

Manuden Conservation Area Appraisal and
Management Proposals, Approved January 2013



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1 Part 1: Appraisal

Introduction

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

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

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

1.4 The purpose of undertaking the appraisal is to:

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

1.5 In undertaking an exercise such as this, one aspect that is too easily forgotten is the community itself and the people who live locally and contribute to its cohesion and social success. Manuden is a small rural village, with a good sense of community. The village has a range of local amenities, which contribute to its community life. These include the primary school, The Yew Tree Inn, playing-fields, Village Hall and St Mary's Church. There is an active local history society (shared with Berden).

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1.6 Manuden Conservation Area was first designated in 1977. One consideration of this study will be to examine the extent of the existing boundaries to see whether or not further boundary changes are appropriate.

Planning Legislative Framework

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

1.8 The legislative basis for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 hereafter referred to as the 'Act'. The Act states that Local Authorities shall from time to time designate conservation areas, which are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve and enhance'.

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

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

1.11 There are two main additional planning controls that apply in conservation areas that are not relevant beyond them. Setting detailed exceptions to one side, buildings within conservation areas cannot be demolished without consent and secondly, any proposal to undertake works to trees has to be notified to the Council, who then consider whether or not to make such trees subject to a Tree Preservation Order.

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

1.13 However there still remain many other minor developments that do not require planning permission, even in conservation areas. To provide further protection to the built environment, councils may introduce additional controls. Examples of such controls include the construction or removal of chimneys, some developments fronting a highway or open space such as external porch, 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, such as distinctive

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doors or windows to non-listed properties could be specified in a direction known in law as an Article 4 Direction. The use of such directions can only be used in justified circumstances and where a clear assessment of the conservation area's qualities has been made. In conducting this exercise we will establish whether or not such additional controls are appropriate for Manuden.

Planning Policy Framework

1.14 The current development plan is the Uttlesford Local Plan which was adopted in 2005 and in which Manuden is designated as a settlement. Approximately half of the conservation area lies within the 'Development Limits' where there is a general presumption in favour of appropriate development, including housing infilling on suitable sites.

1.15 Policy ENV1 of the local plan is particularly relevant as it relates to the design of development within conservation areas. It 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. One of the aims of this appraisal will be to identify non-listed buildings that contribute to the character and appearance of Manuden's conservation area.

1.16 Policy ENV2 relates to development affecting listed buildings of which there are 20 within the study area. The policy suggests that development affecting a listed building should be in keeping with its scale, character and surrounds, with demolition not permitted. In cases where conversion might not normally be permitted, favourable consideration may be accorded to works that represent the most practical way of preserving the building, character and setting.

1.17 Policy ENV3 covering open space and trees is particularly relevant considering the number of tree preservation orders in and around the conservation area. It suggests that the loss of important trees (individual and groups) through development will not be permitted unless the development need outweighs their amenity value.

1.18 Policy ENV4 seeks to protect archaeological importance, and is of particular relevance to areas of already discovered locally important remains. It states that the preservation of locally important remains will be sought unless the need for the development outweighs the importance of the archaeology. 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 prior to determination of the planning application. In circumstance where preservation is not feasible, development will not be permitted until satisfactory provision has been made for a programme of archaeological investigation and recording.

1.19 Policy ENV8 relates to other landscape elements of importance to nature conservation, being of relevance to the hedgerows, special verges etc which are characteristic of the conservation area. It states that development that may adversely

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affect such elements will only be permitted if the development needs outweighs their importance to wild fauna and flora and where adequate mitigation measures are provided.

1.20 The Council is currently working on the new form document that has to replace the current adopted plan, namely 'The Local Plan' and this will supersede the current adopted plan when it has been completed.

1.21 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 Manuden.

General Influences

1.22 The economic success of both Stansted Airport and Cambridge exerts economic and transportation influences throughout Uttlesford. Manuden is situated in a primarily rural area in the Stort Valley, approximately 3km to the north-west of Stansted Mountfitchet and 6km north of Bishops Stortford. It lies only 5km from the M11, providing access to Cambridge, Stansted Airport and Harlow. There is easy access to the A120, bringing access to Braintree and Chelmsford.

1.23 The ease of access to these large centres, including London, provides employment for residents in the area and influences the residential make-up of the village. Like many rural villages, there is a division between those who are employed in traditional agricultural industries, and those who commute. There are limited employment opportunities within the village; the main employers, albeit on a small scale, are Bonney and Sons' Garage, the school and the Yew Tree Inn. There were once several public houses in the village; the Jolly Waggoners is now used as offices for an architectural firm (Barker Associates) and provides some employment and business.

1.24 Historically, agriculture was the main industry in the village, along with a maltings, village shop, bakery and leatherworking. Today, the buildings associated with these industries have changed to residential use. Shops, doctors and other essential services are accessed in Bishops Stortford and Stansted Mountfitchet.

1.25 The only surviving public house in the village is the Yew Tree Inn, which is a focal point in the community. The current village hall is well used and there is an active community spirit, along with a very good primary school.

The General Character of Manuden

1.26 **Setting.** Manuden is located in the Stort Valley approximately 3km to the north-west of Stansted Mountfitchet. The valley itself is very shallow in profile, with the historic village located immediately adjacent to the flood plain at a crossing point of the River Stort.

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1.27 The geology consists of gravels and head deposits capped with boulder-clay, with alluvial deposits in the valley floor. To the east and west the ground rises gently to the boulder clay plateau, which is dissected by the valleys of a number of small streams.

1.28 The landscape is overwhelmingly rural in character (Fig 1), with the historic landscape and settlement pattern surviving well, although there has been field boundary loss (largely post-1950s) across the area. The lanes are ancient, winding, and often sunken, and several that lead into the village have Protected Lane status. A number of small blocks of ancient woodland survive to the north and east of the village, the area was, however, not densely wooded in the medieval or post-medieval period.



Picture 1.1 Google Earth image of the Manuden area

1.29 There is some risk of flooding identified along the River Stort, and a flood management plan is in place to mitigate this.

1.30 General character and plan form. The current extent of the conservation area is a reflection of the central core of the community as it existed in the late 19th century, as shown on the 1881 Ordnance Survey map. While Manuden did not suffer from significant expansion in the 20th century, there has been some infilling in the historic core, and expansion on Carter Hill. The historic integrity of the conservation area has thankfully remained largely intact.

1.31 The conservation area can be divided into five main areas, these are:

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- The area to the north of The Street
- Manuden House and associated buildings and open spaces
- The Street
- The Area around Manuden Hall and The Downs
- Carters Hill

1.32 Development has generally been clustered between the church and Pinchpools Road, lying just above the valley flood plain. There are 72 individual buildings listed as being of special architectural and historic interest in the parish, of which 50 are designated in the conservation area. There are no buildings or sites scheduled under the 1979 Ancient Monuments Act.

1.33 Of the listed buildings in the conservation area, nearly 54% are from the 18th and 19th centuries, 24% are from the 17th and 18th centuries and 22% are from the 16th centuries, albeit with later renovations.

1.34 Some of the most important features in the village are the railings, walls and open spaces. Some of the walling is of a rich red brick but others are flint rubble, supported by brick piers and capping. There are two significant listed railings of wrought iron.

1.35 There are quite a few important areas of open space within the conservation area, two of which are associated with the church graveyard. Other very important areas of open space are comprised of mature trees or ancient grassland and offers significant views both into and out of the conservation area.

1.36 Throughout the conservation area, there are trees, hedgerows and grassy verges. There are a number of trees protected by tree preservation orders within the conservation area, particularly across the north and the east. Trees within the conservation area are protected and anyone carrying out works to a tree in a conservation area must give written notification to the local planning department at least six weeks beforehand.

1.37 Within the conservation area, there are two public rights of way. One runs parallel to Mallows Green Road leading towards the church; the other crosses a small section of the conservation area at Carters Hill on the south side of the village.

1.38 Uttlesford District has adopted a Protected Lanes Assessment within their Local Plan. Manuden has a small number of Protected Lanes in the surrounding area, in particular on the western and northern sides of the village. Two protected lanes run directly into the conservation area; Mallows Green Road protected lane ends on the conservation area boundary and Brixton Lane leading to Pinchpools runs along the boundary for a short distance.

Origins and Historic Development

1.39 The principal sources for this historical background is Essex County Council's Historic Environment Characterisation Report for Uttlesford and the Essex Historic Environment Record, which records archaeological sites, monuments, landscapes and

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historic buildings. Further details have been supplied by Fiona Bengtsen who has written extensively on the history of the Parish, and the Manuden and Berden History Society website has a wealth of information.

1.40 Maps of sites have been extracted from the Essex Historic Environment Record and historic images have been supplied by Fiona Bengtsen.

Prehistoric and Roman periods

1.41 There is extensive evidence for prehistoric occupation of the Stort valley and its environs in the form of cropmarks, with both ring-ditches and enclosures of presumed prehistoric date recorded along the crest of the valley slope. A metal-detecting and field-walking survey at Saucemeres to the north-west of the village found Late Bronze Age/Early Iron Age, Late Iron Age and Roman pottery and a number of coins including a bronze coin of Addedomarus of the Trinovantes tribe dating to 40-30 BC. There is high potential for palaeo-environmental deposits to survive in the StortValley within the alluvial deposits on the valley floor.

