the east side make a critical contribution to the rural green backdrop of the street. Garden trees and those at the rear of the barns are also very important.

1 Part 1: Appraisal



Picture 1.42 Trees in the open ground behind Cage End and High Street; view between South Cottage and Fuchsia Cottages

Other distinctive features that make an important visual or historic contribution

1.185 The topography of the street with its difference in levels both down the street, which is reflected in the arrangement of the buildings, but also between the footpath and the road, contributes greatly to the character of the street.

1.186 Boundary walls, clipped hedges and five barred gates provide enclosure with some glimpses of the gardens beyond.

1.187 Large chimney stacks are a feature of many of the buildings and contribute to the overall street scene.

Important views

- The views south towards the countryside trees and north toward the village centre.
- The views between buildings - the views provide more intimate interest which becomes more apparent when walking along the street.

Part 1: Appraisal 1

Detracting elements

- 1.188** Generally the buildings and their gardens are well maintained and there are few detracting elements. However, some of the boundaries, where there are adjacent driveways between buildings, could provide better enclosure.
- 1.189** There is a timber pole with overhead wire in front of the granary.
- 1.190** Some of the grass edges alongside the road are worn away.

1 Part 1: Appraisal

Overall Summary

Overall Summary

1.191 Hatfield Broad Oak is a village of importance in historical, visual and archaeological terms. For a village of its size it has diversity between the character areas identified in the Conservation Area, but also cohesion through the scale and form of its predominantly timber framed buildings. The church is still very visually at the heart of the village, with views of it on both east and west approaches to the centre as well as between buildings on the High Street. The landscape is essential to the setting of the buildings both in terms of the large mature trees in the churchyard and the open ground south of the High Street, and also in long distant views down Cage End and across the countryside from Feathers Hill and towards Barrington Hall. There are sudden transitions from the enclosure of continuous built frontages to the open views of the countryside.

1.192 The High Street is elevated in its importance as the principal street by the addition of brick fronts to many buildings which provide a contrast to the plastered frontages remaining elsewhere. The carriage arches to the Cock Inn and Rundle House are prominent and also contribute to the more urban character here. Garden walls and hedges throughout the Conservation Area contribute to the enclosure of frontages between buildings while gateways provide glimpses of greenery beyond.

1.193 In Cage End the more rural character is enhanced by the grass verges and width of the street. The Grade II* Town Farmhouse remains associated with the adjacent timber barns retaining the grouping of buildings within the landscape which also contributes to the more rural character. Landscaping in the form of grass verges, trees and large front gardens has been critical in minimising the impact of new housing at the south of Cage End on the views from the village centre.

Part 2 - Management Proposals 1

Revised Conservation Area Boundary

2.1 The revised boundary is shown on Figure 8. The additional areas proposed for inclusion are:

(a) The car park in front of the Vicarage and the Vicarage site. The Vicarage site is part of the Scheduled Ancient Monument (SAM) site whilst the car park is a small pocket of land designated as common land (scheduled as CL 56). Both border the Historic Parkland to the north and the Conservation Area to the south. With the potential to affect the setting of all these designations it would be more consistent to give these sites the additional protection of being included in the Conservation Area.

(b) The lower end of Cage End. This area is very important in views from the village centre and for the continuation of the trees and green verges which are part of the character of the Cage End. To conserve this view, it would seem be preferable to extend the Conservation Area boundary southward to the development area boundary.

This appraisal makes a further proposal that consideration should be given to the preservation of the character of the Broad Street Green and the setting of listed buildings around it by possibly designating a separate Conservation Area. This may be the subject of a separate study.

General Planning Controls and Good Practice in the Conservation Area

2.2 The general controls and national legislative framework has already been described. Against this background the Council's Development Management staff process planning applications assisted by the Council's Conservation Officer.

2.3 Planning applications are currently considered against policies set out in the Uttlesford Local Plan 2005 that can be seen online at the Council's Local Plan and Local Development Framework homepage.

