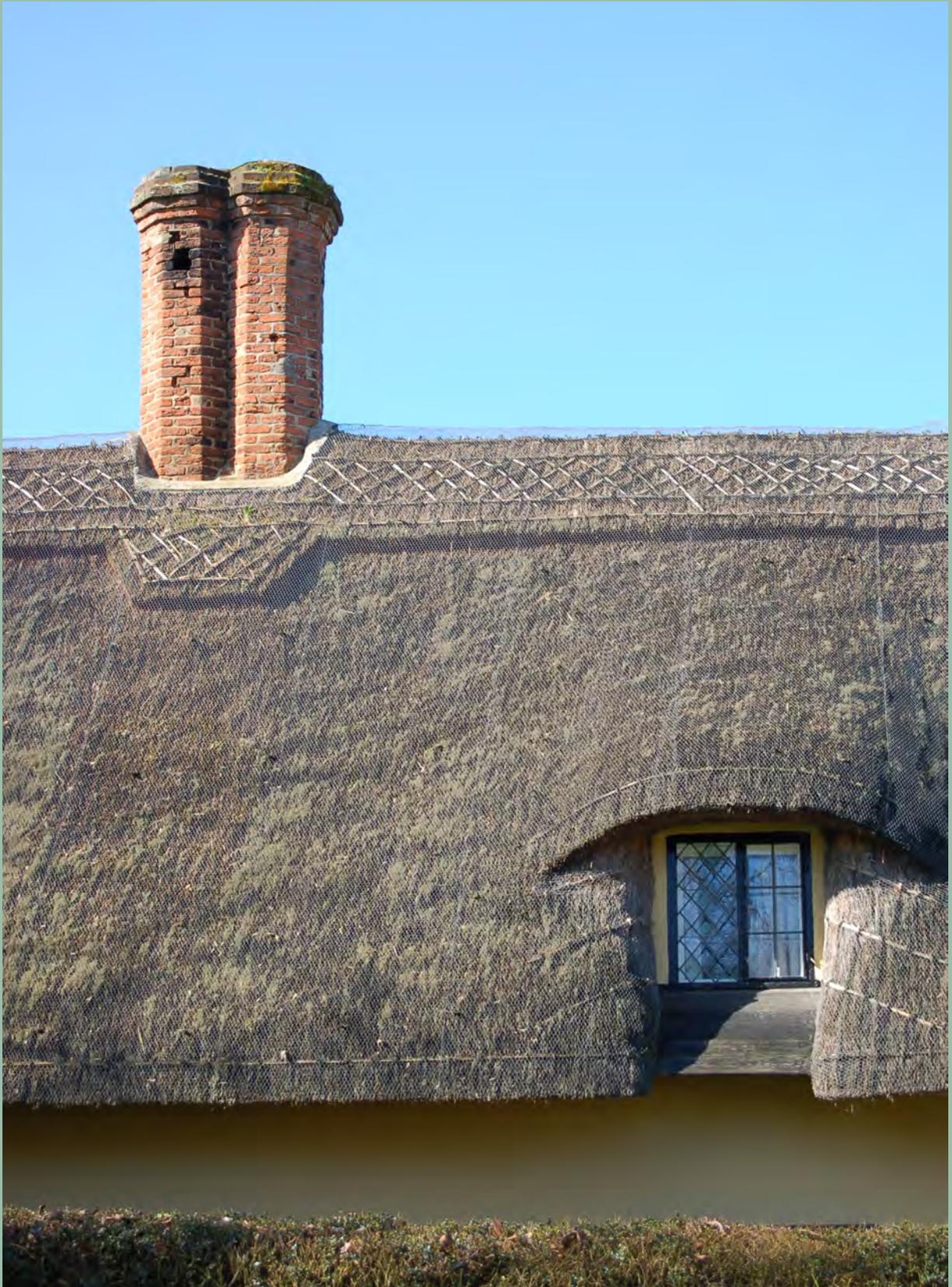


Henham Conservation Area Appraisal and Management Proposals, 2012



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1 Part 1: Appraisal

Introduction

1.1 Uttlesford is extremely rich in terms of its heritage with 35 Conservation Areas and approximately 3,500 listed buildings. 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.



Picture 1.1 Henham as depicted on the 1777 Chapman and Andre map

1.2 Patterns of change will inevitably continue to shape and influence the environment in the future.

1.3 The District has an economically sound base being ranked 137 out of 408 districts on the Local Futures economic productivity score, placing it in the top 40% of districts nationally⁽¹⁾. The economy is stable, well integrated and supported by long-established companies in professional services, with a good market base for new businesses. Within the locality London Stansted Airport is a major employer, though an increasing number of businesses, many based in rural locations, provide local opportunities. With good road and rail communication London, Cambridge, Harlow and Chelmsford are significant economic draws making the region a popular destination for those looking

1 *Local Futures Summary Profile [of] Uttlesford*, Local Futures, February 2010 p.6

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to move out of more urban areas. The associated pressures accompanying such in-migration make it increasingly important to protect the high quality of both built and natural environments.

1.4 By comparison with the national average the population is relatively affluent with a high quality of life for those with resources. There are, though, pockets of deprivation for whom access to services can be an issue compared with those in the more urban areas to the north and south. This is particularly acute for the young, disabled and elderly and for those in the rural hinterland where geographical remoteness and a paucity of public transport can be a real bar to effective delivery of services.

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

1.6 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 recognises the importance of all these factors, particularly in exercising the control of development and in formulating management proposals.

1.7 The purpose of undertaking this conservation area appraisal is to

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

1.8 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. Henham is a vibrant community with a diverse range of local organisations. These include an active parish council, local societies, including the Garden Society, allotment group, and camera club; church organisations, youth clubs, scouts, brownies, cubs and beavers, a tennis club, Neighbourhood Watch, a very active drama group known as the Henham Players and others. There are several well-used halls including the old school in Crow Street which is currently owned by Essex County Council.

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1.9 The document has been prepared with input from the local community, particularly Henham Parish Council and the Henham Local History Recorders to whom the Council would like to record its thanks.

1.10 Henham is in the process of compiling a Village Plan with advice from the Rural Community Council of Essex. Although in its early stages, there is clear public support for the importance retaining the quality built and spatial environment in the village and for appropriate controls on future developments.

1.11 The quality of this varied local environment has afforded Henham Conservation Area status, which was designated in 1977. The extent of the area has remained unchanged since that date and one consideration of this study will be to examine the existing boundaries to see whether or not boundary changes are now appropriate.

Planning Legislative Framework

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

1.13 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 or enhance*'. The same section of the Act also requires councils to undertake periodic reviews.

1.14 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.

1.15 Uttlesford District Council 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.

1.16 Conservation Area Consent: There are additional planning controls that apply in conservation areas relating specifically to the demolition of buildings. The detail is set out at section 74 of the Act which states that 'a building in a conservation area shall not be demolished without the consent of the appropriate authority'. This requirement is known as 'Conservation Area Consent' and is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the conservation area above a threshold size set out in the legislation.

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1.17 Permitted development: The Town and Country Planning (General Permitted Development Order) 1995 (as amended), 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 cladding, the erection of satellite dishes fronting a highway and a reduced size of extensions, require planning permission in a conservation area whereas they would not require permission beyond the boundary.

1.18 Minor developments: However there still remain many other minor developments that do not require planning permission, even in a conservation area. So as to provide further protection to the built environment, the law permits councils to introduce additional controls, if appropriate. Examples of such controls can include restrictions on the erection or removal of chimneys, restrictions on some developments fronting a highway or open space such as an external porch, or on the painting of a dwelling house or the demolition of gates, fences and walls. The removal of particular types of architectural features that are important to the character or appearance of a conservation area, or to individual buildings within it, such as distinctive porches, windows or walls or railings to non-listed properties, can be subject to a more detailed assessment and, if appropriate made subject to protection by a legal process known as an 'Article 4 Direction'. The use of such Directions can only be made in justified circumstances where a clear assessment of the qualities of the conservation area has been made. In conducting this appraisal, consideration will be given as to whether or not such additional controls are necessary for Henham.

1.19 Trees: Trees located within conservation areas are further subjected to planning controls. Subject to certain exceptions, principally relating to size and condition, any proposal to top, lop, fell or uproot a tree has to be 'notified' to the council. The Council may then decide whether to make the tree/s subject to a Tree Preservation Order. All types of trees can be protected including hedgerow trees if they have amenity value, but not hedges, bushes or shrubs. The order can cover anything from a single tree to large areas of woodland. This appraisal identifies only the most significant trees or groups of trees that make a particularly important contribution to the character of the conservation area, though other trees not specifically identified may still be suitable for statutory protection.

1.20 Hedgerows: The Hedgerow Regulations 1997 make provision for the protection of 'important' hedges. The regulations only cover hedgerows that are at least 20m long or, if shorter, connected to other hedgerows at both ends or part of a longer hedgerow. Additional considerations are made for its age and or its historical importance, the wildlife it supports and its number of woody species. The hedge must be in or adjacent to common land, village greens, Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), or land used for agriculture, forestry or breeding or keeping of horses, ponies or donkeys.

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Planning Policy Framework

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

1.22 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.

1.23 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.

1.24 The East of England Plan. The East of England Plan is the Regional Spatial Strategy (RSS) for the east of the country. Policy ENV 6 offers advice for protecting and conserving the region’s historic environment including, conservation areas and other heritage assets.

1.25 Uttlesford Adopted Local Plan. Local Plans are prepared by every council in the country to address conservation and development issues and set out policies on these matters. Local Plans provide the basis for making decisions on planning

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applications. The present Local Plan was adopted in 2005, though in 2012 the council will be consulting on the new form of this document that has to replace the current adopted plan, namely 'The Local Development Framework'. This will supersede the current adopted plan when it has been completed. Most of the policies set out in the Uttlesford Adopted Local plan remain in force and are relevant in relation to Conservation Area and Historic Building considerations. The Local Plan and its policies can be viewed on the [council's website](#)⁽²⁾ or a copy can be obtained directly from the Council Offices in Saffron Walden.

1.26 In the Uttlesford Adopted Local Plan, Henham is designated a 'settlement'. The plan defines the conservation area, parts of which lie within the 'Development Limits' where there is a general presumption in favour of appropriate development, including housing infilling on suitable sites.

1.27 A particularly relevant policy in the adopted local plan that relates to the design of development within conservation areas is Policy ENV1. This states that development will be allowed where it preserves or enhances the character and appearance of the essential features of a conservation area. 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 the Henham conservation area.

1.28 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 Henham.

General Influences

1.29 Henham is situated in a primarily rural area on a gently sloping ridge some 20 miles south of Cambridge and 6 miles north east of Bishop's Stortford. It is the settlement's proximity to both the M11 and to Stansted Airport, that exerts the greatest influences offering opportunities for employment and enhanced communications with Cambridge, Harlow, London and beyond. The main Cambridge to London railway line can be accessed from either Stansted or Newport stations both situated some 4 miles distant. Because of its location the village will continue to be subjected to development pressures and so now is an appropriate moment to be considering how to best protect its built environment.