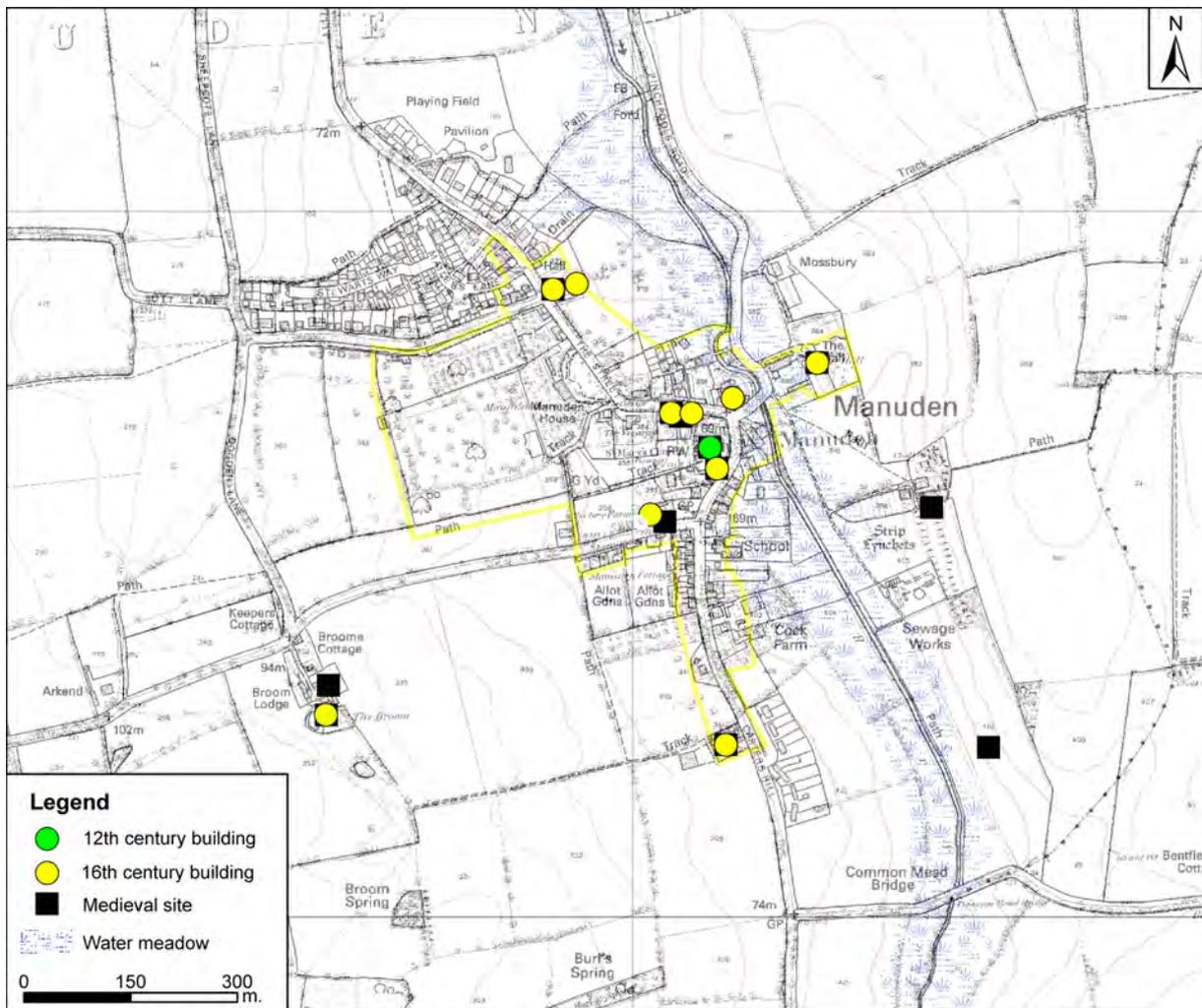
Saxon period

1.42 It is not known what happened during the Saxon period in the Manuden area. However the evidence from fieldwork elsewhere in north-west Essex, suggests population decline and an abandonment of sites. By the later Saxon period the situation appears to have recovered and the distribution of settlements recorded in the Domesday Book at the end of the Saxon period equates very closely to the modern settlement pattern. The placename Manuden is Saxon in origin, translating as 'the valley of the people of Man(n)a' (Reaney 1935). A dispersed settlement pattern of individual farms and cottages can be envisaged, and there may have been a small hamlet on the site of the later village at the river-crossing, where the hall and probably a precursor of the medieval church were also sited.

Medieval period

1.43 At the time of the Domesday Book, which records the *vill* (land holding) of Manuden in 1066 and in 1086, the vill was divided between three powerful landowners (Rumble 1983). Robert Gernon, Ralph Baynard and Aubrey de Vere, held manors in Manuden, and in addition four men-at-arms held one manor between them from Robert Gernon. These can be equated to Manuden Hall, Pinchpools, Saucemeres and Peyton Hall. In 1086 there was a total household population of one free man (who held 30 acres), eight villagers, 13 smallholders and four slaves. There were nine plough-teams, 70 pigs of woodland and 22 acres of meadow (this would have been largely in the flood plain). The livestock comprised cattle, sheep, goats and pigs. The vill of Manuden comprised an area approximating to the parish area, and the population would have been mostly dispersed across this area in the manors, farms and cottages, with a small focus at the river crossing, where the church and Manuden Hall are also located.

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Medieval Manuden (the modern map is overlain on the 1881 1st ed. OS map)

Picture 1.2 Medieval Manuden (the modern OS map is overlain on the 1881 1st edn. OS map)

1.44 It is possible to get some idea as to the general layout of the surrounding medieval landscape using the place-name evidence (Manuden Placename Survey 2000, <http://www.essex.ac.uk/history/esah/essexplacenames/Books/Manuden.doc>). The place-name evidence shows that there was a mix of common arable fields, common meadow and privately held fields.

1.45 St Mary's Church is 12th century in origin although it was extensively rebuilt in 1863-4, it is Listed Grade II*. It is located on the western side of the junction of The Street and Pinchpools Road, the dominant position within the village. In 1143 Richard de Camvill and his wife Alicia, gave "the Church of Maneguedana to God and Saint Melaine and his monks at the Church of Hatfield Regis [Hatfield Broadoak] for ever". The Benedictine priory at Hatfield Broad Oak, had been founded in 1135 by Aubrey de Vere (grandson of the Aubrey de Vere who had been Lord of the Manor of Manuden). It is probable that the church had had an earlier predecessor on the site, and was either rebuilt or refurbished by the de Camvills. The north transept was added c. 1400 by the de Bataille family of Battles Hall, Manuden (the manor is located 2km to the north-west of the village). Many 15th century features survive today, including the north transept

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and nave roof. One of the most important medieval survivals in the church is the early 15th century chancel screen; featuring fine carvings and tracery work, it is one of the finest examples of its type in Essex and described by Pevsner as 'sumptuous for Essex'.



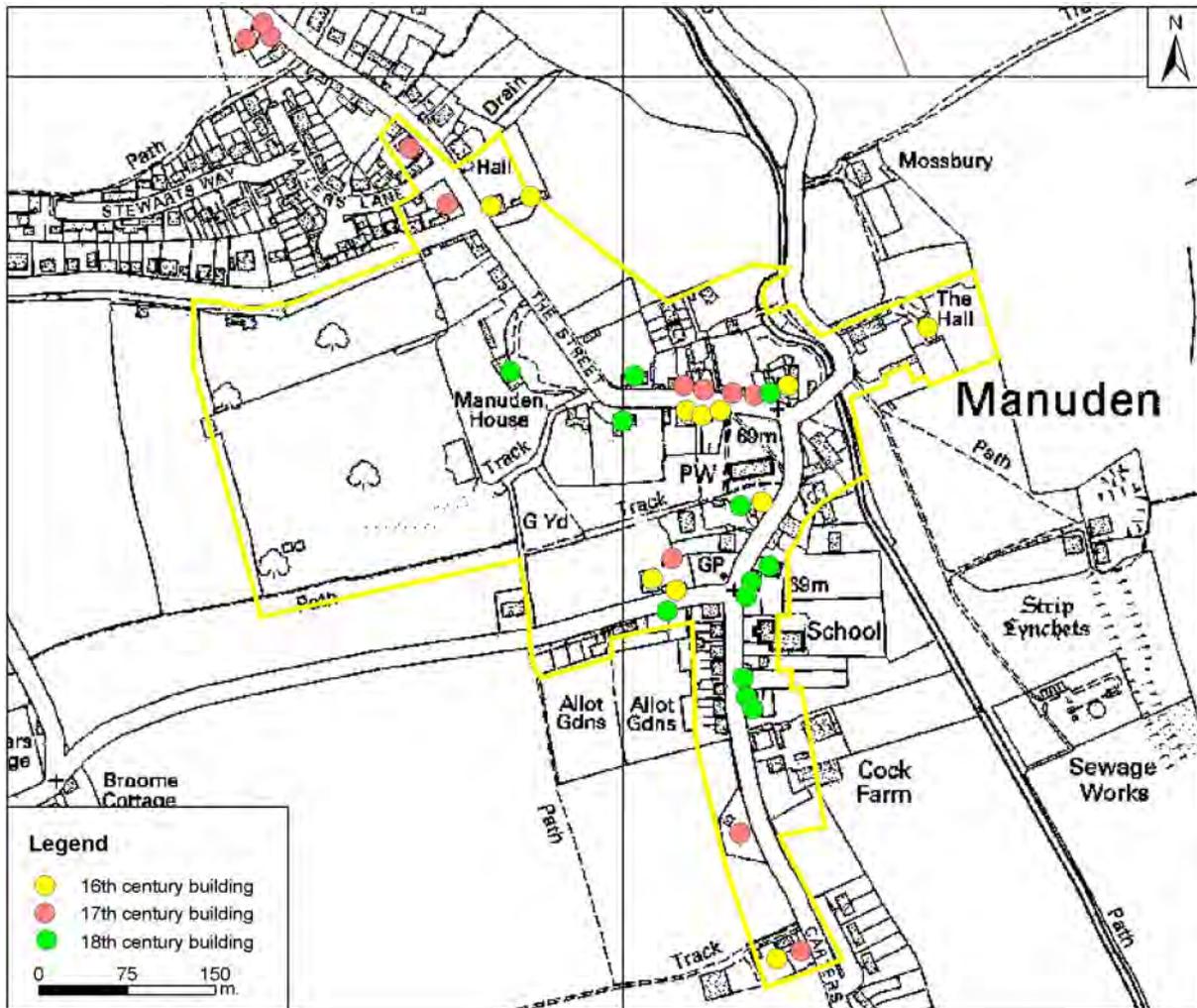
Picture 1.3 Part of the early 15th century chancel screen

1.46 Manuden Hall is sited on the eastern side of the Stort on the lower slopes of the valley side, the present building mid-16th century in origin, but is thought to be on the site of its medieval predecessor. There are parchmarks and earthworks in the fields to the south of the hall, including a notably well-preserved series of lynchets extending from Down Cottages south through the small copse.