2.4 One particular relevant policy, Policy ENV1 – Design of Development within Conservation Areas says *'Development will be permitted where it preserves or enhances the character and appearance of the essential features of the Conservation Area, including plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain or significant natural or heritage features. Outline applications will not be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted.'* This policy was a main consideration for developing management proposals set out below.

2.5 Good practise advice for applicants wishing to submit an application is to carefully consider the wording of the above policy and enter into discussions with the Council before submitting the application to avoid delay and hopefully achieve a satisfactory outcome.

1 Part 2 - Management Proposals

Planning Control and Good Practice, Listed Buildings

2.6 There are 52 individually listed building and these are shown on Figures 3-6.

2.7 Policy ENV2 – Development affecting Listed Buildings says, *Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting.*

2.8 The listed buildings in the Conservation Area are indicative of local character. Most are of timber frame construction with clay pegtile roofs, sometimes with later brick frontages. Their origins span several centuries and many have been modified over time and display a variety of architectural styles, methods of construction and use of materials. Good practice advice to applicants is to acknowledge this essential fact when submitting an application and recognise that the Council's overall objective is to ensure that proposals accord with the above policy especially in determining scale and the use of materials. The former must always be subservient whilst the latter should always be of the highest quality and frequently involve the use of second hand materials. A pre-application discussion with the Council's Conservation Officer is advised to establish such parameters.

2.9 Listed buildings in Hatfield Broad Oak generally have roof finishes in natural clay tiles or sometimes natural slate and these traditional natural materials should be used for repairs or new construction, imitations in new composite materials will not be acceptable. The use of plastic windows on listed buildings is entirely inappropriate. The Council will use its powers of enforcement in appropriate situations if unauthorised works are carried out.

Planning Controls and Good Practice in respect of other buildings that make an important architectural or historic contribution

2.10 Most of the buildings in the Hatfield Broad Oak Conservation Area are listed, however those that are not would still be covered by Policy ENV1. Such buildings are identified in Character Analysis section and shown on Figures 4-7. As set out earlier, buildings in conservation area cannot be demolished without consent. Because of the important architectural or historic contribution these buildings make to the conservation area, any application involving their demolition will normally be refused.

2.11 A small number of windows and doors have been replaced in some of these buildings by inappropriate modern ones. Elsewhere roofing incorporates modern materials that are visually jarring. It is therefore intended to introduce an additional control to prevent this from happening in the future and the mechanism to achieve this is known as an Article 4(2) direction (under 1990 Planning Act). The Council therefore

Part 2 - Management Proposals 1

proposes to make an Article 4(2) direction to remove the right to alter windows and doors and roofing materials on selected dwellings and appropriate consultation would take place in due course.

2.12 The government advises that such powers should be used sparingly and this advice has been heeded. Notwithstanding the proposed Direction, other quality features such as chimney stacks and pots, decorative brickwork and barge boards will remain unprotected in law. Good practise by responsible owners will be to maintain and retain these features. The Council's Conservation Officer will offer advice on request.

2.13 It is recommended that the boundaries for the Article 4 Direction are the same as the Conservation Area boundaries.

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

2.14 Hatfield Broad Oak Conservation Area is fortunate in having defined areas of open space both within its boundaries and immediately adjacent which contribute to its setting and quality. These have been described in more detail in the character analysis but can be summarised as follows:

2.15 Within the Conservation Area:

- The churchyard of St Mary the Virgin with its large mature trees;
- In the High Street the side garden of The Almshouses and the front garden of the neighbouring house, on either side of a path into the churchyard;
- The front garden and side gardens Great Chalks in the High Street;
- The yard between Bury House and The Coach House in the High Street;
- The widening of the High Street at the junction with Cage End;
- The grass verges and rows of trees along Cage End;
- The front garden to the Pinnacles with its large horse chestnut tree and the yard associated with Town Farmhouse in Cage End;
- The garden with trees south of Symonds Butchers Barns in Cage End.