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1.30 The parish of Henham has changed little in terms of its extent since the early 19th century when Thomas Wright was able to describe it as “in general high, well wooded, and richly luxuriant, extending from Widdington southward, and to the hundred of Dunmow on the east ... in length it is about three, and in breadth two miles: the village contains some good houses, and a place of worship belonging to the Independents; it is on high ground, pleasant,



Picture 1.2 Church Green in 1910

and healthy; distant from Bishop’s Stortford seven, and from London thirty-seven miles”⁽³⁾. Today, Henham retains its particularly spacious character. The village greens and wide grassy verges, with their sequence of ponds interlinked by an underground network of springs contribute significantly to this. These ponds, which are particularly fine, are almost unique in the district. Consequently their protection is of the highest importance. The prominence of trees in the village scene, notably the fine avenue of chestnuts at Woodend Green, those forming a backdrop to the ponds in the High Street, in the grounds of the Glebe House and along Crow Street, add to this attraction. The existence of thick vegetation screening modern developments such as Wrights Piece and the 20th century housing at the southern end of Crow Street is also very important. Open gaps in the street scene and the spacious plots in which many of the older properties are set contribute to the pleasant uncrowded nature of the village. Careful consideration should be given to any applications for infill development to ensure that the scale and tone of this environment is maintained. Hedgerows are another important feature linking properties and enhancing the street scene where they add colour and interest. Gaps should be filled with native species. Exotics which have already been used in places should always be avoided if the rural character is not to be eroded. Listed buildings are concentrated around the church, Crow Street and along The Row with others distributed around the large open space of Woodend Green. Twentieth century development is mostly concentrated in the southern area of the village around the bustling primary school although a number of larger properties have in recent years been constructed in generous plots just to the north of the High Street.

1.31 There is little local employment and what does exist is mainly confined, as it has been for over a thousand years, to agriculture or agricultural service industries. Other work opportunities based in the village are centred around local services; there is a bustling pub, a community shop and a well-attended primary school. Until recently, there was a motor garage serving petrol and undertaking repair work. This has now closed and residents must travel, if they are able, to Newport or Stansted for such services.

3 *The History and Topography of the County of Essex, Comprising its Ancient and Modern History ...* By Thomas Wright, London, Geo. Virtue, 1835, Vol. II. Pp. 145-6

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The General Character of Henham

1.32 Setting. Henham is situated on a ridge where the surrounding farmland falls away gently. The flatness of the countryside and the lack of woodland in the immediate vicinity means that Henham itself is not included in an Area of Special Landscape Value. 'The soil is chiefly a strong clay and loam; subsoil clay'⁽⁴⁾. Geologically Henham sits on the Glacial Tills which characterise much of the central Essex landscape. Small streams rising in the fields and around the village of Henham feed the Cam, Stort and Chelmer.



Picture 1.3 Geological map of Essex, after Woodward 1904 (Reproduced courtesy of Saffron Walden Museum)

1.33 The surrounding countryside is intensively farmed with a large scale mostly regular field pattern on the valleysides, and low trimmed or fragmented hedges. Small linear fields on the valley floor are divided by drainage ditches or hedges, some exhibiting the remnants of earlier layering. In the nineteenth century wheat oats, barley and roots'⁽⁵⁾ were cultivated usually on a 'four course shift system'. Today, wheat, barley and rape are most frequently grown and, except for a narrow band of lower quality fielding along the western edge of the built-up area, the land is classified as being of grade 2 quality (very good)⁽⁶⁾.

4 *Kelly's Directory of Essex*, Kelly, 1898, p. 221

5 *General view of the Agriculture of the County of Essex drawn up for the consideration of the Board of Agriculture, and Internal Improvement*, London, Richard Philips, 1807

6 *Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Land*, Defra Publications, 1988

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1.34 General character and plan form. With the exception of the modern development at the southern end of Crow Street Henham has changed little over the last two centuries reflecting the comparative poverty that affected many of the more isolated rural settlements that were not easily connected by either road or rail links to larger centres of population. The existing conservation area is a mirror reflection of the community as it existed in the late 19th century and as shown on the 1877 Ordnance survey map (see Figure 1). The community then, as the conservation area today, consists of three distinct historic areas: firstly, the church of St. Mary the Virgin, Church Street and the Cock Inn; secondly, Crow Street and the High Street with their treed wide green-like verges and ponds, and the narrow passageway of The Row; and thirdly, the open space of Woodend Green.



Picture 1.4 The Old Vicarage painted by the vicar's daughter in the 1890s

1.35 A large development of 20th century housing abuts the Conservation Area at the southern end of Crow Street, where, because of the general curve in the road and the buffering effect of the open space of the tennis courts, it impinges little on the historic environment. A smaller development of modern housing displaying little architectural sympathy is to be found at Wrights Piece where it is effectively screened from the road by thick vegetation. The

combination of gently curving streets, generous open spaces and water features, mature trees, buildings of good proportions and the juxtaposition of varied materials and roofscapes, all contribute to the special quality of Henham. More recent driveways now traverse the greens in Crow Street and infill properties are evident throughout the village. If the open green impression of this area is to be retained and not subjected to further erosion, it will be important to consider the nature of future developments. Similarly, the essential rurality of the village is enhanced by proximity of open fields to the church and the view looking out from the top of Church Street over countryside towards Eisenham. Again, if the rural setting of this area is to be retained, it is important that open land to the north and west remains as open countryside. Similar comments apply to the southern end of Woodend Green where the 20th century housing, should it be permitted to expand beyond the existing boundaries, could detract from the area.

1.36 The National Heritage List for England records some 70 individually listed buildings in the parish of Henham, of which 53 are to be found in the designated conservation area⁽⁷⁾. The majority of these (over 90%) are timber-framed and plastered. Most date from the 16th to 18th centuries. Unsurprisingly, the earliest buildings – the church, Long Yards, Friars Cottage and Poplar Hall - are to be found clustered around

7 Some listing records encompass a number of buildings under a single entry

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the possible site of the old Medieval village. Other early buildings are to be found dispersed along the top of Crow Street and The Row with a further grouping along the peripheries of Woodend Green. These three areas define the essential historical foci of the village.

1.37 Looked at in conjunction with the spread of unlisted constructions and buildings of later date, the indications are of a piecemeal infilling continuing into the 19th century when brick and slate became the choice for the better quality buildings. Unlike other settlements along the Cam valley which saw periodic rises in prosperity and hence building development brought on either by trade or better communications, Henham, set in a rural hinterland, never experienced a dramatic rise in fortunes ⁽⁸⁾.

1.38 One very important feature of the village is the use of hedging and timber picket fences to define boundaries and link buildings. The use of these materials reflects the local landscape where hedged field boundaries form such a visually important part. This appraisal also identifies a number of important walls that are not individually listed but there may also be others not immediately visible from the public realm and or in otherwise inaccessible locations.

1.39 Throughout the conservation area there are trees in abundance, often located on the greens, many of which have already been made subject to Tree Preservation Orders.

Origins and Historic Development

1.40 The boulder clay here is about 400ft, making this some of the highest land in the region so that historically the village was known as “Henham-on-the Hill” ⁽⁹⁾.

1.41 The parish of Henham now comprises Henham, Little Henham and Pledgdon Green.

1.42 Prehistoric. Little prehistoric occupation has been recorded from the uplands though a few sites are known from the valleys.

1.43 Roman. There is little evidence of any Roman activity within the historic settlement of Henham itself. Two pieces of Roman or Romano-British pottery (see below) exist within the Saffron Walden Museum collections; both are merely described as being ‘found at Henham’. In 1848 a Samian Ware dish was dug up in land draining Hall Field, just north of the present Down Hall House. No further finds are reported from this site though coins, pottery and rubble found in two depositions to the north-east of the Henham reservoir give the best indication of a late Roman settlement in the area

8 For example, Saffron Walden experienced periods of substantial growth as a result of the saffron trade and later malting/banking business. Similarly, Newport and Stansted were visibly affected by the prosperity brought by the railway in the nineteenth century

9 *Durrant’s Handbook for Essex ...*, by Miller Christie, London, Simpkin, Marshall & Co., 1887, p. 125

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1.44 Anglo-Saxon. The earliest certain mention of Henham appears in the Anglo-Saxon period. The first written mention of Henham appears in the tribal Hideage, drawn up in 626 AD under King Edwin where the village is described as “the little clearing on the top of the hill”; the name then being derived from 'Hean' meaning 'high' and 'ham' meaning 'dwelling'.

1.45 Medieval. The Domesday Survey of 1086 records a manor of about 1,610 acres, worked by 18 villeins, 5 bordars, or herdsmen, and 8 serfs or slaves. There were four teams or ploughs of 8 oxen, and 8 teams of oxen of the homagers “men who would have made the old Saxon oath of fealty to Thurston or his wife Aethelgyth”. Some 16 acres of meadow provided grazing for animals and there must have been more extensive treecover than today for there was enough wood and coppice to support 100 swine. Sixteen hives of bees, provided honey, and much needed wax, for candles. The value of the manor in the Confessor's time was £12.

1.46 The later Medieval period seems to have seen some development with more meadow land for grazing sheep being cut from the surrounding woods, moats dug for defence, ponds constructed for watering livestock, common land and strip fields laid out according to the turn and width of the plough.

1.47 The new lords of the manor in Henham were the Fitzwalters, living partly in London at Baynard's Castle, but also, probably, in a fortified castle surrounded by a moat in Hall Road. The first records of field names date from the early 13th century, when, as was common practice, they were allied to those of householders. Many of these boundaries still remain today. The only significant surviving building from this period is the church of St Mary the Virgin, which dates in parts from the early 13th century, though work appears to have continued in a piecemeal fashion over the following 200 years.

1.48 Post Medieval. Historically, the settlement was focused around St Mary's Church with further development extending to the south along Crow Street and east along the High Street. Further nucleated development also occurred around Woodend Green. More recent infilling has tended to interlink these areas giving the village its present linear layout.

1.49 The number of surviving buildings dating from the 17th century onwards indicate that the area had entered a period of relative prosperity. Bird's Farmhouse, Little Acre, Friars Cottage, Long Yards and Pasonage Farmhouse, all clustered around the church date from this period whilst Mondis, Bacons, White Cottage and Wyndies in Crow Street, The Bury and Bays Cottage in the high Street and



Picture 1.5 Parsonage Farm circa 1890

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Woodend at Woodend Green all date from this period and demonstrate a gradually spreading settlement. Further piecemeal development continued throughout the 18th and 19th centuries.

1.50 The best picture of Henham as a community, though, can probably be gained from the various censuses taken at ten-yearly intervals throughout the 19th century. These reveal an extensive, poor and largely self-sufficient community with many more tradesmen than most villages – there were quite a few shoemakers, carpenters and farmers, with blacksmiths, wheelwrights, a second hand dealer, veterinary surgeon and pig jobber in evidence. Henham must have been something of a thirsty place as no less than three publicans are listed as well as two ‘beer retailers’, one of whom seems to have combined his liquid calling with shoemaking ⁽¹⁰⁾.

1.51 Most of the men and lads, around 141 altogether ⁽¹¹⁾, worked on the farms; this being a significantly higher proportion of labourers than the national average. As a consequence when agricultural depression hit in ‘the hungry forties’ Henham would be particularly badly affected with many families relying on the parish for support.



Picture 1.6 Agricultural workers and friends in front of the Church of St Mary the Virgin around 1900

1.52 The official Census summary report ⁽¹²⁾, published as a Parliamentary Paper, records the total population of Henham in 1831 as 863 comprising 454 males and 409 females. There were 171 inhabited houses, 2 uninhabited and none under construction. In all a total of 133 families are chiefly employed in agriculture against only 31 whose main occupations are given as trade manufacture and handicraft. Just 3 are described as “Capitalists, Bankers, Professional & other Educated men”. Surprisingly, over half

10 *Post Office Trade Directory for Essex*, 1874

11 Of a total male population aged 20 and above; this accounting for some 70% of the population as against a national average of 40%. See the 1831 census

12 *Population: account of the total population, according to the census taken, 1841, of each county in Great Britain;...also, the number of houses... ; similar returns for the Channel Islands and Isle of Man... ; account of the population of each city and royal and parliamentary burgh in Scotland*. London : HMSO, 1841

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of the male population, some 248, were then aged under 20, making the village a much more youthful community than today. This contrasts with the rather more limited return for the first census in 1801 when there were just 703 people recorded in Henham.