1.47 The earliest known surviving domestic buildings within the Conservation Area are two early 16th century timber-framed houses. Benrose Cottages which backs on to the south side of the churchyard, and at the northern end of The Street, Cobbs.

1.48 The Chapman and André map of 1777 gives a good idea as to the early post-medieval appearance of Manuden. The focus of the settlement is still on the junction of The Street and Pinchpools Road.

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16th-18th century Manuden

Picture 1.5 16th-18th century Manuden (the modern Ordnance Survey map is overlain on the 1881 1st Edition Ordnance Survey map)

1.50 Further building took place in the 17th century, of which the most notable group is the long timber-framed and jettied ranges that form the Old Maltings, the Old Bakery and Old Wall House at the southern end of The Street.

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Picture 1.6 Early 20th century postcard of The Street. The churchyard wall and trees are located on the left, and the Maltings and village stores on the right.

1.51 There were further additions to the village in the 18th century, particularly along its outer limits. Of these the largest is Manuden House, an 18th century stuccoed brick house with later alterations and additions partly built on earlier foundations. The original block at the south-east end is of two storeys and attics with a five window range on the front and central Ionic stuccoed portico. It is set in its own grounds with iron railings along the street frontage. Next to Manuden House is Cleeve Hall, formerly the Vicarage, a two-storey red brick house of c.1724, the outer windows on the upper storey of the original part are Venetian windows and the ground storey of this part has two canted bays. The remainder of the 18th century additions to the buildings comprise timber-framed cottages.

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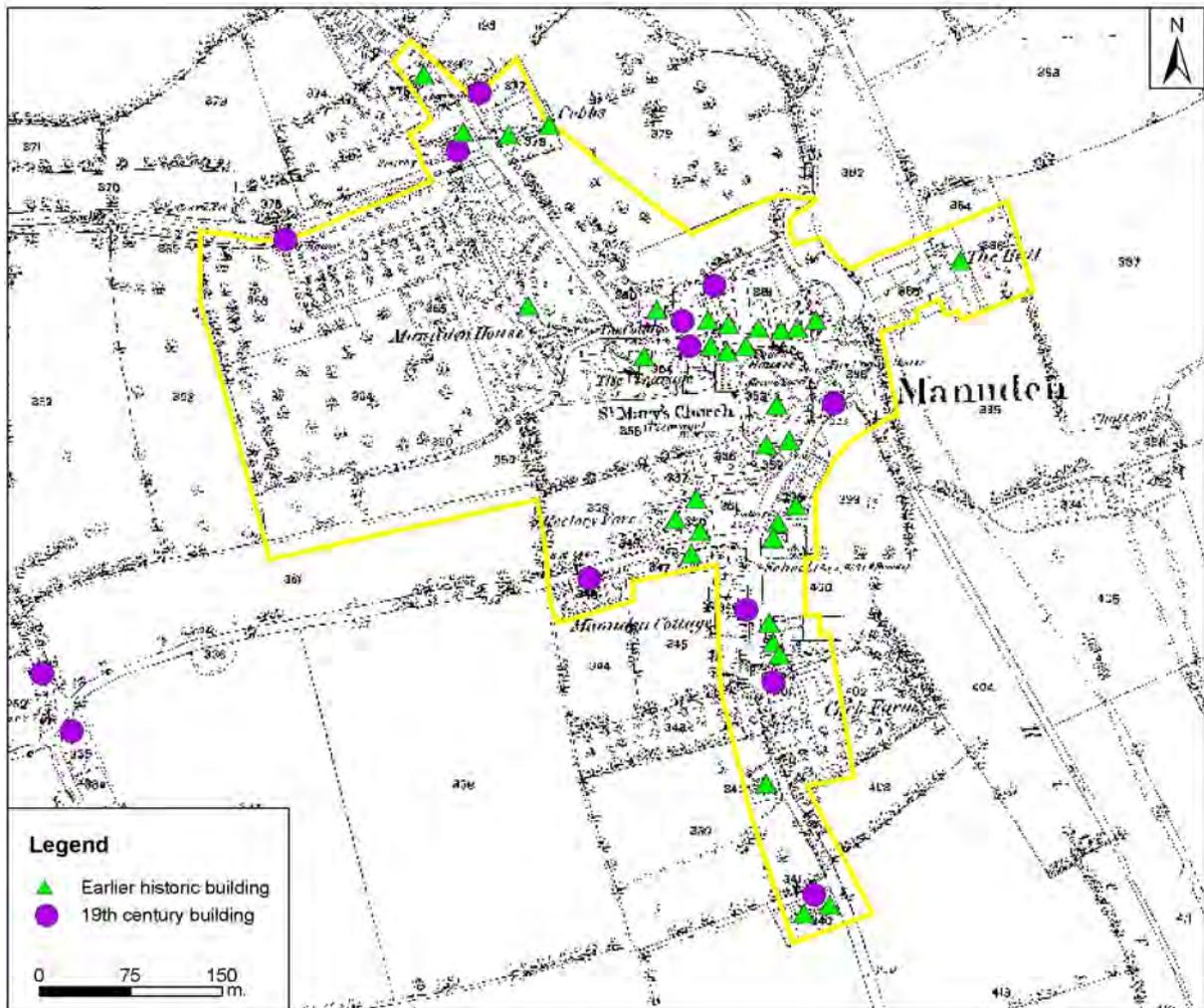


Picture 1.7 Looking northwards to the trees in the churchyard, the wall to the left is the boundary to the Village pound

19th-20th centuries

1.52 19th century additions to the village largely comprised infilling, replacements and repairs. The 1st Edition Ordnance Survey map for the village includes two smithies, a school (on the Mallows Green Road junction) and a fire engine house (where Bonney and Sons' garage is now sited).

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19th century Manuden (superimposed on the 1881 1st edn. OS map)

Picture 1.8 19th century Manuden (the modern OS map is overlain on the 1881 1st edn. OS map)

1.53 The most significant additions were 1-23 Manuden Cottages at the southern end of the village, which comprise six blocks of cottages, each a pair, built by J. Thomas in 1857. These were constructed as a consequence of the shifting of The Street eastwards and the demolition of the row of cottages which fronted it in order to improve the frontage of Manuden House. On the south-western limits of the Conservation Area 9-17 Mallows Green Road comprise a row of early 19th century clay lump cottages. At the northern end of the village an early 19th century timber framed Congregational Chapel was built, it now serves as the Village Hall. In 1880 a brick-built Methodist Chapel had been constructed, also on the northern limits of the village (outside the Conservation Area).

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Picture 1.9 The Primitive Methodist Chapel at the beginning of the 20th century

1.54 The 1920 3rd Edition Ordnance Survey map shows remarkably little change, and it is not until the 1938 Ordnance Survey map that further expansion takes place with the addition of Nos 90-100, The Street. The most significant changes to the village date to the late 20th century with the construction of the small housing estate on the north-western edge of the village and a smaller group of houses on Carters Hill at the southern end of the village. There has also been some infilling within the older parts of the settlement. The playing-fields and pavilion on the northern edge of the village are also 20th century in origin.

Character Analysis

1.55 The current conservation area has been divided into five character areas, each with a map and a key common to all. Text and photographs provide a brief description of each area. Historical photographs have been provided by Fiona Bengtsen and all other photographs were taken by the surveyor. All maps are Ordnance Survey, Essex County Council Licence No: 100019602 (2012).

1.56 The extent of the areas is shown on Map 1. They are:

- Area 1 The area to the north of The Street
- Area 2 Manuden House and associated buildings and open spaces
- Area 3 The Street

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- Area 4 The Area Around Manuden Hall and The Downs.
- Area 5 Carters Hill

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

1.58 Individually listed buildings. The listed buildings have been individually identified from the Essex Historic Environment Record. These are buildings that are protected by the Planning (Conservation Areas and Listed Buildings) Act 1990. Each individual analysis indicated the number of listed buildings as percentage of principal buildings in that area.

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

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

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

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

1.63 Traditional materials and detailing. Traditional materials and details that make a significant contribution to the character of the area are identified and their historic and aesthetic value have been highlighted in the character analysis.

1.64 Principal building materials within the conservation area include red brick, lime render and black and white weather boarding on walls. Roofs are generally of clay tile, slates, pantiles and concrete tiles, and there are a significant number of thatched

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cottages in very good condition. In most areas, road and footpath surfaces are tarmac. Other road surfaces are asphalt, cobbles, clay bricks, concrete bricks and granite and concrete curbs.

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

1.66 Neutral Buildings. The uncoloured buildings on the plans are neutral in character and neither enhance nor detract from the street scene.

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

1.68 Detracting elements and possible improvements are addressed in Management Plan.

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

Area 1 - The Northern End of The Street

1.70 This area comprises the area of The Street to the north of Butt Lane. The views northwards terminate where the group of thatched listed cottages opposite the entrance to the playing-fields provides a visual stop. Looking south, the built-up area abruptly opens out to an attractive open space, comprising the gardens of Manuden House with its mature trees and the ancient pasture on the east side of the road. There are also limited views up Butt Lane, which has protected lane status, and Mailers Lane which leads into the modern housing estate.