2.16 Spaces outside the Conservation Area which affect its setting:

- Open ground with large trees bounded by the rear gardens of houses in the High Street, Cage End and Cage End Close;
- The trees and wide grass verges in Cage End beyond the Conservation Area boundary;
- The historic parkland of Barrington House;
- The open fields on the north side of Feathers Hill.

2.17 Many of these areas are protected by separate designations (such as the open ground at the rear of the High Street and Cage End which is Protected Open Space of Environmental Value in the Local Plan) or by being within the curtilage of listed buildings but it is considered that development on any of the above open spaces would be entirely inappropriate.

1 Part 2 - Management Proposals

2.18 Policy ENV3 Open Spaces and Trees says '*The loss of traditional open spaces, groups of trees and fine individual specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value.*'

2.19 Many of the trees are protected by tree preservation orders and the general position of these are shown on figures 3-6. There would appear to be scope for a study to identify particular trees within the A1 C1/76 area covering Great Chalks and land to the rear. The tree in the front garden of Great Chalks is particularly significant to the streetscape. The group of limes at the south end of Cage End are protected by preservation orders but those on the verges in front of Symonds Butchers Barns and Town Farmhouse are not. These may not be such good specimens but their importance to the street scene is significant. There is also a small tree and hedgerow at the top of Feathers Hill which terminates the view from the High Street.

2.20 All the trees in the Conservation Area are afforded protection as owners have to notify the Council if they wish to undertake work to them. Good practice guidance for owners includes making regular inspections of trees to check for dieback and potential danger from falling branches. The Council's Landscape Officer will offer advice in appropriate circumstances.

Proposed Controls in Respect of Other Distinctive Features that make an Important Visual or Historic Contribution

2.21 There are several substantial old brick walls which as listed and have been identified in the character analysis as making an important contribution to the Conservation Area. In addition to these, other walls and fences to front and side gardens are visually important. In some instances hedges play a vital role in softening the boundaries and reinforcing the rural nature of the village. Boundary treatments should therefore be protected in the Article 4 Direction.

2.22 The village pump provides a focal point at the village centre and is protected by its listed status.

The Potential Need to Undertake an Archaeological Field Assessment

2.23 There appear to be few opportunities for new building with remaining land largely considered inappropriate for development. However because of the historical significance and archaeological importance of Hatfield Broad Oak any proposals should adhere to Policy ENV4 – Ancient Monuments and Sites of Archaeological importance. This policy states that '*In situations where there are grounds for believing that sites...would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined...*'