Picture 1.7 Snow on Church Street in the early 20th century



Picture 1.8 Turkeys walking down Church Street

1.53 By 1898 the village still seems to be a vibrant and mostly self-contained community. The population has diminished slightly to 813 ⁽¹³⁾ but there are still numerous tradesmen carrying on their businesses. These include Charles Dixon 'blacksmith', William Farrington 'grocer & agent for W. & A. Gilbey Lim. Wine & spirit merchants', Hy. Gardiner 'grocer & draper', Daniel Robinson 'carpenter', Thomas Suckling 'wheelwright', Thos. Hutton Ward M. R. C. V. S. & Son 'veterinary surgeons' and Thomas Wright 'shoe maker'. The main business of the

village, though, is undoubtedly agriculture with no less than 12 farmers or agricultural dealers mentioned. Amongst these are Rutland Beddall who was farm bailiff to Miss Canning at Old Mead, William Edward Duckworth of Parsonage Farm, Tim Bush a

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'cattle dealer', Edwd. Hollinshead 'farmer' of Henham Lodge, Allan Joyce, Charles Marshall, William Newman at Henleys Farm, Robert Wright 'hay & straw dealer', Peter Yarrow and William Robinson Newport at Pledgden Hall who is described as both a 'farmer & engineer'. There are many more pubs than today with the Star, Cock and Crown all mentioned together with Mrs. Laura Matilda Everitt 'beer retailer' ⁽¹⁴⁾ – obviously a survivor of the old tradition of 'beer wives'. Today, only the Cock is still in business.

1.54 The agricultural depression of the early twentieth century only exacerbated the general decline in population as more and more villagers moved away from the land. This population shift has in part been halted by the new developments of the past fifty years around the perimeter of the conservation area and by gradual infilling elsewhere so that during the latter part of the 20th century the population has increased gradually from 750 in 1951 to 1193 in 1981⁽¹⁵⁾. The 2001 census records a population of 1,389⁽¹⁶⁾. In 1984 only 6% of the 425 or so dwellings were Council owned, which was much lower than the average for Uttlesford (then 16%)⁽¹⁷⁾. This figure is likely to be somewhat lower in 2012.

Character Analysis

1.55 The conservation area has been divided into 3 zones, each with a map and key common to all, text and photographs to provide a brief description of each area. Historical texts and photographs have been sourced from the British Library, Saffron Walden Museum and from the Ruth on-line database. Further information and photographs have been generously provided by the Henham Local History recorders, Ray & Nina Gaubert from whose website 'Historical Henham' much information has also been sourced.

1.56 The extent of the areas is shown on Figure 2 - Character Analysis Areas. They are: Area 1 – The church, the Cock Inn and Church Street; Area 2 – Crow Street, The Rows and High Street; Area 3 – Woodend Green.

1.57 Individually listed buildings. The listed buildings have been individually identified from English Heritage's on line source, The National Heritage List for England, and have been carefully plotted. Each individual analysis indicates the number of listed buildings as a percentage of principal buildings in that area.

1.58 Separately identified buildings within the curtilages of listed buildings. Such buildings, if they are pre-1948, are subject to the same controls as listed buildings. Historic walls within the curtilage of listed buildings are separately identified. Other curtilage buildings are not individually noted in this exercise except in respect of the barn at Birds Farm (see analysis of area 1 below).

14 *Kelly's Directory of Essex*, London, Kelly's, 1898, p. 113

15 Census reports, 1951-1981

16 2001 Census, Office of National Statistics

17 *Uttlesford District Council, Rural Areas Local Plan, Henham Village Policy Statement*, 1984

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1.59 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:

- 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
- It exhibits a sufficient level of original features and materials
- It retains its original scale without modern inappropriate extensions that visually destroy the visual appearance of the building principally in respect of the front elevation
- It is visually important in the street scene

Descriptions of buildings are by necessity very brief and principally describe features in general view.

1.60 Scheduled Ancient Monuments. There is one such designation, this being the moated site now comprising Down Hall House situated to the north west of the church.

1.61 EXTRACT FROM SEAX RECORD OF SCHEDULED MONUMENTS (SMR 4535)

Henham Hall-moat. Homestead moat at 'The Hall', 200 yds north west of the church. Moat waterfilled, in good condition. A rectangular homestead moat, original entrance across the east arm. Measures 64m overall east-west ... An extension from the south west angle towards the south, 130m long ... Foundations of an earlier brick house found on the island when a house was erected in 1961. 5 photos in the SMR. The Fitzwalters resided for some time at Henham Hall. Robert Fitzwalter born there in 1249. An account of the house is given in a 1530 survey. The manor house was built in the middle of a deer park, round a square court and it was entered by a brick and turreted 3-storied gatehouse. There was a 'fair chapel' with a 'quire', 50ft long x 20ft wide. Copy of survey in SMR. It would seem that Robert Radcliffe rebuilt the manor within Henham Park between 1509 and 1530. The earliest reference to a park is in 1328. This source gives field names and discusses field boundaries that may represent the former park boundary. 'Of what happened to Henham Manor recorded in 1530 together with the buildings etc that went with it, we know nothing'. No cropmarks on AP's. Existing house believed to be post medieval (see SMR 4536), though suggestions have been made that part of the timberwork may be from the 1500's. Astonishing that a succession of important houses have vanished without trace.

1.62 Thomas Wright described the Hall as being “near the church”, the whole estate having passed out of the hands of the Fitzwalters whereupon it was purchased by Sir John Blount, one of the directors of the South Sea company and thence to Samuel Feake to whom there is a monument in the church⁽¹⁸⁾. By 1835 it was owned by S. J. Feake esq.

18 *The History and Topography of the County of Essex, Comprising its Ancient and Modern History ...*, by Thomas Wright, London, Geo. Virtue, 1835, Vol. II., p . 146

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1.63 The local historian Joyce M. Windmill, in a paper given to the Henham Conservation Society on January 26th 1970, noted that “The Tithe Map of 1848 shows a long shaped building, standing well back from the road, with the barn and stabling and farm buildings in front, with an entrance roughly where the entrance is now to Moat Cottages. When its end came, it must have changed drastically, architecturally and in every other way, over the years. The last people to live there were named Lewis. The house was burnt down about 1864”.



Picture 1.9 Map of the Hall site as it appeared in 1777

1.64 Important trees and open spaces. The basic criteria for identifying such trees are:

- Trees must be in good condition
- They are visible, at least in part, or as part of a group, from public viewpoints
- Individual specimens selected should make a significantly 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 only and, this is particularly true in respect of those in large private gardens.

1.65 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 viewpoints.

1.66 Traditional materials and detailing. Traditional materials and detail make a significant contribution to the character of the local area.



Picture 1.10 Quality window joinery and brickwork evident on the Old School in Crow Street

1.67 Lime render, either finished plain or with pargetted decoration is the predominant finish at the historic core of the village where buildings are most commonly constructed from oak timber frame. Timbers are often left exposed, sometimes picked out in contrasting colours or, where plain, weathered to a silver grey. Infill should be with wattle panels, left unfinished for decorative effect. Bricks, used for principal construction from the eighteenth century, are handmade reds, occasionally with gault brick detailing and with cambered or gauged arches to openings. Other features such as applied moulded window copings are typically found on better quality buildings dating from the 19th century. Brickwork is most commonly found in Flemish bond although

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English bond is also used, usually on perimeter walls and outbuildings where decorative effect is required. Barns and outbuildings are usually constructed in weather board which is prevalent, both feather edged and plain edged. It is historically preserved with pitch or creosote through now most often painted black.

1.68 Roofs are usually of double cambered handmade red clay plain tiles laid steeply (47 to 50°), natural blue-grey slate at a lower pitch, usually hipped, and orange clay pantiles to outbuildings only. Throughout the historic core traditional long-straw thatch is found laid very steeply, typically at a pitch of 45 to 60°. It is usually finished plain, but ridges may be finished with decorative ligger work in patterns including dragons' teeth, diamond, scalloped, clubbed, herring-bone and crossed.

1.69 Windows are largely traditional; in painted or stained timber with either symmetrical flush or recessed casements, vertical or horizontally sliding sashes, the latter a particular feature of North West Essex. Although plastic replacement windows are to be found on a number of later properties, surprisingly few historic houses have been assailed by this blight. Where replacement windows are in evidence they are usually good copies of the original or are in period style.



Picture 1.11 Thatched roof, narrow window aperture and quality chimney in Church Street

1.70 Roofscapes provide a rich variety of architectural detail, form and shape. Interest is drawn from the single or multiple red brick chimney stacks, some of very elaborate shape. On low 1 ½ storey cottages dormer windows penetrate the roofline where they typically provide contour and interest. On grander buildings smaller pitched roof dormers are typically narrow openings sometimes partly concealed behind a parapet.

1.71 Boundary treatments are an important element in defining the street scene where they provide texture and interest to an area. Walls, many of which are constructed of flint panels supported by brick piers and capping, and fences are typically high to front and side elevations on public through-fares.

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Picture 1.12 Timber fence to the front of Mount House, Church Street. This style of fencing has been in use in this location for at least a century



Picture 1.13 Railings fronting Forge Cottage



Picture 1.14 Screening hedge on Church Street

1.72 Timber picket fences either painted white or left untreated are also to be found most typically to the front of buildings facing quieter streets in the historic core. Fields are defined by heavy agricultural timber fencing, always unfinished and usually of three horizontal bars either roughly squared or left in the round. Hedged boundaries are also frequent, particularly on the more rural periphery of the conservation area where they

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sometimes conceal more modern developments. Iron railings are less numerous and only found on the more substantial properties, most notably enclosing the grounds of the former school in Crow Street and fronting Forge Cottage. There are also a small number of poor quality timber and brick boundaries which harm the appearance of the area.

1.73 Due to the scale of the maps the position of walls and fences are approximate and may include openings such as gates. Modern walls have only been identified if they have been well constructed in a traditional manner. Fences are only marked if they are a detracting element.

1.74 The main roads are predominantly tarmac with large rolled aggregate, although side roads are loose shingle. The pavements to parts of Crow Street, High Street and areas of newer development have been covered in bonded pea shingle, which is wholly appropriate for this rural village. The majority of the main thoroughfares, most notably Crow Street and the High Street are wholly or partly bordered by wide grass verges which, together with the abundant mature tree cover give the village a particularly verdant appearance. Main roads are tarmac whilst those of a lesser status are finished with bonded pea shingle and a few tracks such as that on the far east side of Woodend Green are left rough. Kerb stones are often of natural granite, although some concrete replacements are bland and inappropriate by comparison.

1.75 Important views. Only the finest views of landmark features or buildings have been shown. Development proposals that would significantly alter these important views will not be appropriate.

1.76 Neutral buildings. The uncoloured buildings on the plans are neutral in character and neither enhance nor detract from the street scene. Some are from the late 20th century and many attempt to reflect the principles set out in the 'Essex Design Guide'.

1.77 Detracting elements. Features such as poorly designed buildings, intrusive signs and electricity poles together with poor quality surfaces and fences, have been identified on individual maps.

1.78 Proposed boundary revisions to the conservation area. A number of areas are proposed for inclusion that contains buildings or landscapes of quality that are now considered to positively add to the quality of the conservation area. Conversely any inappropriate buildings are proposed for exclusion. Proposed changes are made where arbitrary boundaries exist.