1.71 The northern end of The Street is flanked by a mix of modern and historic housing. There are six Listed Buildings, approximately 60% of the total number of buildings in Area 1. Some of the buildings front the street, others (particularly on the eastern side) are set back, and a number abut it. They are a mix of plastered timber-frame, plastered or painted brick and plain brick. The paint colours are largely in the white and pale pink range. The buildings range in height and size from the single-storey thatched Butt Lane Cottage to the more substantial former Jolly Waggoners public house.

1.72 There is a mix of boundary treatments, ranging from wooden fences, garden hedges, and flint cobble and brick walls. None of the boundaries is particularly high, allowing views over them into gardens. The buildings are largely set back in their gardens and are partially screened by vegetation. There are a number of trees with tree preservation orders and combined with the other garden vegetation, add a general leafy feel to the road.

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1.73 The road is under tarmac and as the main route through the village is relatively busy for a minor country road. There are white lines down the edges and centre of the road, and some on-street parking and the area in front of the former Jolly Waggoners is also used as a car-park for the offices which currently occupy it.

Individually listed buildings

1.74 Cobbs (62 The Street) is a timber-framed and plastered building of early 16th century origin (Grade II). It is two storeyed with a two window range of three-light leaded casements on the front. Wings extend to the east at the rear and there is a modern addition on the north-east. The roof is tiled, hipped, with small gables at the north and south ends and a large central chimney stack. To the rear of this is an outbuilding of late 16th century date (Grade II). It is a timber-framed and plastered building with some exposed timber-framing and a tiled roof. The 1st Edition Ordnance Survey map shows that these two buildings once formed part of a larger complex which had been demolished by 1920.



Picture 1.10 Cobbs No. 62 The Street

1.75 Immediately adjacent to Cobbs is the Village Hall, formerly the Congregational Chapel. An early 19th century timber-framed and plastered building of modest proportions, typical of the smaller rural non-conformist chapel. The front has two windows with "Gothic" arched heads and window bars and a central doorway with a cornice hood. The roof is slate, gabled on the front.

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1.76 Rose Cottage, Butt Lane Cottage and The Jolly Waggoners form a group; all are listed as Grade II. Rose Cottage is a 17th century timber-framed and plastered, thatched building, the timber-framing was exposed during renovation. The former Jolly Waggoners public house (now an office) is also 17th century in origin. It is a two storeyed painted brick building with a plinth and raised band between the storeys. At the north-west end there is a small later timber-framed addition. It has a three window range of double-hung sashes with glazing bars, in flush cased frames. The south-east end has an original (blocked) window with a Tudor arch and above it another (blocked) with a semi-circular head. It has a central doorway with a tiled hood. The roof is tiled, with an original central chimney stack with raised bands. At the rear there is a wing also with a tall original chimney stack with raised bands. Butt Lane Cottage to the south is a renovated 18th-19th one-storey, timber-framed and plastered building with a weather-boarded base. It has a six window range of casements with lattice leaded lights that has been extended at the east end by a two window range. The roof is thatched, hipped at the east and west ends, with a central chimney stack.

1.77 No other buildings make an important architectural or historic contribution to the street scene, but see the recommendations for an extension to the conservation area below.

Important trees and open spaces

1.78 There are a number of trees with tree preservation orders. The garden trees and hedges also make an important contribution to the street scene.

Important views

1.79 Two important views have been defined. One is the view to the south down The Street into the open space formed by the grounds of Manuden House and the pasture opposite. The other is the view northwards along the street which terminates with the group of thatched cottages opposite the entrance to the playing-fields.

Detracting elements

1.80 There is an issue with traffic and parking on the road causing congestion. The parking in front of the former Jolly Waggoners also detracts from the street scene during working hours. Some of the modern infill is unsympathetic in scale and character, and care should be taken with future applications in ensuring that the overall size of the development, including roof-lines and surface treatments are in sympathy with the other properties in this area.

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Picture 1.11 Parking in front of the former Jolly Waggoners

Revised boundary changes

1.81 An extension is proposed to the boundary of the existing conservation area so that it takes in the important group of listed buildings and the adjoining historic buildings, including the former Methodist Chapel, at the northern end of The Street.

1.82 This area extends from No. 85 The Street as far as the entrance to the Playing Fields. The road rises gently northwards, and has a slight curve to it. At the northern end of the proposed extension there is an important group of listed buildings. Oakdale is a 17th-18th century renovated timber-framed and plastered building. It has one storey with attics and casement windows. The roof is thatched, half-hipped, with one dormer on the front and a central chimney stack. Next to it is 99 The Street, a tiny 17th-18th century renovated timber-framed and plastered building with later additions on the south-west end. It is one storey high with attics and casement windows. The roof is thatched; half hipped at the north-east end. The addition is two-storied, with a tiled roof. Chapel Cottage is located to the rear of No. 99; it is a 17th-18th century, renovated timber-framed and plastered building. It has two storeys, with a two window range of casements. The roof is thatched; half hipped, with a central chimney stack. Laurel Cottage is located on the other side of The Street. It is an 18th-19th century renovated timber-framed and plastered building. It has two storeys, with a three window range of casements. The roof is thatched, with an external chimney stack located at one end.

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Picture 1.12 Oakdale and No. 99 The Street

1.83 There is a group of other non-listed buildings that contribute to the character of this proposed extension to the conservation area. The former Methodist Chapel, a painted brick-built building dating to 1880, with arched windows and door on its gable-ended frontage, is typical of many small-scale rural chapels and forms an important part of the historic narrative of Manuden. It is now a private home (No. 95 The Street). Nos 85-89 are all late 19th century or early 20th century in date, No. 85 in particular with its garden contributes to the overall historic appearance of the area.

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Picture 1.13 The former Methodist Chapel

1.84 A minor change is recommended to exclude No.4 Butt Lane and Apple Tree Cottage and to bring the Conservation Area boundary in line with the property boundaries as the two sites comprise modern properties of little architectural or historical note.

Area 2 - Manuden House and Associated Buildings and Open Spaces

1.85 The area around Manuden House and The Street encompasses a distinctive zone within the conservation area. The area extends from the turning of Butt Lane to the edge of the garden at Cleeve Hall. Here the village is dominated by the open space of ancient pasture on the east side of The Street, and the impressive garden with ornamental trees fronting Manuden House. The character of the area is defined by the large scale of the historic buildings, tall garden trees and open spaces, reflecting the prosperity of the village in the later 18th and 19th centuries.

1.86 Views to the north are of rural, open countryside. Butt Lane is a secluded and pleasant lane, part of which has protected lane status, and has attractive views into the conservation area. The Street runs in a linear direction southwards into the centre of Manuden village, where it turns sharply at the corner of Cleeve Hall. The view of Cleeve Hall looking southwards into the conservation area is visually impressive, the wide entrance to the house and adjacent stables is probably original and the garden is flanked by fine trees.

1.87 At the northern end of The Street, the left side of the road is flanked by the red brick stable walls of The Orangery, leading to the Orangery Walls on Butt Lane and the listed Ice House building. The wall of the Orangery adjoins a garden wall, which is

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interrupted by a double gate leading into the garden. The gate leads onto a smaller historic building with a tiled roof. The rest of the garden boundary is concealed with attractive trees and wild hedges, leading up the highly sunken Butt Lane, which is a Protected Lane. The red brick wall around The Orangery and stable buildings make a positive visual contribution to the conservation area. The Orangery is depicted on the Chapman and Andre map of 1777, as is the plot of Manuden House.



Picture 1.14 Early 20th century postcard of Cleeve Hall, with a view of The Street

1.88 Comparison with the 1st Edition Ordnance Survey maps and early photographs shows that the street scene has not changed considerably. The most noticeable change is alongside Cleeve Hall looking south-west, where mature trees have been replaced by garden trees. This has opened up views into the village towards the church. The wall at Cleeve Hall has also undergone some changes, including the insertion of a new gate in the centre.

1.89 Open pasture opposite Manuden House looks across to open countryside. The pasture is characterised by ancient grassland and trees, many of which have tree preservation orders. The railings have important group value along with Manuden House, and should be maintained accordingly.

1.90 The Street is the main road into the town from the north and has quite heavy traffic flow, particularly at rush hour and school collection times. The ground surface is tarmac with raised concrete kerbs, there is a flashing speed sign and the entire stretch of The Street and the entrances to buildings have either white or yellow lines.

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Individually listed buildings

1.91 There are five listed buildings in this section of the Conservation Area. These include Manuden House and Cleeve Hall two of the most prominent buildings in the conservation area, two listed railings and an Ice House (all Grade II).

1.92 Manuden House is an 18th century stuccoed brick house with two storeys and an attic; it has a five window range on the front of 19th century double-hung sashes. Nineteenth century additions to the north-west end of the house, and further 20th century additions are in a similar style, but at a lower eaves level. The roof is tiled with a modillion eaves cornice, three hipped dormers with old leaded casements and end chimney stacks. A central Ionic stuccoed portico projects on the front, with plain columns and a cornice. Set well back from the road in a landscaped garden, the house can be seen between gaps in the trees.

1.93 The wrought iron railings at Manuden House garden were erected c. 1820, with cast finials on a brick plinth. There are three sets of gates; the double gates on the south are hung on open cage piers with pyramid caps, surmounted by cast-iron owls. On the opposing side of The Street, lining the open pasture, the listed wrought iron railings are set on a red brick plinth. The two sets of railings along with Manuden House have a strong group value. Some are probably replacements, the originals having been removed for scrap during the Second World War.

1.94 The Ice House lies in the grounds of Manuden House, along the boundary off Butt Lane. The Ice House is an early to mid 19th structure with red brick walls of both Flemish and English bond with plain clay tiles to the roof. It is an unusual structure with circular chamber above and below ground, a conical roof and entrance porch. The Ice House has been on the Buildings at Risk Register since 1997, only the clay-tiled, conical roof (which is damaged) is visible above the hedges on Butt Lane.