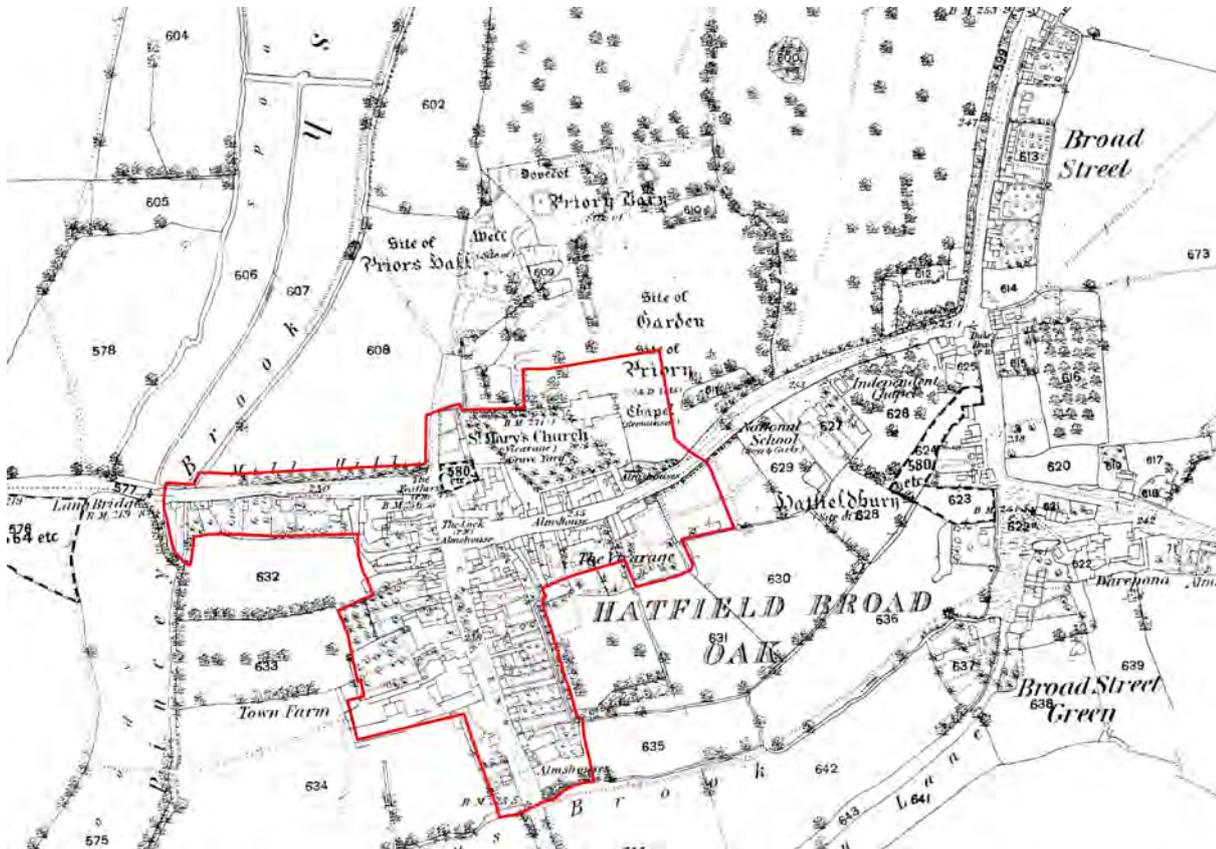
Part 2 - Management Proposals 1

Enhancement Proposals to Deal with Detracting Elements

Detracting element	Location	Proposed Action
The central space in the village is dominated by through traffic, ad hoc parking provision and poor surface treatment in front of buildings.	Junction of High Street and Cage End.	Consider whether different surface treatments could enhance and define the space for pedestrians and for parking, creating a market square, as well as slowing through traffic.
The setting of the village pump.	Junction of High Street and Cage End.	Consider improvement to the hard and soft landscaping around the pump in conjunction with the above.
Worn edges to the grass verges.	Cage End.	Consider increasing the width of the kerb detail initially. Contact should be made with Essex Highways to consider possible future options for traffic management
Poor road surface to private drive on west side.	Cage End.	Consider providing a new bound gravel road surface with a defining edge detail.
Two timber telegraph poles and associated overhead wiring.	Cage End.	Enter discussions with public utility company to seek removal and placing services at underground level.
Plastic bins left on the frontages.	High Street, Cage End, Feathers Hill.	Bins to only be put out on collection day.