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Area 1 - The Church, the Cock Inn and Church Street



Picture 1.15 Church Street in the early 20th century

1.79 Church Street is a principal entrance to the village linking the Old Mead Road with the central part of the historic core. The gentle rise of the approach road which curves as it enters the village means that the appearance of the first properties comes as something of a surprise. Compared with some other village streets it is relatively wide and being a principal entrance, is well used by domestic and commercial vehicles alike. Despite the heavy movement of traffic the overall impression is of an area of considerable charm where the diverse range of traditional materials, shapes and heights provide a street scene that is of pleasing visual appearance and of considerable architectural interest. The diversity of buildings dating from the 13th through to the 18th, centuries, the open green spaces and mature tree cover provide considerable historic and topological interest.

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1.80 Some buildings are partially hidden behind high hedges and set well back from the street whilst others abut it. Within the streetscene there is a rich variety of architectural detail, form and shape. Thatched roofs with small dormers and elegant chimney pots provide a distinctive roofline that is interspersed with red peg-tiled roofs and the weathered corrugated iron of agricultural buildings over which the imposing spire of the church predominates. Colour is provided by the painted lime render in various shades of white and yellow often set off by joinery detail picked out in contrasting hues.



Picture 1.16 Decorative pargetting applied to the Manse. It is highly important that this is retained

1.81 Individually listed buildings. The Church of St Mary the Virgin sits at the centre of the churchyard. It is Grade I listed, of 13th century origin with few later alterations luckily having “escaped much later alteration”⁽¹⁹⁾. The chancel is early 13th century, later, c1290, a south transept was added to the nave. In around 1300 the south aisle was added and the south transept destroyed, except the arch opening into the nave. The north aisle and west tower were built c1325. Late in the 15th century the south porch was added. The nave is 14th century. Windows and doorways are of the 13th-15th centuries. The church occupies an important central position at the northern extent of the village with views from the graveyard out over the open countryside.

1.82 Long Yards, Friars Cottage and Parsonage Farm Cottage form an important group of properties clustered around the church with which they contrast in scale and materials. All are thatched.

1.83 Birds Farm, The Cock Inn and Parsonage Hall comprise another group of buildings, of somewhat larger scale. All date from either the 17th or 18th centuries.

1.84 Henham House stands out in the street scene. It is an imposing 18th century timber-framed and plastered house of two storeys with a five window range of double-hung sashes. A central 6-panel door with ornamental fanlight provides architectural focus. Roof tiled, hipped at the east and west ends, with a coved plaster eaves cornice on the front. At the east end there is a later addition of one window range, with a lean-to slate roof. Set just slightly back from the road this building characteristically adds visual interest and variety

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Picture 1.17 Church Street in the early 21st century

1.85 Groups of buildings on both sides of Church Street display a wide range of materials styles and dates, spanning the 17th to 18th centuries. Of note are Church Cottages within the roof of which there is an area of plaster with a late 17th century painting of the Lord's prayer. At one time there was the date 1686 or 1688 visible, but this no longer remains.

1.86 There are 15 individual buildings or groups of buildings that are listed and this represents about 70% of the total number of principal buildings in this area. The church is the only grade I listed building in the village. The remainder are listed grade II.

1.87 Separately identified buildings in the curtilages of listed buildings. To the side of Birds Farm stands a substantial double bay weather boarded barn, probably of 18th century or earlier origins. Although now roofed in corrugated iron it would originally have been thatched, as evidenced by the comparatively steep roof pitch in the region of 60°. This appears on the 1777 Chapman and Andre map and now makes a specific historic and architectural contribution to the village's heritage.

1.88 Other buildings that make an important architectural or historic contribution to the conservation area. Moat Cottages are set back from Hall Road in a pleasantly sylvan location. These red brick with slate roofed buildings date from the early 19th century. There are three chimney stacks. Of particular interest is the fine range of original latticework casement windows arranged in groups of two and three. Three original vertical boarded doors remain. Chimney stacks, windows and door joinery are candidates for protection by Article 4 Direction subject to further consideration and notification.

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Picture 1.18 Moat Cottages, a pair of pleasing small buildings with a number of quality features

1.89 Important trees and open spaces. Extensive tree cover in this part of the village adds scale and visual interest softening the village boundary where it meets the open arable landscape. Outlying buildings such as Down Hall House and Moat Cottages are screened both from the road and from the main body of the settlement by surrounding stands of mature trees. Further cover around Birds Farm and Poplar Hall provide a pleasantly verdant entry to this part of the settlement. The large stand of trees fronting Parsonage Farm performs a different function effectively screening the large and cluttered farmyard with its conglomeration of modern buildings from the picturesque Church Street.

1.90 The small triangular green fronting St Mary's church is criss-crossed by tracks. This area together with the corresponding wide verges associated with Friars Cottage, Long Yards and, on the opposite side of the road, Poplar Hall, serve to give this area of the village a pleasantly open aspect. The greens were bequeathed a century ago to the village by Squire William Fuller Maitland. The churchyard itself is well maintained and its extensive area contains a large number of interesting tombstones and mature trees. Many are subject to TPOs. From the west side of the churchyard there are extensive views over open countryside. Trees in both areas play a very prominent and positive landscape function in this part of the village providing additional variety of form, colour, scale and shape.

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Picture 1.19 The green and St Mary's Church

1.91 Other distinctive features that make an important visual or historic contribution. Hedges are an important feature of the street scene contrasting in scale and texture with the built environment whilst delineating boundaries. Some are high affording screening from the road whilst others are clipped and low offering views of cottage gardens beyond.

1.92 Important boundary walls either in solid brick with capped pillars or flint infill with half-round brick capping and detail enclose St Mary's church and front up Poplar Hall.

1.93 Elsewhere, decorative iron railings and picket fencing, some painted white, are typically low to the front of properties. Whilst some are modern replacements, others are undoubtedly of some age.

1.94 Important views. Three such views are identified. The first is that looking out along Sparley Lane towards the north-west and open countryside where a pleasantly open vista of fields, some maintaining their historic boundaries, is visible. A similar view, to the west, can be taken from the churchyard. In both instances the historic core of the village comes hard up against open countryside where a distinct boundary is formed.

1.95 A final view looking down Church Street towards the church and the corner of the Cock Inn presents a pleasingly historic tableau.

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Picture 1.20 Important barn at Bird's Farm in a prominent position; careful consideration of its future development is needed

1.96 Detracting elements. Without doubt the proliferation of electricity/ telegraph poles along Church Street and particularly those in front of the church introduce an extremely discordant element, conflicting with the considerable number of listed buildings and other important buildings nearby. If their removal could be secured this would represent a major improvement to the environment.

1.97 The 18th century or earlier barn, previously mentioned, within the curtilage of Bird's Farm is in need of some attention. It is noted that the building is currently available for sale or to let. This is a historically and visually important building at one of the main entrances to the village and careful consideration should be given to any future works undertaken here to ensure they are in keeping with the quality and nature of the site.

1.98 Proposed boundary revisions to the conservation area. No revisions are proposed.

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Area 2 - Crow Street, The Row and High Street

1.99 Crow Street presents one of the most distinctive tableaux in the whole of Henham. The combination of numerous quality buildings, gently sloping topography, wide grassy verges, ponds and mixed deciduous with some coniferous tree cover, combine to produce a visual effect of both openness and contained rurality which contribute to make this a most visually arresting landscape. Free standing trees extending from The Old School past Wyndies Cottage and down to White Cottage impart boulevard-like characteristics to this thoroughfare. Mature trees fronting The Glebe House add interest and scale to this part of the village complimenting the historic built form. More modern properties to the west of Crow Street are mostly screened by lower growth which softens the impact on the street scene. Two water pumps add historic interest.



Picture 1.21 The distinctive tableau of Crow Street from the north

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1.100 The High Street, by contrast, presents a slightly more conventional village scene with several reed-lined ponds, populated by ducks and other water-fowl in summer, which contribute to make this a most pleasing streetscape. Local services are provided from the bustling Post Office and store located within Stone Cottage. The numerous ponds enhance and reflect the quality historic buildings such as The Willows and Bury Cottage. Free standing trees run in an almost unbroken line from Keyham House to Henleys Farm on the south side and again from Rose Cottage to Dragonholt on the north side and provide useful screening for many of the modern properties, particularly at Wright's Piece thereby lessening their impact on the historic street scene. Other properties, on the southern side of the High Street are set back from the road behind exceptionally wide verges which, once again, impart a sense of contained rurality to this part of the village.



Picture 1.22 The Row, early 20th century

1.101 Linking both High Street and Crow Street is the diminutive passageway known as The Row. Its narrowness means that pedestrian access only is possible which helps to maintain the atmosphere of a well-kept secret. Here, the buildings are all low mostly one and a half storey constructions with oversailing reaching out over the path, or set back in pretty cottage-style gardens.



Picture 1.23 The Row, early 21st century

1.102 Individually listed buildings. Cedar Cottage and Sucklings Cottage are thatched, roofs half-hipped with characteristic upturned cap-ends and main central chimney stacks. Both appear to be of 18th century origins, of two storeys with two ranges window casements with multi-pane glazing bars. The dormer windows are typically narrow apertures, deeply set and piercing the thatch. Gabled porches projecting to the front of each, Suckling Cottage with an additional porch to the side.

1.103 Across the road is School Cottage, again presumably dating from the 18th century, though possibly earlier. It is of plastered construction over timber frame, two storeys with a three window range of casements with dual horizontal glazing bars and square label moulds. Two gabled porches project on the front, matched single story extension to the north. Roof tiled, hipped on the north and south ends with

off-centre chimney stack. Viewed from a distance this group presents a diverse and attractive entrance to the wide expanse of Crow Street. All are listed Grade II.

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Picture 1.24 Suckling Cottage and Cedar Cottage, two quality listed buildings on Crow Street

1.104 Spread out and set back from the southern portion of Crow Street are a number of other important listed properties. Wyndies and The Glebe House are two of the most notable. Neither makes a dominant impact on the street scene, both being set well back from the road and only partially noticed behind mature hedging and trees. Wyndies, dating from the early 17th century, is a timber-framed and plastered building with later alterations and additions. The timber-framing is exposed on the south front and at the east end of the north front. At the east end of the north and south fronts the upper storeys is jettied on exposed joists with an oriel bay window and fine leaded casements. Roof tiled, with a small gable at the east end and a tall central chimney stack with attached shafts and a tall external stack at the east side. The mid 19th century brick frontage of The Glebe House disguises the original 17th century timber-framed construction to which wings have been added to the east and at the rear. Other properties such as Bacons Farm, Mondis, Glebeside Cottage, White Cottage and Coopers Hall Cottages all date from the 17th or 18th centuries and add varied interest to the street scene with their range of colour-washed plasters, small windows and thatched roofs punctured by red brick chimney stacks all mostly set behind hedges and in extensive plots.

1.105 To the north of the High Street lies The Bury, just visible through the thatched gate and set in its extensive grounds. It is a late 16th – early 17th timber-framed and plastered building with a modern block built on at the east end. Roof thatched, with one gabled dormer. The interior has exposed timber-framing, ceiling beams and joists and a large original open fireplace with hearth beam. Associated is the diminutive Bury Cottage of 18th century date, thatched with attractive, though later, leaded casement windows. Further along the High Street are Bell Cottage, Datchet Mead, Rose Cottage

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and Yarrow Cottage. All are of late 18th or early 19th century origin. With their varied roof-line, use of contrasting materials and windows joinery and differing colour-washes they add considerable interest and charm to this area of the village.

1.106 Other buildings of note fronting the High Street are Bays Cottage; originally a range of 17th – 18th century timber-framed and plastered cottages and now one tenement, the Stores and Stone Cottage which now, as they have done for many years, fulfil the important function as the village shop and Post Office.