1.95 The Grade II listed Cleeve Hall was built as a vicarage in the mid-sixteenth century. The building was reworked in 1725 and again in the 20th century, but the tiled roof with original carved bargeboards to the wings on the north front is original. The roof has a moulded wood modillion cornice and four pedimented dormer windows. Built on a half H-plan, it has two storeys, attics and a four window range (the part at the west end, of one window range and one bay window was added in the 19th century), double-hung sashes with glazing bars, in shallow reveals. The outer windows on the upper storey of the original part are Venetian and the ground storey of this part has two canted bays with dentilled cornices, and a central six-panel door with panelled reveals and a wood door case with plain Tuscan attached columns. Being situated on a tight bend on the road, its red brick Georgian facade dominates the northern section of the conservation area.

1.96 There is an important historic grouping at the north end of The Street. The Orangery is a picturesque building at the junction of The Street and Butt Lane, with tarred weatherboard, tiled roof and casement windows. Depicted on the 1st Edition Ordnance Survey map, it was originally part of Manuden House outbuildings. The eastern and western sections of the H-plan building are original; the central section was a later addition, linking the two original buildings to form a one storey domestic property.

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1.97 The early parts of the building have hipped roofs with a red brick façade, blending with a red brick wall which borders the front of the building and extends around the corner at Butt Lane. The red brick wall continues along The Street and borders the old stable buildings, which have been converted to a residential property. The property is well maintained and forms an important historic grouping within this area of the conservation area, reflecting its historic character and 18th century prosperity.

1.98 The Orangery building itself is located further back from The Street, on the boundary of Butt Lane. Its high, red brick elevation lines the boundary of Butt Lane and is an important part of this grouping. The wall is capped, with a pilaster at each end, and the glass conservatory can be seen from the junction.



Picture 1.15 View of The Orangery walls at Butt Lane

1.99 An attractive building lies between Manuden House and Cleeve Hall, which used to be the former stable of Cleeve Hall. The red brick building has two storeys and a tiled roof, and an L-shaped plan. It is set back from the road and its red brick façade and wall brings historic continuity to this section of the conservation area. A pathway runs from the road to give access to the graveyard. A brick wall of the old stable buildings lines part of this pathway and has flint rubble wall capped with red brick, attached to the red brick building.

Important trees and open spaces

1.100 Three important open spaces have been identified in this part of the conservation area. The most important open space identified in the Conservation Area is the pasture opposite Manuden House, with views across the valley to Pinchpools Road. This wide

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open space consists of open pasture with patches of ancient grassland, and a scattering of mature trees, many with tree preservation orders. This pasture greatly enhances the rural feel of the village and provides strong connections to the countryside beyond.

1.101 Another important open space is accessed by a lane leading between Manuden House and Cleeve Hall entrances. This open space forms part of the property of Manuden House and extends as far as Butt Lane. It is mostly flanked by mature trees, and has a number of trees with tree preservation orders. Although on private property, part of the land is publically accessible by a trackway which leads to the church graveyard, and a public footpath which runs through it from the surrounding countryside.

1.102 Another important open space is the graveyard behind Cleeve Hall, which offers a peaceful and secluded area for people to sit in. It can be accessed by public footpaths and it is a pleasant area for people to walk though to enjoy views of the surrounding countryside, the church spire and nature. The grass in the unused part of the graveyard is allowed to overgrow, providing a place for wildlife. Many of the trees have tree preservation orders. This open space adds to the rural character of the village; its use as a burial ground reflects with the prominence of the church in the centre of the village. The rural and peaceful character of this area should be retained.



Picture 1.16 View of an important open space in the graveyard

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Other distinctive features

1.103 One of the most distinctive aspects of this area of the conservation area is the prominence of red brick boundary walls and the listed railings. Some walling has been discussed in association with historic buildings, above. In particular, the boundary walls at Cleeve Hall on the southern side of the conservation area, and the walling around the stables and The Orangery are a distinctive feature of this area.

1.104 The wall at Cleeve Hall is an important historic feature and has important group value with the House and surrounding area. The red brick wall has been altered by the inclusion of a new gate and high pilasters; this could have caused the cracking that is seen in some places. The new brickwork on the original main entrance has been replaced in a sympathetic manner. Being such a visual focal point in the conservation area; it is important that this wall is maintained appropriately.

1.105 The most southern end of the wall fronting Cleeve House has an interesting brick archway built into the wall; the origins of this are unknown.



Picture 1.17 Brick archway feature in wall at Cleeve Hall

1.106 Efforts should be made to ensure the conservation of these historic walls both as important boundary markers to Cleeve Hall and for their contribution to the character of the conservation area.

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Important views

1.107 The road running southwards into the conservation area has fine views of Cleeve Hall. The long stretch of trees at Manuden House garden and the pasture opposite with views out across the valley is distinctive and adds to the rural feel of the village.

1.108 From the corner at Cleeve Hall, there are impressive views into the centre of the village, flanked by timber framed buildings.

Detracting elements

1.109 Speeding traffic on this linear stretch into the village poses a hazard, particularly as the road bends sharply at Cleeve Hall. While measures should be taken to ensure that the speed limit is adhered to, the erection of a flashing 30mph speed sign detracts from the street scene.

1.110 The paint on listed railing on the left side of the road leading south into the village is peeling. This would benefit from a coat of paint.

1.111 The wall at the outside of Cleeve Hall is starting to crack at the gate pillar. The wall has been altered in places and a new entrance gate has been added. New brickwork does not precisely match the original brickwork, although this should weather in time. Efforts should be made to ensure that any further repair work is carried out in an appropriate manner.

1.112 The listed Ice House which lies near the edge of Butt Lane is in very poor condition and is on the Buildings at Risk Register. Although only the roof is visible from Butt Lane, efforts should be made to ensure its conservation.



Picture 1.18 Speed sign outside Manuden House, The Street

Revised boundary changes

1.113 An extension is proposed to the boundary of the conservation area to include the entire field of pasture opposite Manuden House. The current conservation area boundary cuts the field in half. This open area of grassland is an important open space in the conservation area; adding to the rural character of the village. From The Street, it provides excellent views out of the conservation area and from Pinchpools Road it provides excellent views into it.

1.114 Looking from Pinchpools Road and into the conservation area, towards Manuden House, this pasture can be seen as a significant component of the conservation area. The rooftops of a number of listed buildings can be seen from this location, and the open pasture comprises mature trees with tree preservation orders.

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1.115 The conservation area should be extended to encompass the entire field, rather than splitting it in half. Any development on this field would greatly detract from this area of the conservation area.



Picture 1.19 View from Pinchpools Road, looking into the conservation area

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Area 3 - The Street

1.116 This area comprises the historic core of the village. Manuden is essentially a linear village, with the main road, The Street, curving around the church, which is sited on the western side of the crossing of the River Stort and the junction of The Street and Pinchpools Road.



Picture 1.20 View looking southwards down The Street

1.117 The church is raised above the valley on a slight mound, with the topography sloping from the west and south very gradually down to the crossing-point of the Stort. There are views out across the village green to the eastern slopes of the Stort valley, but the majority of the area is enclosed by either buildings or mature trees, effectively curtailing distant views. The churchyard, the village green and the former village pond form important open spaces.

1.118 The area can be subdivided into five sub-areas, comprising The Street to the north of the church from the Yew Tree to Cleeve Hall, the church and churchyard, the village green and Bonney and Sons' garage, The Street from the church to Cock Farm and Mallows Green Road. The older buildings tend to be those closest to the church; these include the Almshouses and Benrose which backs on to the churchyard.

1.119 The Street is flanked on either side by a high density of historic listed buildings of considerable architectural interest. A total of 30 listed building are present, representing about 80% of the total building stock in this part of the conservation area. The majority of the buildings front directly on to the street, a few are set back with small gardens in front, whilst others are located behind buildings which front the street. The

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older buildings are timber-framed and plastered, the more recent examples are brick built and there is an important and rare terrace of clay-lump construction. The predominant colour range is white and cream, together with a mellow red brick and some black weatherboarding. The majority of the houses are two-storey, and several have overhanging jetties, these are a particular feature of the northern half of The Street. The roofs are largely red tile, again mellowed by age. The varied shapes and heights of the buildings make for a pleasing visual appearance, and there are a number of notable roofscapes, such as those visible from the churchyard to the rear of the almshouses.



Picture 1.21 The Old Maltings

1.120 There is some 20th century infill, to the rear of the buildings fronting The Street, as well as a few more visible properties on the road frontage (these have largely replaced older properties on the same site). Whilst the part of the Street to the north of the church is overwhelmingly comprised of listed buildings, to the south there is a greater mix of listed buildings and modern dwellings, and there are more front gardens.

1.121 Public buildings comprise the Church and the primary school.

1.122 Observation of the road during an average working day suggests that traffic is an issue, particularly around school opening and closing times when there was serious congestion in the vicinity of the school, compounded by parking on the road. Any further building along The Street must recognise these parking issues and provide a suitable solution.

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1.123 There is little in the way of street furniture, which consists of a red post-box, modern telephone box and a bench on the village green, a number of black painted bollards and a chevron sign warning of the right-angle bend around the churchyard. There are 30mph signs and a school warning-sign at the school as well as keep clear signs painted on the road immediately in front of the school. The presence of two large glacial erratics (one a pudding-stone, the other a sandstone), at the entrance to the Yew Tree Inn car-park and against the churchyard wall on the bend of the road is noteworthy, and they should be retained, preferably in their present location.

1.124 Distant views are limited to those across the Stort valley from the road junction with Pinchpools Road. In the middle ground there are views to the west from the road junction up to the gates and gardens of Manuden House and southwards from the Mallows Green road junction to the trees opposite Cock Farm. The backdrop to the houses that form the foreground views is of mature trees, either in the gardens of the buildings themselves or forming the boundary of the fields behind.

1.125 Bonney and Sons' garage is located on what was formerly part of the Village Green. It comprises a long black weatherboarded building and accompanying small brick shed, with numerous cars parked outside. The site had been previously used for the village fire engine, as shown on the 1st edition OS map.