1 Maps

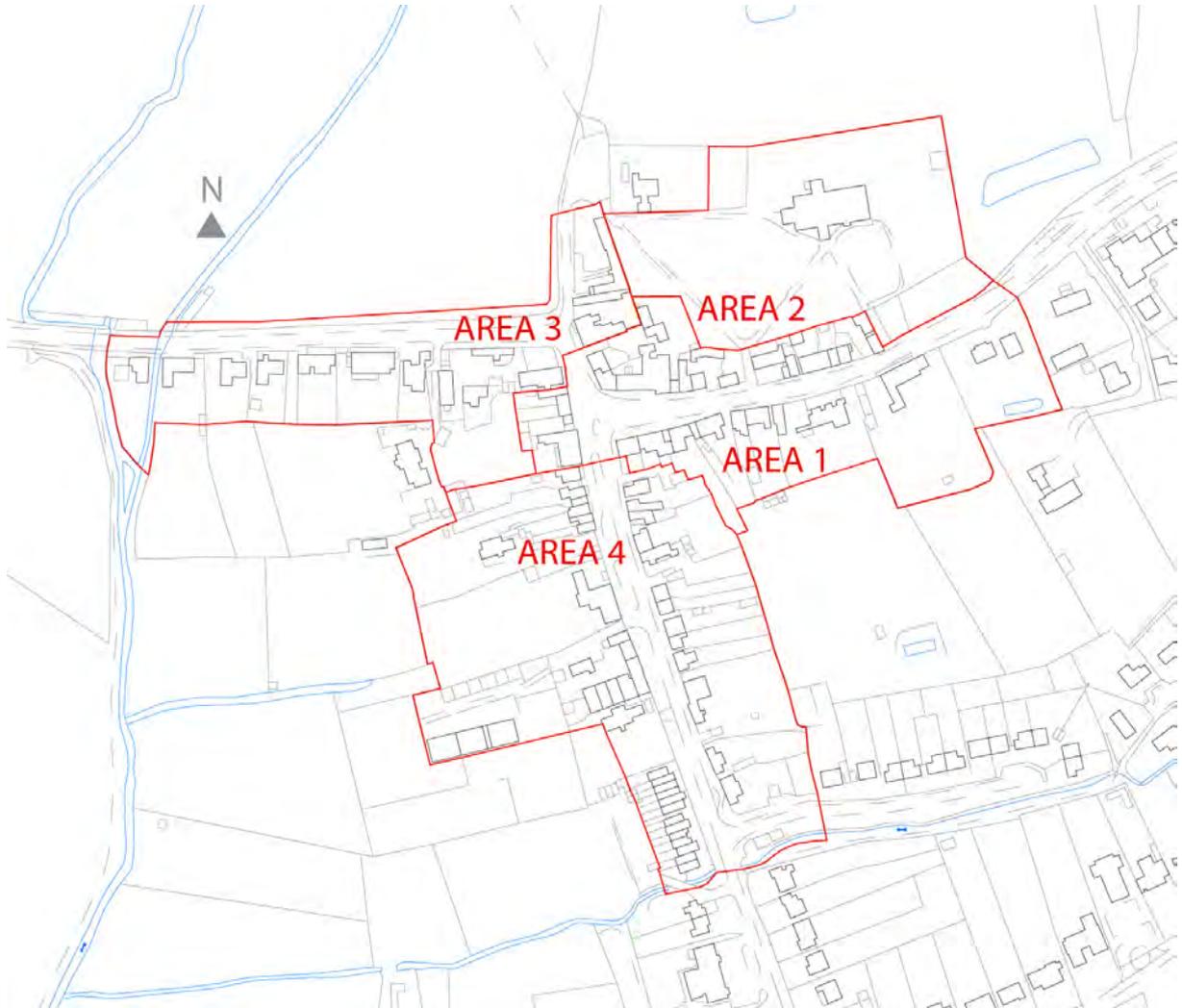
Figure 1 - 1877 Ordnance Survey Map



Picture 1.1 1877 Ordnance Survey Map with current Conservation Area

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Fig 2 - Character Areas



Picture 1.2 Character Areas

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1 Maps

Fig 3 - Character Analysis Key

	Existing Conservation Area boundary
	Individually Listed Buildings
	Separately identified buildings within the curtilages of Listed Buildings
	Other buildings that make an important architectural or historic contribution to the Conservation Area
	Scheduled Ancient Monument
	Historic Parks and Gardens
	Important green spaces
	Protected trees and tree areas
	Detracting elements
	Other distinctive features that make an important visual or historic contribution
	Key views