1.107 The further area of The Row is very different in scale and function. A pedestrian thoroughfare, the buildings are low and tightly clustered. The Old Post Office, Tuckers Cottage, Doll's Cottage, Thatch End and Ship Cottage are characterised by their thatched roofs pierced by narrow dormers and with eaves extending almost to the ground floor windows, low doors, small windows and sections of oversailing supported on decorative brackets. Most date from the 17th – 18th century, though Thatch end has its origins in a 15th century hall house. Together they form an almost unbroken run linking Crow Street with the High Street. At the High Street end are to be found Apple Cottage and Starr Cottage. The latter was formerly the Star and Garter Inn, a 17th century timber-framed and plastered single-storey building with attics, the thatch pierced by two dormers and a central chimney stack. In more recent years this was associated with the now defunct Starr Garage. All are Grade II listed and form a most pleasing group with a continuity of shape, scale and form that is quite appropriate to their setting.

1.108 There are 29 individual buildings or groups of buildings that are listed and this represents about 60% of the total number of principal buildings in this area. All are listed grade II.

1.109 **Other buildings that make an important architectural or historical contribution to the conservation area.**

1.110 **Crow Street:** School House is a substantial red brick building of three bay construction, with slate roof and vertical sash windows of multi-glazed panes under shallow gauged arches. The southernmost bay is of modern construction but has been matched in both style and materials. Selected windows and architectural detailing are candidates for Article 4 Direction subject to further consideration and consultation. Its dominant position, size and orientation make this a quality building.

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Picture 1.25 The Old School dating to 1875 on Crow Street

1.111 The Old School, currently used as a community centre administered by Essex County Council, is of late 19th century red brick construction under a slate roof. Large original windows in heavy mullioned frames, decorative barge boards, contrasting courses of brickwork, a delicate chimney stack to the front and bell turret at the south end make this a building of significant interest. There is a plaque dated 1875 proclaiming this a 'Board School'. It was originally built at a cost of £920 by George Perry, architect, of Bishops Stortford, and George Wiffin, builder, of Saffron Walden and opened on February 14th 1876. Later a piece of waste ground in front was granted by the Lord of the Manor as a playground and is now enclosed as the car park. The house next to the School was rented at £7 a year as a residence for Miss Allen, engaged "to conduct this school at £75 per annum", with an assistant mistress at £35 a year, and a monitor at one shilling a week. The quality Flemish bond brickwork has been poorly repaired in places where hard cement mortar has been used to repoint and stabilise patches of spalled brick. Appropriate action to remedy this should be taken when future remedial works are undertaken. Windows, the small bell tower and selected architectural detailing are candidates for Article 4 Direction subject to further consideration and consultation. Elements of the original 19th century railings – such as the elegantly chamfered gate-posts – still remain, now incorporated as part of the modern railing scheme. These should be retained.

1.112 At the southernmost end of Crow Street lies the Hall. This is a low rendered single-storey building with a window range of 4 casements within heavy frames to the north and south sides. An entrance porch to the front flanked by two smaller casements, all under square section copings. A small bell tower surmounts the roof at the west end. Now functionally but unfortunately roofed in corrugated iron. This may be the "room"

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built at the same time as the Independent Chapel in 1864 and “used for lectures and a Sunday school”. In scale, style and alignment it corresponds perfectly with the surrounding built environment.



Picture 1.26 The Church Hall

1.113 High Street: Heydon, Clifton House, Coopers Cottage and Snow Cottage are an interesting range of early 19th century buildings of varied types and scales. The elevations are a mixture of brick and render, all with red tiled roofs; some are low one and a half storey affairs and pierced by dormers, others are much higher and steeply pitched with a good range of chimney stacks, some plain and others incorporating decorative brick work. Some windows have been replaced whilst others are original. Clearly some windows at ground floor were once those of shops that for historical reasons should be retained. The group is a diverse range that provides historic interest and architectural variety to the street scene. Selected windows and architectural detailing are candidates for protection by Article 4 Direction subject to further consideration and notification.



Picture 1.27 Clifton House, an unlisted property forming part of an unlisted group on the High Street

1.114 The Rows: Rose Cottage is a 18th century two storey rendered building with tiled roof. Casement window range and a central porched door of later date. In style and scale it positively contributes to the local built scene.

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1.115 Important trees and open spaces. The combination of gently sloping topography, wide grassy verges, ponds and mixed deciduous with some coniferous tree cover, combine to produce a visual effect of both openness and contained rurality which contribute to make this a most visually arresting landscape. In Crow Street, free-standing trees extending from The Old School past Wyndies Cottage and down to White Cottage impart boulevard-like characteristics to this thoroughfare. Mature trees fronting The Glebe House add interest and scale to this part of the village complimenting the historic built form. More modern properties to the west of Crow Street are mostly screened by lower growth which softens the impact on the street scene.

1.116 The same could be said of the High Street where the numerous ponds also enhance and reflect the quality historic buildings such as The Willows and Bury Cottage. Free standing trees run in an almost unbroken line from Keyham House to Henleys Farm on the south side and again from Rose Cottage to Dragonholt on the north side and provide useful screening for many of the modern properties, particularly at Wright's Piece thereby lessening their impact on the historic street scene.



Picture 1.28 One of the well maintained ponds along the High Street

1.117 The tennis courts comprise a small flat area mostly enclosed by trees and hedges with additional high fencing. The courts form the southern extent of the conservation area in this vicinity. The land here plays a vital role in providing recreation for the village and also acts as an open space that performs a buffering function between modern development in Sages and the historic core at its southernmost extent in Crow Street.

1.118 Other distinctive features that make an important visual or historic contribution. The small and well-tended war memorial in the triangular green at the northern end of Crow Street provides a significant visual point in this area of the village.

1.119 As noted previously, the railings to the front of the Old School make a positive contribution and whilst mostly modern, they do incorporate elements of nineteenth century origin.

1.120 Two cast iron village pumps can still be found in the grass verges, one to the front of the School Cottages and the other on the small green outside Glebeside Cottage. Originally a focal point of village life they now serve as a picturesque reminder of a time before the convenience of mains services. Both are listed Grade II.

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1.121 Hedges make an important visual contribution to the landscape often marking the boundaries between the various properties that front Crow Street and the High Street. They provide texture and interest whilst reinforcing the rural nature of this part of the conservation area.



Picture 1.29 Evidence of traditional hedge-laying on the perimeter of the Glebe House, Crow Street

1.122 Important views. Two views are identified. The first is looking down Crow Street from the war memorial. Here the very wide verges interspersed by trees and other growth impart a park-like feel to this part of the village.

1.123 By contrast, the view up The Row is much more enclosed, presenting a pleasingly varied juxtaposition of built styles, materials and shapes where low hedges, trees and thatched roofs combine to preserve an atmosphere of gentle rurality.

1.124 Detracting elements. The former Starr Garage site is in an important location on the High Street. The redundant pumps and signage are now somewhat decayed marring the otherwise high quality environment. If these features are to be retained they would benefit from some sympathetic restoration. Should development occur in the future, every effort should be made to ensure that a quality scheme of works is undertaken in keeping with the scale and nature of the immediate environment.



Picture 1.30 The former Starr Garage site would benefit from some enhancement

1.125 Both the High Street and Crow Street provide important routes through the village, the latter to the 20th century developments to the south and the former to Chickney and the settlements beyond. It is apparent that some vehicles, particularly local buses, travel at excessive speeds through these areas and particularly along the High Street whose relative narrowness is accentuated by resident car parking and those visiting the shop and Post Office. If the speed of traffic along this section of the High Street could be reduced, the environment of this part of the village would be improved.

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Before discussing the technicalities with relevant officers from Essex County Council, feed back on this important issue should be sought from both the Parish Council and local residents alike.

1.126 Proposed boundary revisions to the conservation area. (The details shown below are described in Figure 4):

1. It is suggested that the Leighs, the twentieth century properties at the top end of Hall Close and the field to the east of Hall Close have little relevance to the historical quality of the conservation area in this location, and as a consequence a boundary revision is thought appropriate.
2. Similarly the five modern properties, (numbers 1-5) on Wrights Piece, whilst screened from the road by substantial tree cover, should be excluded as they contribute little to the conservation area.
3. Another area proposed for exclusion is The Cedars on Carters Lane where the boundary should be redrawn to follow boundaries of Glebeside Cottage and the Tennis Courts.
4. Revisions are also proposed so that the conservation area boundary follows the property boundaries to the north from The Bury to Bay's Cottage which will result in a number of small inclusions and exclusions. Current good practice indicates that the Conservation Area boundary should be drawn at the rear boundary of the building of interest. This reduces any doubts about what might be included within a property and helps to secure the setting of a building regarding extensions or additional development.

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Area 3 - Woodend Green

1.127 The gently sloping ground of Woodend Green with its stately avenue of chestnuts is another attractive and very important part of the village. The area possesses a pleasing parklike character which is distinct from the more densely developed areas along Church Street and the High Street. Indeed the sometimes busy High Street at the northern end contrasts with the relatively peaceful atmosphere and agrarian views of the southern end. Diminutive properties such as Chestnut Cottage, Pear Tree Cottage and Ham Cottage set in spacious plots and divided from the green by low picket fences or hedges serve to define this area. Some buildings are set back from the street whilst others, particularly those fronting the High Street, abut it. This provides a rich variety of architectural detail, form and shape. Tiled roofs with dormers and chimney pots, thatch and large early chimney stacks provide a distinctive roofline that is interspersed with slate roofs of later buildings dating from the 19th century.



The Chickney Road in 1911 (left) and a century later (right)

1.128 In recent years there have, though, been a number of modern developments of a larger scale, either infilling or replacing existing properties. Pressure to develop similar sites will continue and difficult decisions, potentially in conflict with environmental and aesthetic considerations may arise. In processing any such applications, architectural solutions, more appropriate in scale and harmony than have previously been achieved, should be secured. The function of this area and the open space it provides will be increasingly important in the future as more people potentially move to the village and will want to take advantage of its environmental qualities.

1.129 Individually listed buildings. The majority of the listed buildings cluster about Woodend Green. Most are fairly low, of diminutive stature, and set back from the green in their own cottage gardens some of which are, in some cases, lightly wooded. Some, such as Pedders (late 18th century timber-framed and plastered with 20th century additions), Woodend (17th century, timber-framed and thatched pierced by 2 dormer windows) and The Orchards (early 19th century timber-framed with gabled porch, tiled roof) are set so far back as to little inform the street scene. Others like the conjoined Plum Tree and Pear Tree Cottage are more prominent in the street scene where, with their four window range of partly double-hung sashes and vertical glazing bars under a tiled roof, they present considerable charm.

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1.130 Woodend Green Cottages are of similar scale. Dating from the early 19th century they are a two storied building of 'L' shaped form, timber-framed and plastered, with some later external features under a tiled roof with one central and one end chimney stack. The casement windows with moulded stucco square hood moulds add extra interest.

1.131 On the other side of the green are Woodend Cottage and Ham Cottage; both of 17th or 18th century origin, whose thatched roofs, colour-washed plaster and simple chimney stacks add interest to the area.



Picture 1.31 Green open space at Woodend Green

1.132 At the northern end and facing the Chickney Road are Pleasant Cottage, Yew Tree Cottage and Walnut Tree Cottage; together they form a pleasing group. They date from the late 17th or early 18th century and with their varied range of window styles, thatched and tiled roofs pierced by brick chimneys, plastered and weather boarded exteriors, they make a pleasing addition to the street scene.

1.133 There are 9 individual buildings or groups of buildings that are listed and this represents about 30% of the principal buildings in this area. All are Grade II listed.