Individually listed buildings

1.126 There are a large number of listed buildings in the core of the historic village, making up the majority of the housing stock. Unless otherwise stated they are all Grade II.

1.127 The most significant building is the church of St Mary the Virgin, which is listed as Grade II*. It is probably of 12th century origin but was largely demolished in 1863 and rebuilt in 1864. The north transept is 15th century as are the roof of the north transept and nave. There is a fine early 15th century chancel screen with much carving and traceried work. In the north transept there is a wall monument to Sir William Waad (d. 1623), in black stone and marble. The church occupies an important situation at the focal point of the village.

1.128 The Street to the north of the church is largely fronted by listed buildings. Adjoining the north-west corner of the churchyard is the Poor Houses (Nos 45-49). This comprises an early 16th century timber-framed and plastered house, forming a long two storeyed range with attics. The upper storey is jettied on the north front on curved brackets and was formerly jettied on the south front also, which faced on to the churchyard. The roof is tiled, and at the east end there is a 17th century external chimney stack. The front has three doors and three dormer windows, but the main window range is not symmetrically laid out. One of the almshouses is currently unoccupied and care will need to be taken to avoid building deterioration and vandalism occurring.

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Picture 1.22 Roof-scape to the rear of the Poor House, as seen from the Churchyard

1.129 To the east of the Poor Houses is Nos. 51-53, a 16-17th century timber-framed and plastered house, two-storeyed with attics, now divided into two. It is set back from the road, with an area of rather unsympathetic gravelled and concrete hardstanding in front. The upper storey is jettied on the north and south fronts on curved brackets. The roof is tiled, and steeply pitched, hipped at the east and west ends, with gambrels.

1.130 No. 55 is a mid 16th century timber-framed and plastered house. It has been considerably altered and renovated in the 20th century. On the north front the space between the projecting wings has been built out at ground storey level and the garden is under slabs, with a low slab wall, not in keeping with the vernacular building tradition of the area. The windows are leaded casements. The roof is tiled, with original carved bargeboards to the wings on the north front. At the east end there is an external chimney stack and at the west end there is a later addition with a catslide roof, weather-boarded on the ground storey. Associated with this house is an 18-19th century timber-framed and weatherboarded outbuilding, gabled on the north end and thatched. Between this and No. 55 is a gravelled yard area, with mature trees and a garden visible behind the garden wall to the rear.

1.131 The Yew Tree Inn occupies a prominent position on the northern side of the road junction with Pinchpools Road, opposite the Churchyard. It is a timber-framed and plastered building of late 16th century origin with a mid 18th century block built on at the rear. The upper storey is jettied on the whole front, on 3 brackets supporting the main beams. The large car-park is under tarmac. Adjoining the Yew Tree Inn is 38A

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and B, Church View, a timber-framed building probably of 18th century origin and faced in brick in 1905 (colour washed). The east end has a former shop front of 19th century date.

1.132 The next group of buildings was used as a maltings. The outbuilding to the east of No. 40 had its origins as the ground storey of former maltings of probable 17-18th century date. The original building was 3 storeys high, timber-framed above, of which only the colourwashed brick ground storey remains with a timber-framed gable end to road with plaster infill. It is now used as a garage with doors to road. The neighbouring Old Maltings is a 17th century timber-framed and plastered maltings converted into a dwelling house and incorporated as one tenement. It was restored in the 20th century, with the timber-framing exposed on the front. The building is long and relatively low, with a jettied upper storey on the front. The ground storey windows have boarded shutters. The roof line has a large central gable, formerly a loft hoist or lucam.

1.133 The Old Bakery is an equally long low building range of 17-18th century timber-framed and plastered houses. The adjoining Old Wall House and Old Post Office are a timber-framed and plastered house with a parapet front dated 17-18th century in the listing report but now thought to have their origins as an early 16th century artisan's house. The upper storey is jettied on the whole front. The ground storey has a 19th century shop front with 2 bay windows and a central doorway. Associated with Old Wall House was a No. 48a, an 18-19th century timber-framed and weather-boarded barn, converted to a house in the late 20th century.

1.134 The final house in this area is The Cottage, a timber-framed and plastered house built around an old Inn which is likely to be of 17th century date or earlier, but much altered and renovated. Unlike the other buildings on this stretch of The Street, it is sited back from the road in its own garden, and is partially screened from the road by a combination of railings (listed, c.1820), brick wall and hedge. These are covered by a tree preservation order.

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Picture 1.23 Benrose and No. 37 The Street, as seen from the churchyard

1.135 The southern side of the churchyard is formed by Benrose and No. 37 The Street, which together form an extremely picturesque group. Benrose is an early 16th century timber-framed and plastered house with a cross wing at the east end. It was altered in the 18th century and renovated, with modern additions. The timber-framing is exposed on the north side and the cross wing is jettied on the upper storey on a moulded and carved bressummer. No. 37 was formerly a range of three 18th century timber-framed and plastered cottages now renovated and formed into one single-storey tenement. Both properties are set end on to the road, and their frontages are largely obscured behind garden vegetation, although there are attractive glimpses of both them and the gardens over the garden gates.

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Picture 1.24 The date plaque on Manuden Cottages

1.136 Manuden Cottages comprises six blocks of almshouse cottages, each a pair, built by J. Thomas in 1857. They have two storeys, the upper storey projects slightly and is plastered. The ground storey is of red brick. Each block has a 2 window range of casements. The southern 2 blocks have some original iron casements. The roofs are tiled, double-pitched, with 2 gabled dormers on the front and one at the rear and 2 central chimney stacks one on each ridge. The laundry house for the group survives (now part of No. 13). They are set back from the road by a couple of feet behind a flint-and-brick wall.

1.137 The Bury and its two barns forms an attractive group. It is setback from the road facing onto the former village pond, but is readily visible from The Street. The Bury is a timber-framed and plastered farmhouse with a cross wing at the north end. The external features are 18th century in date, but the interior is said to be a framed building of c.1560. To the north of the former farmyard is a thatched 17-18th century timber-framed and weather-boarded barn, and forming the southern side of the yard is a large 16-17th century timber-framed and thatched tithe barn, partly plastered and partly weather-boarded. The Bury is backed by mature trees and extensive gardens.



Picture 1.25 Looking across the former village pond to The Bury

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1.138 White Cottage and The Ferns are located on the east side of The Street, opposite the churchyard. The Ferns is an early-mid 19th century, two-storey, red brick house. Lantern Cottage to the south is an 18th century thatched, timber-framed and plastered house. It is set back from the road behind a native species hedge. Next to it are two 18th century timber-framed and plastered cottages, Primrose Cottage and Osier Cottage. Primrose Cottage is weather-boarded on the front, with modern additions. It is separated from the road by a low picket fence. Osier Cottage fronts directly on to the road.

1.139 On Mallows Green Road Adams Cottage and Tylers Cottage is a thatched, timber-framed and plastered house, now divided to two cottages, with 18th century external features, and possibly an earlier frame. They have attractive gardens to the side and rear and several mature trees. Nos 9-17 Mallows Green Road are a very interesting survival of a range of early 19th century clay lump workers cottages, Nos 15 and 17 are plastered. They are one storey on the north front and two storeys on the south front, with small casement windows and a slate roof. They are set above the road by a couple of feet, with a small strip of garden separating them from the road.



Picture 1.26 The clay lump terrace on Mallows Green Road

1.140 The school is a late Victorian red brick building, with a central gable end with a large window facing onto the road flanked by two wings, each with an entrance door, and a foundation date of 1877 set into the gable. It is a typical example of late 19th century village school architecture and is an important part of both the history and community of Manuden. It is set back from the road in a tarmac school-yard, with a low red brick boundary wall topped by iron railings. A modern extension (very late

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20th/early 21st century) is sited to the rear; it is largely screened from the road by the historic building. There is a small tarmac football pitch and grass playing-fields to the rear.



Picture 1.27 Manuden primary school

Important trees and open spaces

1.141 The churchyard forms an important open space in the centre of the village; it is raised above the street level by a couple of feet. It is largely under grass, with ancient tomb-stones and mature trees, mostly yews, but also horse chestnut. Two of the trees have tree preservation orders on them. The village green also once formed part of this open space at the heart of the village, and to an extent it still does, albeit in a much reduced form. It is now a small triangular area, with a number of semi-mature ornamental trees planted on it. There are open views out from here to the south-east across the valley to The Downs. To the south of the church the former village pound also visually forms an open space, although it is in private ownership. It comprises a green mown field bounded by a mid-height flint wall with brick-capping. To a much lesser extent the car-park attached to the Yew Tree Inn also forms part of this open space, although with its black tarmac surface and double yellow lines at the entrance, together with small-scale dumping of rubbish to the rear of the space, it cannot be considered a sympathetic or attractive addition to the overall street scene. The leylandii hedge to the rear of the car-park blocks views northwards out of the car-park.

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Important views

1.142 There are important views from the road junction by the church westwards up to the mature trees at the entrance to Manuden House. Eastwards the view extends across the village green and the river to The Downs on the other side of the valley. There are important views into the churchyard and across the former village pound to The Bury. The views up Mallows Green Road are somewhat curtailed by the bend in the road and its sunken nature, but are in themselves very attractive with its overarching vegetation and historic appearance, the road is designated as a Protected Lane. There are views to the south from Manuden Cottages across open farmland on the western valley slopes up to Oozes Wood.

Detracting elements

1.143 The car-park for the Yew Tree Inn is under tarmac and rather too municipal in appearance for the village location, an effect which is compounded by the double yellow lines at the entrance. The leylandii trees to the rear are not in keeping with the surrounding landscape and obscure views outwards from the village. Their removal or replacement with native species should be considered. The rubbish that has been dumped to the rear of the Inn should be removed.