Picture 1.3 Analysis key

Maps 1

Fig 4 - Area 1 - High Street

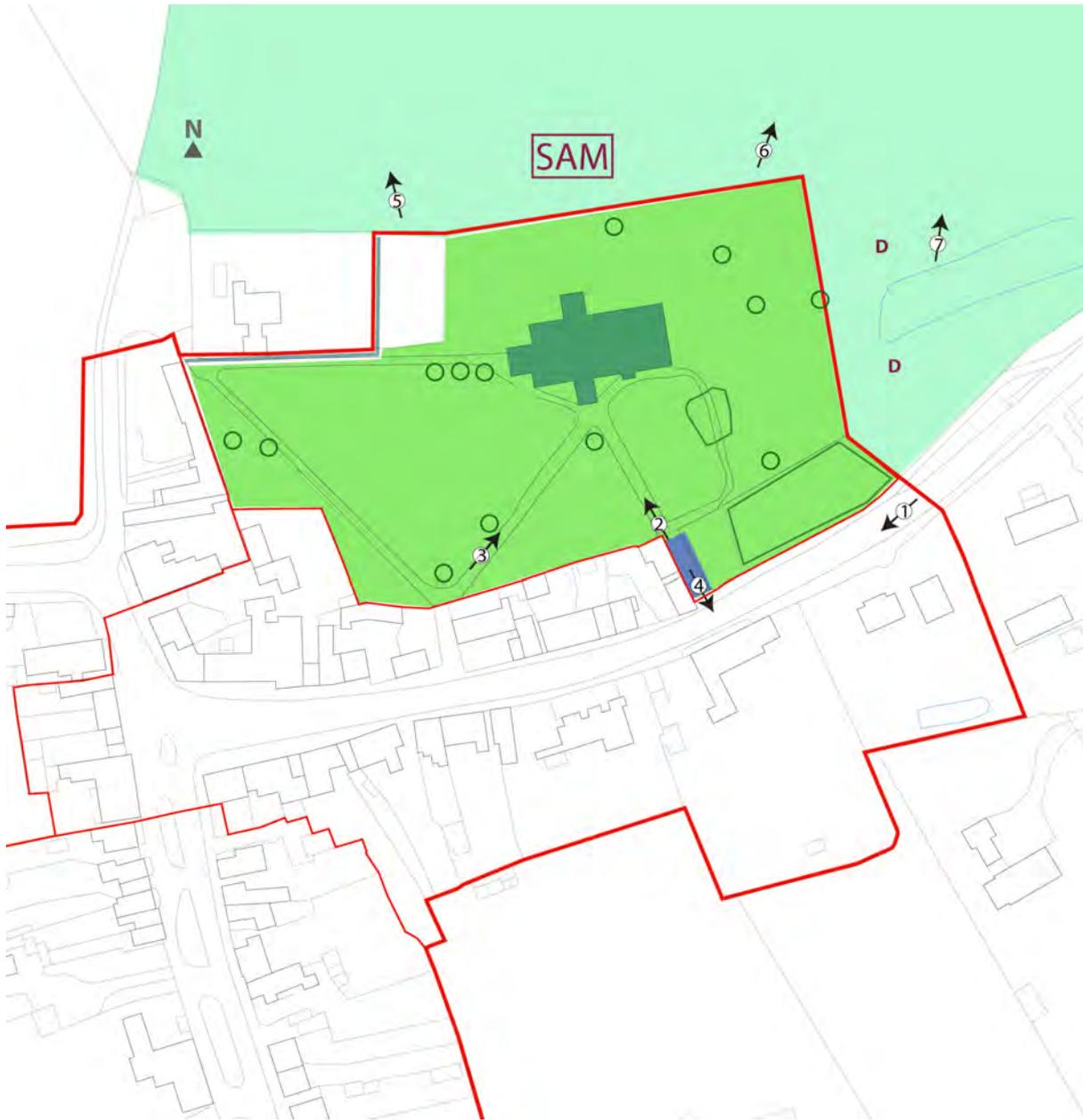


Picture 1.4 High Street, Character Area 1

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1 Maps

Fig 5 - Area 2 - Church of St. Mary the Virgin



Picture 1.5 Church of St. Mary the Virgin, Character Area 2

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Maps 1

Fig 6 - Area 3 - Feathers Hill



Picture 1.6 Feathers Hill, Character Area 3