1 Part 1: Appraisal

1.134 Other buildings that make an important architectural or historic contribution to the conservation area. Set back from the Chickney Road behind a pond and wide grassy verge are The Elms and Homeleigh, a pair of distinctive late 19th century dwellings. Constructed of light pink brick with detailing picked out in a darker red brickwork, vertical sliding sashes, imposing double bay windows at ground level, a large chimney stack set towards the east end and a smaller stack at the far west end of the slate roof. Windows and chimneys are candidates for protection by Article 4 Direction subject to further consideration and notification. Chestnut Cottage is a two storey building of pleasing character with a pitched slate roof, rendered and a substantial brick chimney stack at the north end.



Picture 1.32 GR postbox set into the wall of Pleasant Cottage

1.135 Important trees and open spaces. Woodend Green is protected by its registration as a village green. The large areas of grass, fine avenue of chestnuts and gently sloping topography impart parkland characteristics to this delightful public open space. Trees fronting Pleasant Cottage, Ham Cottage and Prompt Corner make a significant contribution to the overall landscape in this location and provide a strong vertical emphasis complimenting the historic built form. Some but not all are subject to Tree Preservation Orders.

1.136 Wide grassy verges abut the northern side of the Chickney Road forming an unbroken link with those in the High Street and beyond. Another small pond and interspersed tree-planting once again make this area one of both openness and contained rurality and contribute to make this a most pleasing streetscape.

1.137 Other distinctive features that make an important visual or historic contribution. Of note is the post box mounted into the wall of the corner of Pleasant Cottage. This bears the initials 'GR' indicating that it is an early twentieth century model and should be retained.

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Picture 1.33 Quality granite kerb stones demark the edge of the green

1.138 Hedges and picket fences make an important visual contribution to the landscape often marking the boundaries between the various properties that front Woodend Green. They provide texture and interest whilst reinforcing the park-like nature of this part of the conservation area.

1.139 Important views. There is a fine view looking south from the Chickney Road end into Woodend Green from where the avenue of mature chestnuts stretches off into the middle distance set against a backdrop of open fields. The local

topography, sloping away to the south means that the modern properties beyond Woodend Green Cottages are barely visible from this vantage point.

1.140 Detracting elements. The trackway offering access to Walnut Lodge, St. Julien and beyond is in a poor state of repair, rutted and riddled with pot holes. Serious consideration should be given to instigating a program of resurfacing and repair.

1.141 A chainlink fence gate at the access to Trelawn is an unsightly element in the street scene that contrasts with the otherwise high quality of the area. Painting or ideally a more appropriate replacement would be desirable.

1.142 Proposed boundary revisions to the conservation area. No revisions are proposed.

1 Part 1: Appraisal

Overall Summary

1.143 Henham is a village of some importance in historical, visual and archaeological terms. Its range of listed timber framed and plastered buildings principally dating from the 17th and 18th centuries, the church and moated earthworks in the historic core of the village make a particularly important contribution to the environment. Quality buildings from later periods provide diversity of architectural types.

1.144 Throughout the conservation area and along the peripheries of the settlement significant open spaces, ponds and extensive tree cover enhance the scale of individual buildings of importance whilst often serving as a buffer between the historic core and more modern developments. Distinctive boundary hedges of considerable visual merit and historic importance frequently link buildings and open spaces to provide overall cohesion. These hedges, fences and green spaces are an essential component of the village's cultural heritage contributing significantly to the overall quality of the conservation area generally.

1.145 A small number of unlisted buildings have been identified that are architecturally, visually and historically important. These, together with their architectural detailing could be at risk unless measures are introduced to protect them. Surprisingly, to date few buildings in the village have suffered from inappropriate development, though a number of modern properties could have been designed with greater sensitivity to their environment.

1.146 There are very few remaining infill plots for development but where such development does occur, it must be sensitive and respect the character of the conservation area in that particular location.

1.147 A number of important open spaces have been identified. Important trees have been plotted indicatively as have important views that should be retained.

1.148 Detracting elements have been described and the manner in which these will be dealt is described in the table set out in the management proposals above.

Part 2 - Management Proposals 1

Revised Conservation Area Boundary

2.1 The revised boundary is shown on Figure 6.

2.2 In general buildings and streetscapes which are 'special' in terms of architectural or historic interest have been included. The Conservation Area boundary should be coherent and include a majority of buildings which make a positive contribution to the special qualities of the area. Some neutral or negative buildings will be included, if they contribute to the generally positive streetscape or because they may be improved or redeveloped in the future. Those properties or areas identified for exclusion are deemed to no longer be significant or to contribute to the overall quality of the Conservation Area.

2.3 There are four areas proposed for revision.

1. It is suggested that the Leighs, the twentieth century properties at the top end of Hall Close and the field to the east of Halls Close have little relevance to the historical quality of the conservation area in this location, and as a consequence a boundary revision is thought appropriate.
2. Similarly the five modern properties, (numbers 1-5) on Wrights Piece, whilst screened from the road by substantial tree cover, should be excluded as they contribute little to the conservation area.
3. Another area proposed for exclusion is The Cedars on Carters Lane where the boundary should be redrawn to follow boundaries of Glebeside Cottage and the Tennis Courts.
4. Revisions are also proposed so that the conservation area boundary follows the property boundaries to the north from The Bury to Bay's Cottage which will result in a number of small inclusions and exclusions. Current good practice indicates that the Conservation Area boundary should be drawn at the rear boundary of the building of interest. This reduces any doubts about what might be included within a property and helps to secure the setting of a building regarding extensions or additional development.

General Planning Controls and Good Practice in the Conservation Area

2.4 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.

2.6 Planning applications are currently considered against policies set out in the Uttlesford Local Plan that can be seen on line at the Council's [Local Plan and Local Development Framework homepage](#). The present Local Plan was adopted in 2005, though, in 2013, the council will be consulting on the new form of this document that has to replace the current adopted plan. This will supersede the current adopted plan when it has been completed. Most of the policies set out in the Uttlesford Adopted Local

1 Part 2 - Management Proposals

plan remain in force and are relevant in relation to Conservation Area and Historic Building considerations. The Local Plan and its policies can be viewed on the [council's website](#)⁽²⁰⁾ or a copy can be obtained directly from the Council Offices in Saffron Walden.

2.7 One particularly relevant policy, Policy ENV1 – Design of Development in Conservation Areas says *'Development will be permitted 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, 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.

Good practice 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.

Planning Control and Good Practice, Listed Buildings

2.8 There are 53 individually or group listed buildings and these are shown on Figures 3-6.

2.9 Policy ENV 2 – 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.'*

2.10 The listed buildings in the conservation area are indicative of local character. They span many centuries and display a wide 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 in 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-submission discussion with the Council's Conservation Officer is advised to establish such parameters.

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2.11 Henham is unusual in that many of the properties retain their long straw thatch. Such roofs must stay thatched with repair works being carried out in the traditional manner. Some thatch has been replaced by plain red clay tiles or occasionally pantiles. Welsh slate is another traditional material, particularly on 19th century listed buildings and when it becomes necessary to re-roof such buildings appropriate reclaimed or new tiles or second hand Welsh slate should normally be used. 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.



Picture 2.1 Low thatched dormer with tiled run-off detail to a property in The Row

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

2.12 Policy ENV1 referred to above refers to such buildings that are identified on Figures 3-6. 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.

2.13 Not surprisingly a number of windows have been replaced in a few of these buildings by inappropriate modern ones. Similarly some original doors have been replaced. Elsewhere traditional roofing has been replaced with modern materials that are visually jarring. Where this has occurred it has detracted from the visual appearance of the property and the street scene. 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 Direction as briefly described previously.

2.14 The Council therefore proposes to make an Article 4(2) Direction to remove the right to alter windows and doors and roofing materials on selected dwellings. In due course an Article 4(2) Direction will be drawn up and appropriate consultation will take place in due course.

2.15 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, porches and barge boards will remain unprotected in law. Good practice by responsible owners will be to maintain and retain these features. The Council's Conservation Officer will offer advice on request.

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

2.16 Henham is fortunate indeed to have the extensive areas of open space that contributes so much to the quality of the conservation area. The function of each area differs. Some like the wide verges along Crow Street and the High Street open up the street scene setting many properties in a landscape of lush contained rurality.

2.17 Others such as the churchyard and grounds of the Bury, Parsonage Farm, The Glebe House and orchard associated with Barley House play important functions because of their tall mature trees which make significant visual contributions to the conservation area, providing complimentary structure, form and colour.



Picture 2.2 Protected tree cover acting as a screen to Bay's Cottage and Wright's Piece

2.18 The stand of trees fronting Wrights Piece provides an important visual buffer between this modern development and the historic environment of the High Street. Similarly, trees and high hedges screen many of the larger modern properties along Crow Street, to the north of the High Street and in parts of Woodend Green where they continue to confirm the agricultural heritage of the village.

2.19 Additionally, Woodend Green is essential as a wooded open space offering definition and focus to the eastern end of the village.

2.20 Policy ENV3 Open Spaces and Trees says *'The loss of traditional open spaces, other visually important 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'*.

2.21 The areas are identified on Figures 3-6 and it is considered that development on them would be entirely inappropriate and represent a considerable loss.

2.22 The general locations of trees that make a particular contribution to the conservation area are illustrated on Figures 3-6. Other trees also contribute to the quality of the street scenes. As noted in the appraisal all trees in the conservation area (subject to exceptions) are afforded protection, as owners have to notify the council if they wish to undertake works to them. Many trees have been made subject to Tree Preservation Orders.

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2.23 Good practice guidance for owners includes making regular inspections of trees to check for dieback and danger in the general interests of amenity and health and safety. 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

2.24 As the appraisal has demonstrated there are extensive lengths of quality walls that are distinctive to Henham. These represent an essential component of the village's cultural heritage and must be protected from demolition.

2.25 The walls of quality are shown on Figures 3-6. Some are within curtilages of listed buildings where listed building consent will normally be refused for any proposal involving their demolition. Others are not in the curtilages of listed buildings and as such are unprotected. The council therefore proposes to introduce an Article 4 Direction to remove the right to remove selected walls and railings and appropriate consultation will take place in due course.