1.144 The chevron signs outside the Yew Tree Inn indicating the sharp bend are not sympathetic to their setting and consideration should be given to alternative means of ensuring traffic safety that are less intrusive. The village green, which is much reduced from its original size, is not particularly welcoming and feels more part of Bonney and Sons' garage site than part of the community, partly because the trees on it are largely too low to stand under and the seat faces outwards on to the road, it would benefit from landscaping or maintenance.

1.145 Traffic, particularly at the beginning and end of the school day is a particular issue of this area, with considerable congestion on the approaches to the school. There are yellow no-parking signs painted on the road at the school entrance, but these have shifted the problems just slightly further away. Further consideration is needed on improving both parking within the village and traffic flow through it.

1.146 No. 8 The Street beside the school is not particularly sympathetic in character to the prevailing vernacular architecture, an issue compounded by its concrete hard-standing. Improvement or concealment would enhance this area.

Potential redevelopment sites

1.147 It is recognised that presently Bonney and Sons' garage provides a useful service which may indeed continue for some time. However businesses of this nature in many similar locations have eventually, through external market pressures, been forced to close. It is a requirement that sites of this nature are identified for possible future redevelopment. This is a small but highly important site, centrally located in the village, on the former Village Green. The Garage constitutes two building structures,

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neither of any merit. Any redevelopment which should occur must give due consideration to how the site could be improved and better complement both the adjacent open spaces and the local building styles.

Revised boundary changes

1.148 There are no revised boundary changes for this area.

Area 4- The Area Around Manuden Hall and The Downs

1.149 This area begins at the bridge crossing over the River Stort to Pinchpools Road. The area extends northwards, just past the boundary of Manuden Hall and takes in the backs of the houses on the opposite side of the river. To the south, the conservation area boundary ends around the garden of Manuden House and encloses a small section of the river and land towards the village green.

1.150 The Street drops down slightly towards the River Stort, and narrows considerably at the river crossing where it meets Pinchpools Road. The bridge is very narrow and has a disjointed appearance, with railings, posts and traffic signs cluttering the scene. Once across the bridge, there are wide open views across the countryside towards Manuden Hall in the north and The Downs in the south.

1.151 Pinchpools Road is under tarmac and the lack of white lines in the side of the road complements the rural character. The landscaping around Manuden Hall is well maintained; the wide grassy verge is fenced off and is lined by a garden hedge, with a number of small garden trees. Further north along Pinchpools Road, garden boundaries consist of low wooden fences and low hedges.

1.152 The back garden of Linmal's House, opposite Manuden Hall on Pinchpools Road are of neutral quality – the buildings are quite modern and do not add substantially to the character of the conservation area. The spread of garden furniture and sheds does not add any particular character to the conservation area.

Individual listed buildings

1.153 Manuden Hall is the only listed building in this area. It is an impressive building in both scale and architectural form. The building has its origins in the sixteenth century, although most of it was destroyed by fire in 1889 following widespread discontent related to the spread of mechanisation in farming. Although the façade looking onto Pinchpools Road is largely obscured by trees, most of what is visible is part of the original medieval building. The west front has four crow stepped gables, on the south front there are two original crow stepped gables with pinnacles. The windows are stone dressed gables, some with stone mullions and transoms. The chimney stack at the north side is original.

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Picture 1.28 View of Manuden Hall from Pinchpools Road

Other buildings that make an important architectural or historic contribution to the street scene

1.154 The garden of Manuden Hall has a single-storey brick Folly, designed by prominent architect James Boutwood in 2000. It reflects the original style of the gables.

Important trees and open spaces

1.155 Crossing the bridge from the village, the land to the right opens into The Downs and fields containing medieval strip lynchets. A public footpath crosses this area, leading across the bridge and into the village.

Other distinctive features

1.156 The medieval strip lynchets in the field at The Downs, adjacent to the conservation area are highly significant earthworks and will be discussed below.

Important views

1.157 Three important views are identified. When leaving the village over the bridge, there are impressive views across the Downs and medieval strip lynchets.

1.158 The second important view identified is seen from Pinchpools Road, and looks out towards Manuden Hall and the surrounding countryside.

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1.159 The final important view identified is also seen from Pinchpools Road, looking west into the conservation area, with views of the church spire and pasture land.

Detracting elements

1.160 Street furniture and landscaping around the bridge has a cluttered, municipal feel, which is an extension of the character of the area around Bonney and Sons' garage and the village green. It consists of a kerb and a low, concrete wall with white railings on top and is abutted by a wooden fence on the south and a low wall on the north. On the south it is overlooked by willow and wetland trees; however on the north the bridge is overlooked with leylandii trees, which are not generally in keeping with the historic character of the village.

1.161 Just over the bridge, two road traffic signs indicate the beginning of the 60mph speed limit leaving the garage, and 30mph entering the village. Given that Pinchpools Road is narrow and winding, the speed limit may be too high. This conflicts with the rural setting.

1.162 Care should be taken to ensure that the bridge is properly maintained and that excess signage does not impinge upon the rural character of the conservation area.



Picture 1.29 Traffic signs on the bridge leading from The Street to Pinchpools Road

1.163 Brambles and nettles on the bridge should be dealt with.

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Revised boundary changes

1.164 It is recommended that the conservation area boundary is extended southwards, to include The Downs, to encompass a significant archaeological landscape. The cluster of buildings at The Downs are not listed, but Downs Croft and the Old Lime Kiln Cottage are depicted on the 1881 OS map and Meadowbrook is very late 19th century in date. All three are nestled into a former chalk pit. Medieval strip lynchets run from Downs Cottages parallel to the River Stort and are a well preserved example of their type. This form of archaeological earthwork is rare in Uttlesford and Essex as a whole, and as such should be preserved. The field between Manuden Hall and the medieval strip lynchets has a number of low earthworks, which may indicate below ground archaeology, probably related to Manuden Hall.



Picture 1.30 Medieval strip lynchets on The Downs

1.165 This proposed extension to the conservation area can be viewed from a number of areas within the conservation area, especially from Manuden Hall, The Yew Tree Pub, the village green and Carters Hill. Likewise, there are significant views looking into the conservation area from this location, with views of the church spire, many listed buildings around the church and Manuden Hall.

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Area 5 - Carters Hill

1.166 This section of the conservation area begins on the south side of Carters Hill, extending towards the boundary of Periwinkle Cottage and Cock Farm. This relatively small area is characterised by open fields and farm buildings from the 17th to 18th centuries. The buildings are set back from the road in their associated farmyards, and are mainly hidden from the main road.

1.167 Carters Hill is the main entrance to the town from the south. Views to the south look out to open countryside and looking north, there are views of Manuden Cottages. The west side of Carters Hill has over hanging trees and high, grassy verges with wild flowers. To the east side of the road, the post war houses and footpath are not included in the conservation area and form a relatively neutral boundary. There is a contrast between the predominantly rural with historic farm buildings and farm land on the west, while the east has a more municipal feel, with the post-war housing, white lines and a tarmaced footpath. The contrast is notable, and care should be taken that the integrity of the rural, historic area is not detracted from by increased urbanisation.

1.168 Timbers Farm House, Periwinkle Cottage and Walnut Tree Cottage form a cluster of listed buildings at the south of the conservation area. The cluster of houses is reached by a narrow, sunken lane with overhanging canopy. The groupings of buildings are set back from the road and their roofline creates an important skyline view on the southern approach to the village, across open, unenclosed fields. The scattering of modern farm buildings and sheds to the west are not included in the conservation area. While the modern farm buildings are fairly neutral in appearance, the erection of telephone poles directly behind the houses is not complementary to the rural character of the area.

Individual listed buildings

1.169 There are five listed buildings in this area. Periwinkle Cottage, Walnut Tree Cottage and Timbers Farm House form an important grouping of listed buildings at the south of the conservation area. Periwinkle Cottage is a picturesque timber-framed building dating to the 17th and 18th centuries. With one storey, a central chimney stack and thatched roof, the cottage would have been a farm outbuilding which was later converted. The current cottage is painted pink and has small casement windows.

1.170 Walnut Tree Cottage is a 17th century cottage which has been renovated, it has one storey and attics, a thatched roof with a central chimney and casement windows with leaded lights.

1.171 Timbers Farmhouse has its origins in the mid-16th century, and evidence of later alterations and renovations. It has two storeys and a window range of modern casements with leaded lights. The roof is red tiled, with a square chimney stack.

1.172 Further down Carters Hill, the roof of Hill House can be seen above the hedgerows. Hill House dates to the early part of the 17th century and is a timber-framed and plastered building with two storeys. The upper storey is jettied on the whole front with exposed joists and five curved brackets.

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Picture 1.31 Roof of Hill House, Carter Hill

1.173 The final listed building in this area of the conservation area is Cock Farm Barn, located at the bottom of Carters Hill and fronts onto the road. The 18th century barn has an L-shaped plan with wings extending to the east and south. The east wing has a pantiled roof and the south wing has a tiled roof.

Other buildings that make an important architectural or historic contribution to the street scene

1.174 As a working farmhouse in the curtilage of Cock Farm barn, Cock Farmhouse has important group value in this area of the conservation area. The farmhouse is a two storey building with brick façade and casement windows. It has a hipped roof with red tile and stack chimney on the northern elevation. The farm complex reflects the rural nature of the village, and its historic character should be maintained.

Important trees and open spaces

1.175 There are no tree preservation orders within this area of the conservation area.

1.176 The area of field between Timbers Farmhouse and Hill House is accessed by a public footpath. This area is part of open fields which surround the conservation area.

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Important views

1.177 Two important views have been identified. From the cluster of historic buildings at Periwinkle Cottage, there are wide views across open fields towards the village, encompassing historic rooftops and the church spire.

1.178 The second important view can be observed from the area opposite Hill House on Carter Hill. Looking eastwards, there are views out towards the Downs, including the historic cottages, strip lynchets and mature trees.