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1 Maps

Fig 7 - Area 4 - Cage End

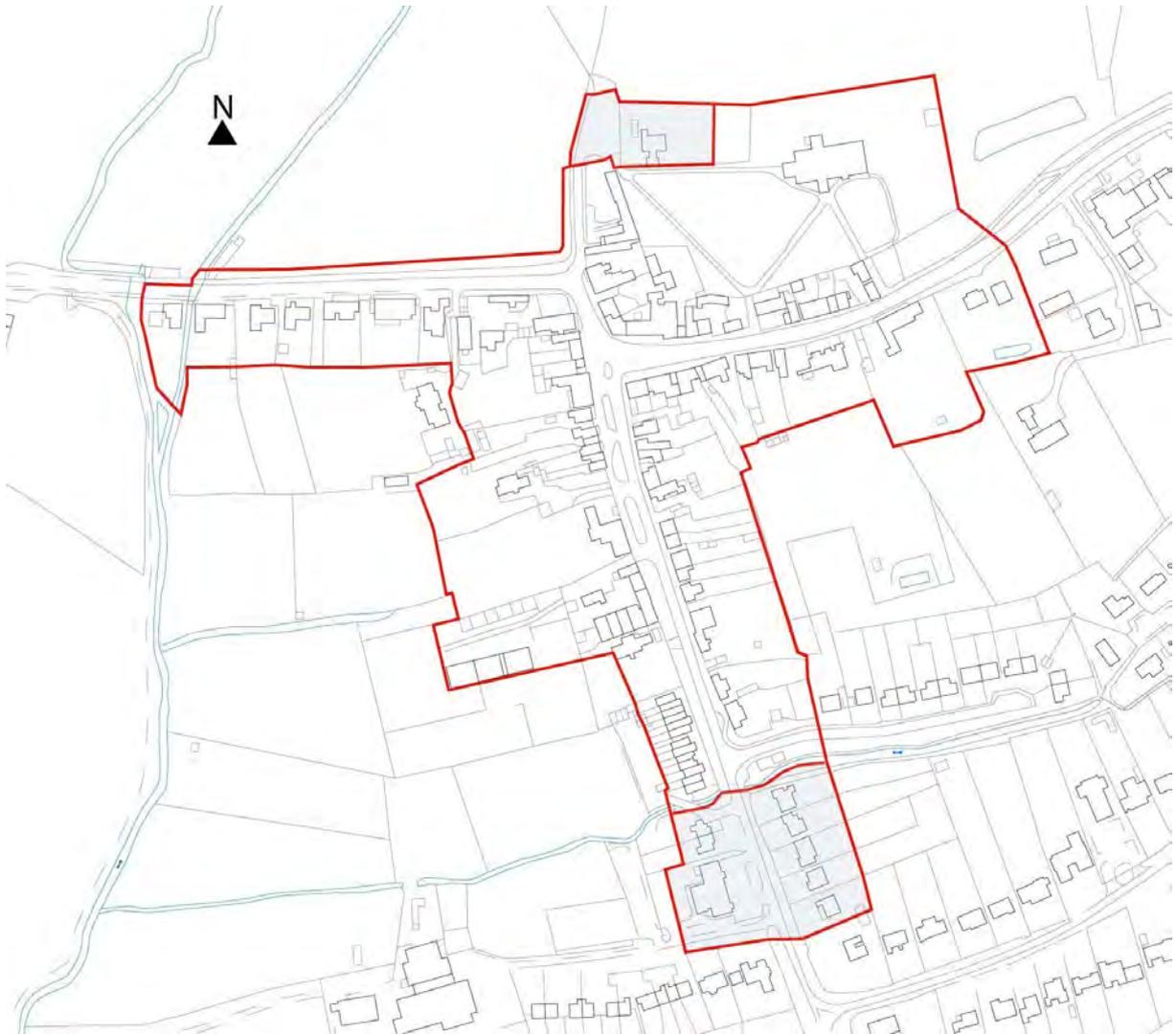


Picture 1.7 Cage End, Character Area 4

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Maps 1

Fig 8 - Revised Conservation Area Boundary



Picture 1.8 Revised Conservation Area boundary

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1 Appendices

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