Picture 2.3 Quality flint wall with half round brick cap adjacent to St Mary's Church

The Potential Need to Undertake an Archaeological Field Assessment

2.26 There are few opportunities for development within the conservation area as most sites considered acceptable for development have already been built on. However because of the archaeological importance of the moated site now comprising Down Hall House and when development is proposed, applicants should familiarise themselves with Policy ENV4 –Ancient Monuments and Sites of Archaeological Importance. This policy states, inter alia, 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...*'

1 Part 2 - Management Proposals

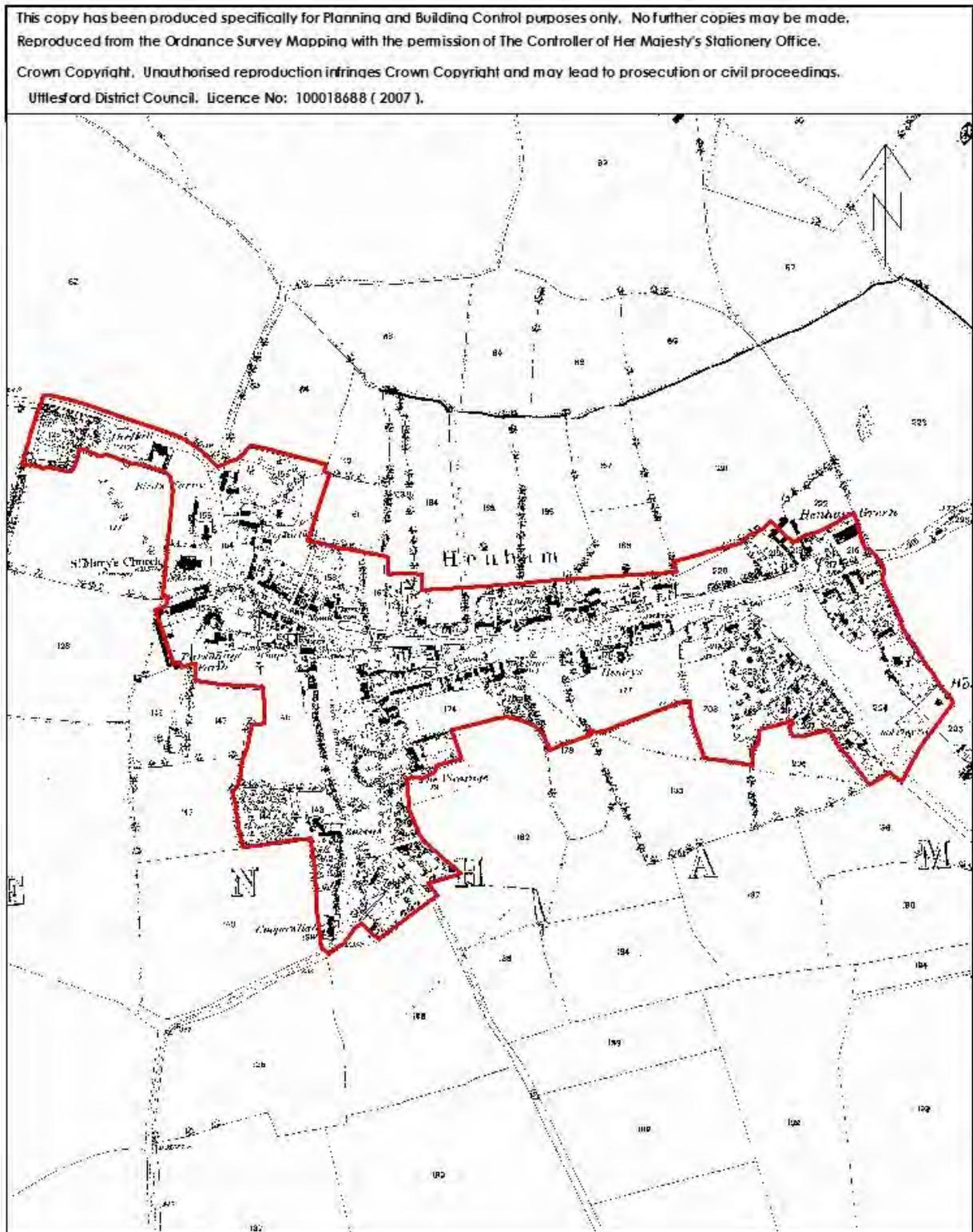
Enhancement Proposals to Deal with Detracting Elements

2.27 The appraisal has identified the following elements that detract from the qualities of the conservation area. The table below identifies them and proposes a course of action in summary form.

Detracting element	Location	Proposed action
Electricity poles	Church Street	Enter discussions with public utility company to seek removal and undergrounding of services
Electricity poles	Crow Street	Enter discussions with public utility company to seek removal and undergrounding of services
Rusting chain link gate	Entrance to Trelawn from Woodend Green	Liaise with owners to seek solution to reduce impact
Modern railings	The Old School, Crow Street	Establish status and discuss potential for re-instating historic railings
Former Starr Garage	High Street	Liaise with owner to seek co-operation to improve the general appearance. Ensure any future development is in keeping with the scale and nature of the immediate environment
Traffic management plan	Principally area of approach to Henham Primary School	Discuss with PC and local District and County Members and pursue options vigorously with ECC if required
Barn	Bird's Farm	Careful consideration should be given to any future development works
Barns and other buildings	Parsonage Farm	Liaise with owner to seek co-operation to reduce impact by painting a neutralising colour
Road surface	Woodend Green	Enter discussions with appropriate owners/ authority to seek resurfacing

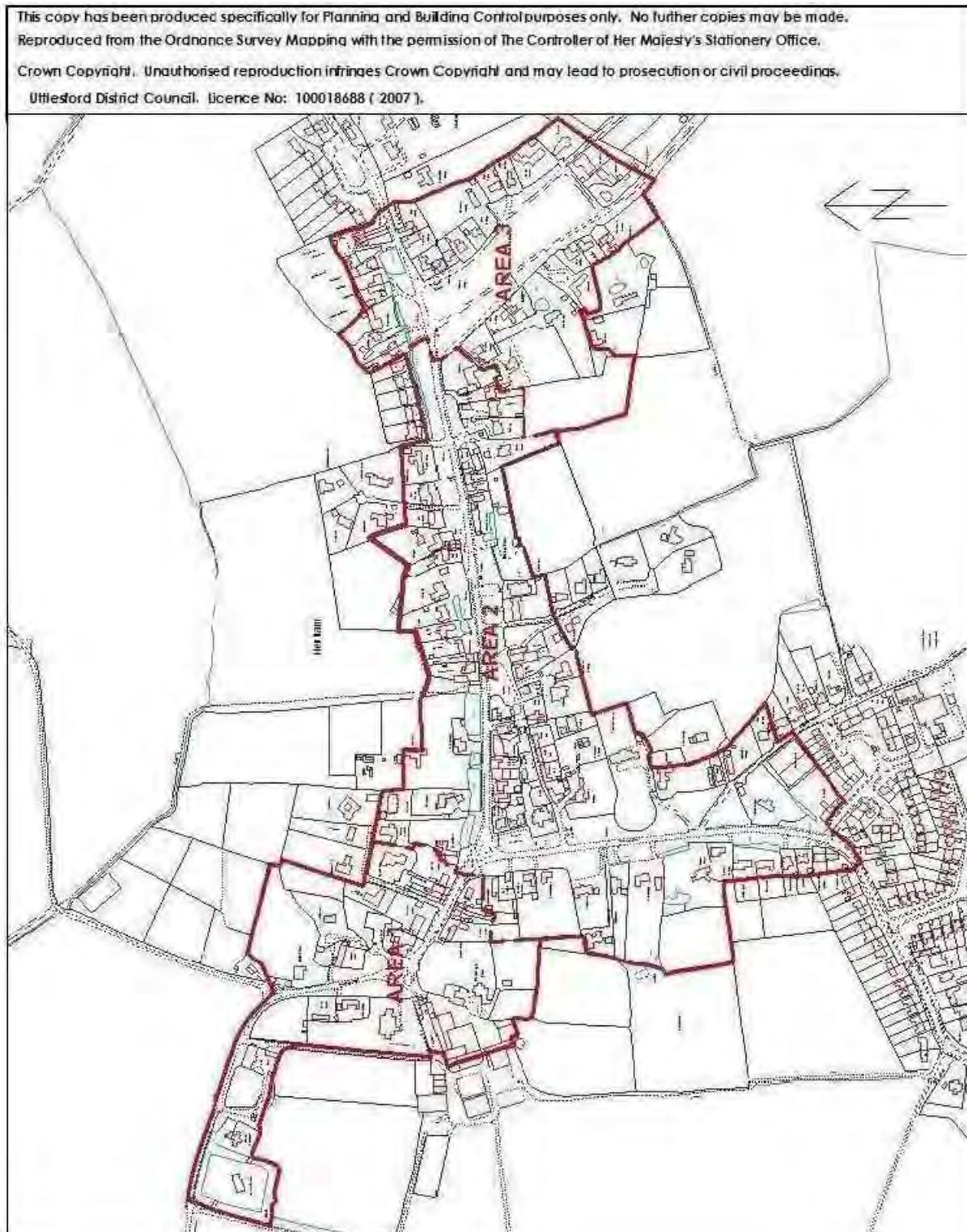
Maps 1

Fig 1 - 1877 Ordnance Survey Map



1 Maps

Fig 2 - Character Analysis Areas



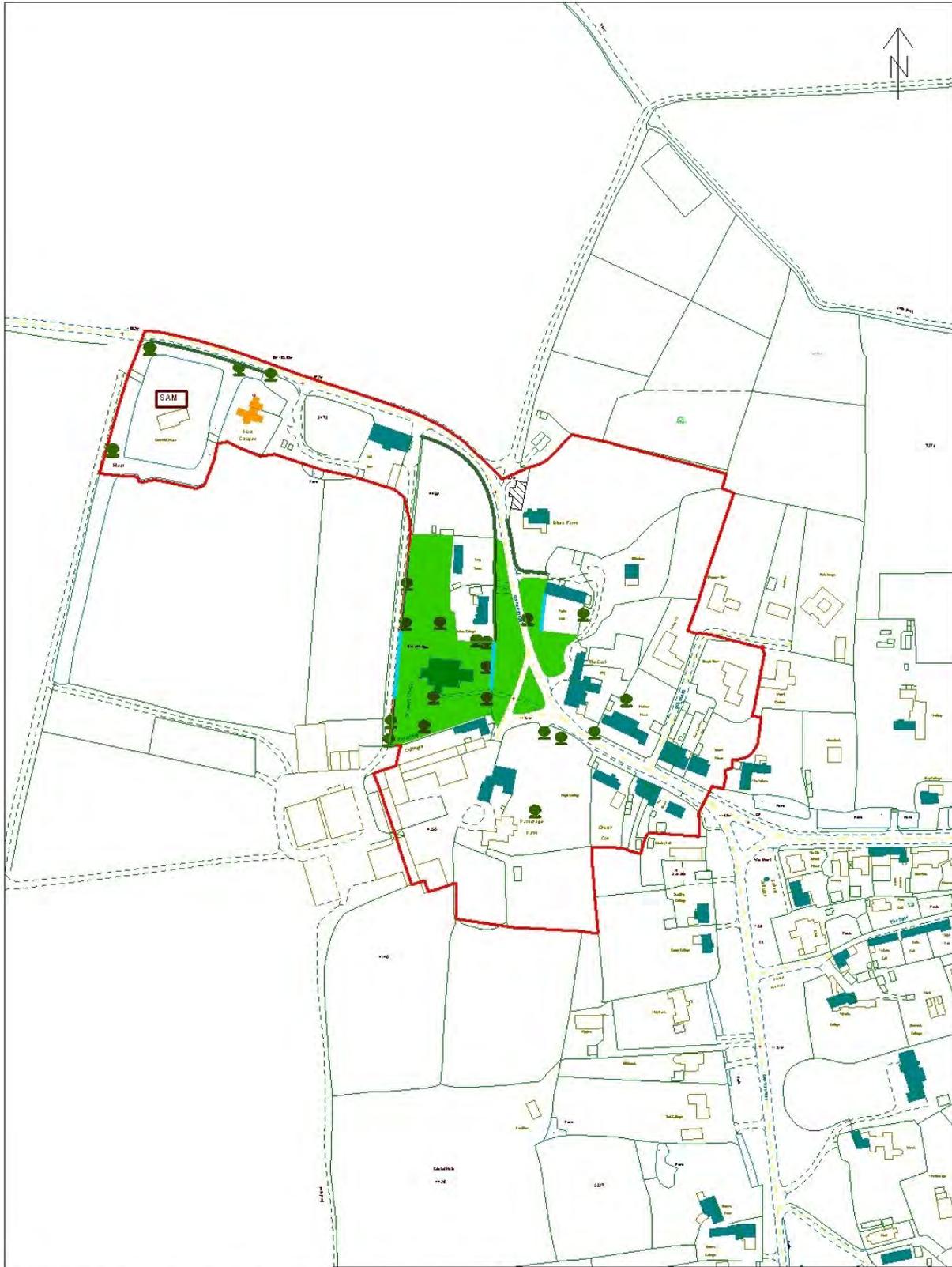
Maps 1

Character Analysis Key

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 Monuments
	Important Open Spaces
	Important Trees
 Walls	Other distinctive features that make an important visual or historic contribution
 Railings	
	Important Views
	Important Hedging
	Detracting Elements
	Proposed boundary revisions to the Conservation Area
	Include additional area
	Exclude existing area

1 Maps

Fig 3 - Area 1



UTTLESFORD DISTRICT COUNCIL

Henham Area 1 Conservation Area

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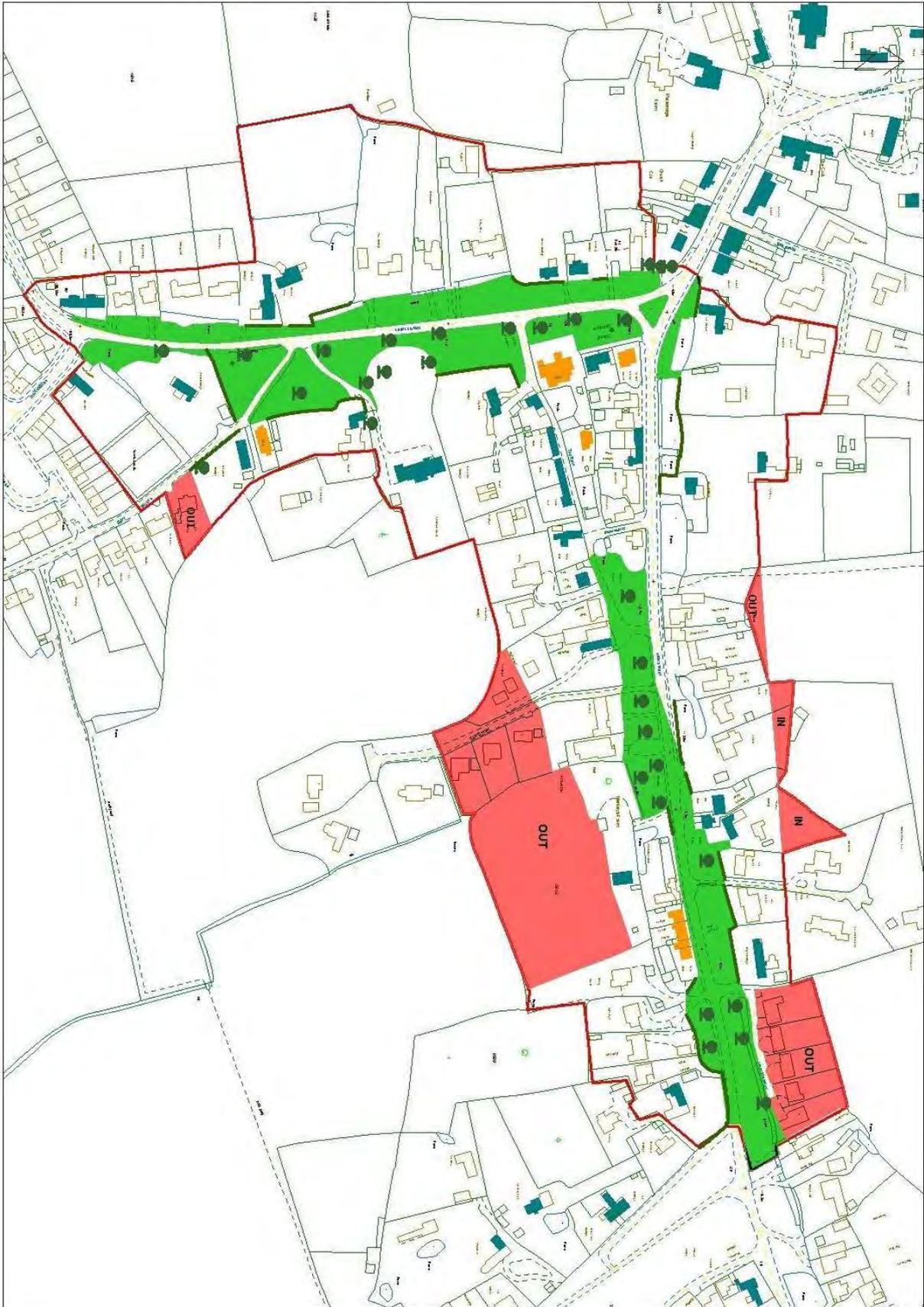
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MAP REFERENCE:ILS428MV

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Maps 1

Fig 4 - Area 2



1 Maps

Fig 5 - Area 3



UTTLESFORD DISTRICT COUNCIL

Henham area 3 Conservation Area

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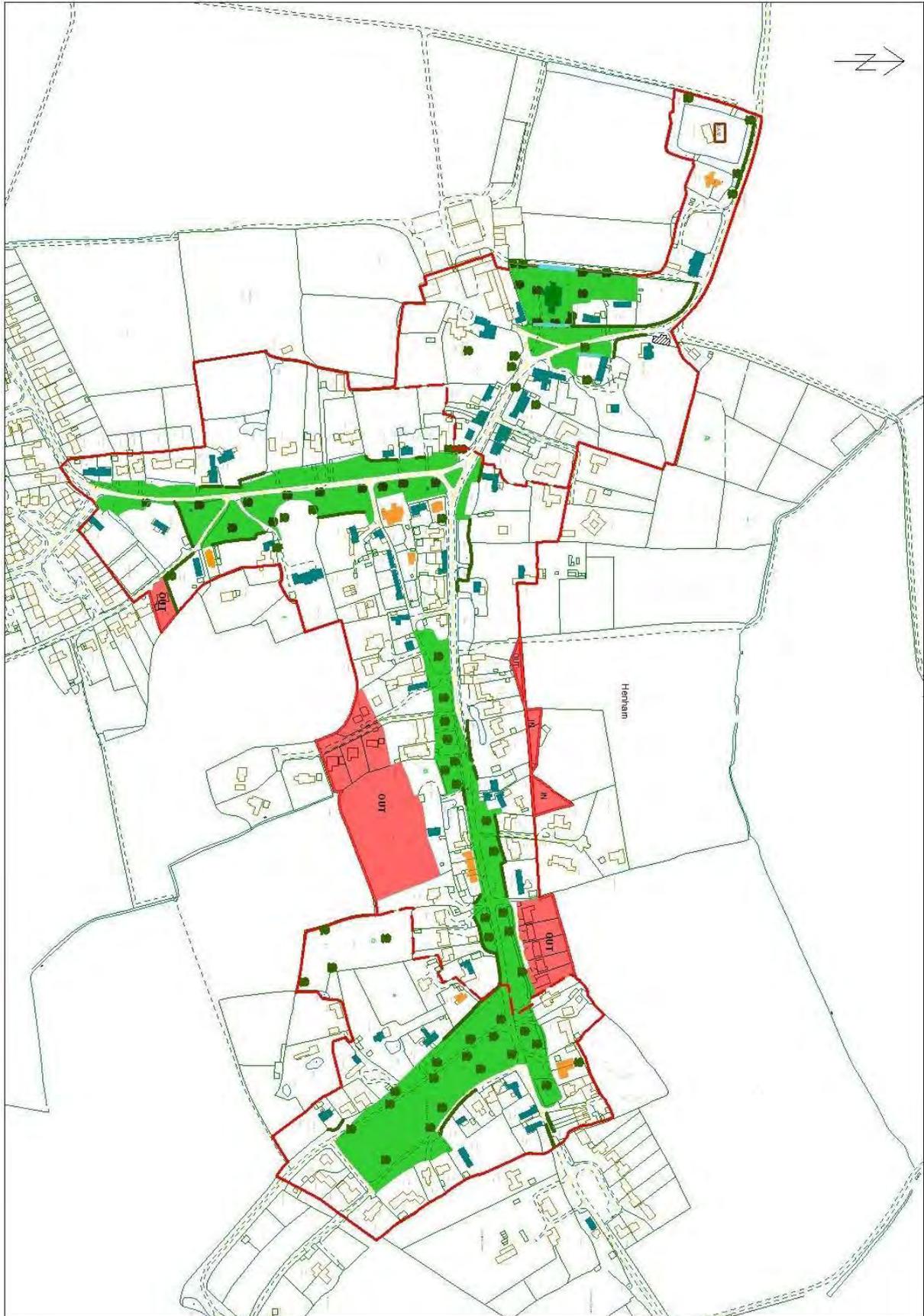
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Maps 1

Fig 6 - Management Plan



1 Maps

Management Plan Key

MANAGEMENT PLAN KEY

-  Revised conservation area boundary, adopted Policy ENV 1 applies
-  Listed buildings, including important curtilage buildings, adopted Policy ENV 2 applies
-  Other buildings to be protected from demolition, see policy ENV 1. Additional controls to be introduced for selected buildings
-  Scheduled Ancient Monuments
-  Important open spaces protected from development, adopted Policy ENV 3 applies
-  General location of important trees/groups of trees
- 

 Walls
 Railings

 Other distinctive features to be protected from demolition within parameters of planning law. Additional controls to be introduced for selected walls and railings
-  Proposed enhancements
-  Proposed Speed Reduction Plan
-  Important Hedging

Appendices 1

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Appendix 2 - Buildings that make an important Architectural or Historical Contribution to the Conservation Area

Buildings other than those already listed that make an important architectural or historic contribution to the conservation area (this is NOT a proposal for listing)

Building name	Location	Description
Moat Cottages	Hall Road	Mid 19 th century pair of 'model' red brick cottages Two storeys. Six window range, the windows are iron lattice casements with stone sills, flush panel front doors. The front is divided by pilasters. Roof tiled (20 th century), with 2 end chimney stacks.
School House	Junction of Crow Street and High Street	Built 1901, red brick, multiple vertical sash windows, later porch and mirror extension to one side. Included as a focal point in this part of the village and for scale against earlier buildings.
The Old School	Crow Street	Late nineteenth century (1875 Board School) purpose built brick school retaining many original features. Replaced railings (originals stacked at rear) though original gates(?) and gateposts by Bayliss, Jones & Bayliss of Wolverhampton still in use.
Church Hall	Carters Lane	Possibly that noted by Kelly as constructed c. 1880 (not on 1877 OS). Modern replaced corrugated iron roof. Notable features include diminutive bell tower and prominent mouldings above the windows.

Appendices 1

Building name	Location	Description
Clematis Villa	High Street	Slate roof, two chimney stacks at opposing ends. Gault brick construction, red brick decoration to window arches and corners, 3 over 2 vertical sash windows of 4 panes each, central 4 panel doorway under original (?) porch.
Heydon/ Clifton House/Coopers Cottage/Snow Cottage	High Street	Run of buildings of different characters and materials. Clifton House of particular note for its mass and position in the street scene: Brick construction under clay peg tile roof, 3 over 2 vertical sash windows of 12 panes each, central panelled door under glazed half light and gauged brick arch.
Rose Cottage	The Row	Two storey, red clay tile roof with chimney stack just offset to one side. Typically small window apertures, casement type with single horizontal glazing bars.
Pair of Victorian cottages	Chickney Road/ Top of Woodend Green	Good examples of their type. Semi detached cottages, slate roof and constructed principally of pink coloured brick with decorative detailing in darker red brick. Pair of chimney stacks, that at the western end is possibly not original, prominent ground floor bay windows of 4 pane sashes with half window to each side, other windows of complimentary 4 pane vertically hung sashes. Pair of centrally located recessed doorways under gauged arches. Shown on 1877 OS map.
Chestnut Cottage	Woodend Green	Built c. 1920, extended but added for scale