Picture 1.32 View from Carters Hill towards The Downs and strip lynchets

Detracting elements

1.179 The traffic on Carters Hill can be very busy, particularly around school collection and drop-off times. The road has a tarmac surface with tarmac kerbs on a wide pavement, white road markings and a relatively low-key speed sign. This contradicts the rural feel of the village and is not in keeping with the rest of the conservation area.

Revised boundary changes

1.180 There are no revised boundary changes for this area.

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Overall Summary

1.181 Manuden is an overwhelmingly rural village of historical, visual and archaeological importance. The current extent of the conservation area is a reflection of the central core of the community as it existed in the late 19th century, as shown on the 1881 Ordnance Survey map.

1.182 Manuden has a range of listed buildings with some diversity of architectural styles. Older buildings are timber-framed and plastered, the more recent examples are brick built and there is an important and rare terrace of clay-lump construction. The church occupies the centre of the village and visually is the most prominent building in the village; the spire can be viewed from many locations.

1.183 The northern part of the conservation area around Manuden House and the Orangery is characterised by listed railing and attractive curtilage listed walls of red brick and flint rubble.

1.184 Unlisted buildings which are locally distinctive have been noted throughout the text. There are many unlisted buildings that contribute greatly to the character of the conservation areas, and measures should be taken to ensure that they are not put at risk though inappropriate alterations.

1.185 The historic landscape and settlement pattern survives well, although there has been field boundary loss (largely post-1950s) across the area. There has been some unsympathetic modern infill, in terms of scale. While there are not many infill plots remaining, any such development should be done in a sensitive manner. Special care should be taken to protect the remaining areas of open space in the conservation area.

1.186 There are a number of important open spaces within the conservation area, including the churchyard and the graveyard and the historic pasture opposite Manuden House. There are a number of tree preservation orders in the conservation area, as well as a number of other important, mature trees.

1.187 Views from the conservation area vary from enclosed views of historic buildings and rooftops at the centre of the conservation area, opening up to wide views into the countryside.

1.188 Detracting elements have been described and the manner in which these could be dealt with is described in the table set out in the management plan.

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Revised Conservation Area Boundary

2.1 The revised conservation area boundary is shown on Figs 3-7.

The additional areas for inclusion are:

(a) The important group of listed buildings and the adjoining historic buildings at the northern end of The Street, including the former Methodist Chapel and the listed thatched cottages.

(b) The entire field of pasture opposite Manuden House, is comprised of ancient grassland and mature trees. This area provides excellent views out to the countryside, blending the village centre with the surrounding landscape and reinforcing the rural feel of the village.

(c) The conservation area boundary that ends at Manuden Hall boundary in Area 4 should be extended southwards, to include the Downs. The proposed area would include the medieval strip lynchets, a highly significant archaeological landscape, running from Downs Cottages down towards the River Stort. The lynchets are relatively rare for Uttlesford and Essex as a whole, and are exceptionally well preserved examples of their type.

The area for exclusion is:

(a) To exclude No.4 Butt Lane and Apple Tree Cottage and to bring the Conservation Area boundary in line with the property boundaries as the two sites comprise modern properties of little architectural or historical note.

General Planning Controls and Good Practice in the Conservation Area

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

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

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

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2.5 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

2.6 There are 50 individually listed buildings and these are shown on each Area map.

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

2.8 The listed buildings in the Conservation Area are indicative of local character. They span the medieval periods through to the 20th century, and as such display a variety of architectural forms, methods of construction and materials. Most are of timber frame construction, sometimes with later brick frontages.

2.9 Listed buildings in Manuden generally have roof finishes in traditional clay peg tiles. Some roofs have natural slate, pantile and there are number of thatched roofs in very good condition. Remaining traditional historic roofs should be maintained and any repair works should be carried out in the traditional manner. Thatched roofs should be retained and only replaced with thatch. Likewise, traditional methods for maintaining clay tiles should be employed when repairs or maintenance are necessary. Good practice advice to applicants is to acknowledge that the council's overall objective is to ensure that proposals accord with the above policy, especially in determining scale and the use of materials. Scale of development should be low and materials used should be sustainable and of the highest quality. A pre-application discussion with the Council's Conservation Officer is advised to establish parameters.

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

2.10 Most buildings in Manuden Conservation Area are listed, but those which are not are covered by Policy ENV1. As set out earlier, buildings in a conservation area cannot be demolished without consent. The appraisal identified significant non-listed buildings that make a positive contribution to the conservation area. Because of the important architectural or historic contribution these buildings make to the conservation area, any application involving their demolition will normally be refused.

2.11 Within the conservation area, a small number of buildings have had inappropriate modern window replacements. Occasionally, traditional roofing has been replaced with inappropriate modern materials. 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

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as an Article 4(2) direction (under 1990 Planning Act). The Council therefore proposes to make an Article 4(2) direction to remove the right to alter windows and doors, roofing materials, chimneys, fences and walls on selected dwellings and appropriate consultation will take place in due course.

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

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

2.13 Manuden Conservation Area is fortunate to have defined areas of open space within its boundaries and directly adjacent, and is surrounded by views of open countryside. This creates a tranquil, rural feel and contributes to the overall setting and quality of the conservation area. Any development of these important open spaces would be entirely inappropriate. These spaces have been discussed in detail in the character analysis but can be summarised as follows:

Within the Conservation Area:

- The area of pasture opposite Manuden House.
- The open space behind Cleeve Hall entrances is partly accessible to the public via a trackway which leads to the church graveyard, and a public footpath which runs through it from the surrounding countryside.
- The land behind Cleeve Hall and the churchyard, which is used as an extension to the graveyard.
- The churchyard forms an important open space in the centre of the village; it is raised above the street level by a couple of feet. It is largely under grass, with ancient tomb-stones and mature trees, mostly yews, but also horse chestnut.
- The village green; a small triangular area, with a number of semi-mature ornamental trees.
- To the south of the church the former village pound forms an open space, although it is in private ownership. It comprises a green mown field bounded by a mid-height flint wall with brick-capping.
- The car-park attached to the Yew Tree Inn forms part of an open space, although it has lots of detracting elements.
- Verges alongside Carters Hill.

Spaces outside the Conservation Area which affect its setting:

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- Open spaces from Pinchpools Road and the valley at The Downs.
- Mallows Green Road is designated as a Protected Lane by Uttlesford District Council and is an important space connected to the conservation area.
- From conservation area 3 there are views to the south from Manuden Cottages across open farmland on the western valley slopes up to Oozes Wood.
- From the cluster of historic buildings at Periwinkle Cottage, wide open fields towards the village.
- The fields opposite Hill House on Carter Hill look eastwards; there are views out towards the Downs, including the historic cottages, strip lynchets and attractive trees.
- Allotments about the conservation area boundary on Mallows Green Road.

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

2.15 Many trees in Manuden are protected by tree preservation orders and the general position of these are shown on the Area maps. Other trees also contribute to the quality of the street scenes. In particular, mature trees in the open field opposite Manuden House are important, as are those in the graveyard and the open space behind the graveyard.

2.16 As noted in the appraisal, all trees in the conservation area are protected, and owners have to notify the council if they wish to undertake works to them. Good practice guidance for owners includes making regular inspections of trees to check for dieback and potential danger from falling branches. The Council's Landscape Officer will offer advice in appropriate circumstances.

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

2.17 The appraisal identified lengths of walling and railings that make an important contribution to the street scene of the conservation area. In addition to these, other walls, fences and hedges are also visually important, forming boundaries to gardens and fields. Hedges play a vital role in softening boundaries and reinforcing the rural nature of the village. Boundary treatments, in particular brick walls, should therefore be protected by the Article 4 Direction.

The Potential Need to Undertake an Archaeological Field Assessment

2.18 There appear to be few opportunities for new building with remaining land largely considered inappropriate for development. However, because of the historical and archaeological importance of Manuden, any proposals should adhere to Policy ENV4

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– Ancient Monuments and Sites of Archaeological importance. This policy states that ‘In situations where there are grounds for believing that sites...would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined...’.

Enhancement Proposals to Deal with Detracting Elements

Detracting element	Location	Proposed Action
Busy traffic and parking on the road causing congestion along the entire length of The Street particularly at school drop-off and collection times	Jolly Waggoners and the School, both on The Street. Also Carters Hill.	Consider whether different surface treatments could enhance and define the space for pedestrians and for parking, as well as slowing through traffic
Modern building is too high for the street scene	The Street	Ensure that overall size of new developments, including roof-lines and surface treatments are in sympathy with the other properties in this area
Overgrown vegetation on public footpath	Beside the former Methodist Chapel, The Street.	Ensure improved maintenance programme
Flashing 30mph sign	Opposite Manuden House, The Street	Consider an alternative method of reducing speed
The listed ice-house is in very poor condition	Butt Lane	Liaise with owner to repair the building

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Detracting element	Location	Proposed Action
Inappropriate surface treatment and landscaping of the car-park at Yew Tree Inn	Yew Tree Inn, The Street	Remove or replace leylandii trees and consider different surface treatments to enhance the area
Excess street signage	Opposite yew Tree Inn, The Street	Consideration should be given to alternative means of ensuring traffic safety that are less intrusive
The village green is not particularly welcoming, partly because the trees are too low and the seat faces outwards on to the road	The Village Green, The Street	PC should consider improved landscaping and maintenance, more benches should be erected and they should face inwards.
No. 8 The Street is unsympathetic in character to the prevailing vernacular architecture, an issue compounded by its concrete hard-standing	Beside the school, The Street	Improvement or concealment would enhance this area
The bridge suffers from excess signage, insensitive surface treatments and landscaping. Given that Pinchpools Road is narrow and winding, the speed limit may be too high.	Bridge crossing from The Street onto Pinchpools Road	The area around the bridge would benefit from improved landscaping and maintenance, including new paint and removal of some signage. The speed limit should perhaps be reduced to 40mph along Pinchpools Road

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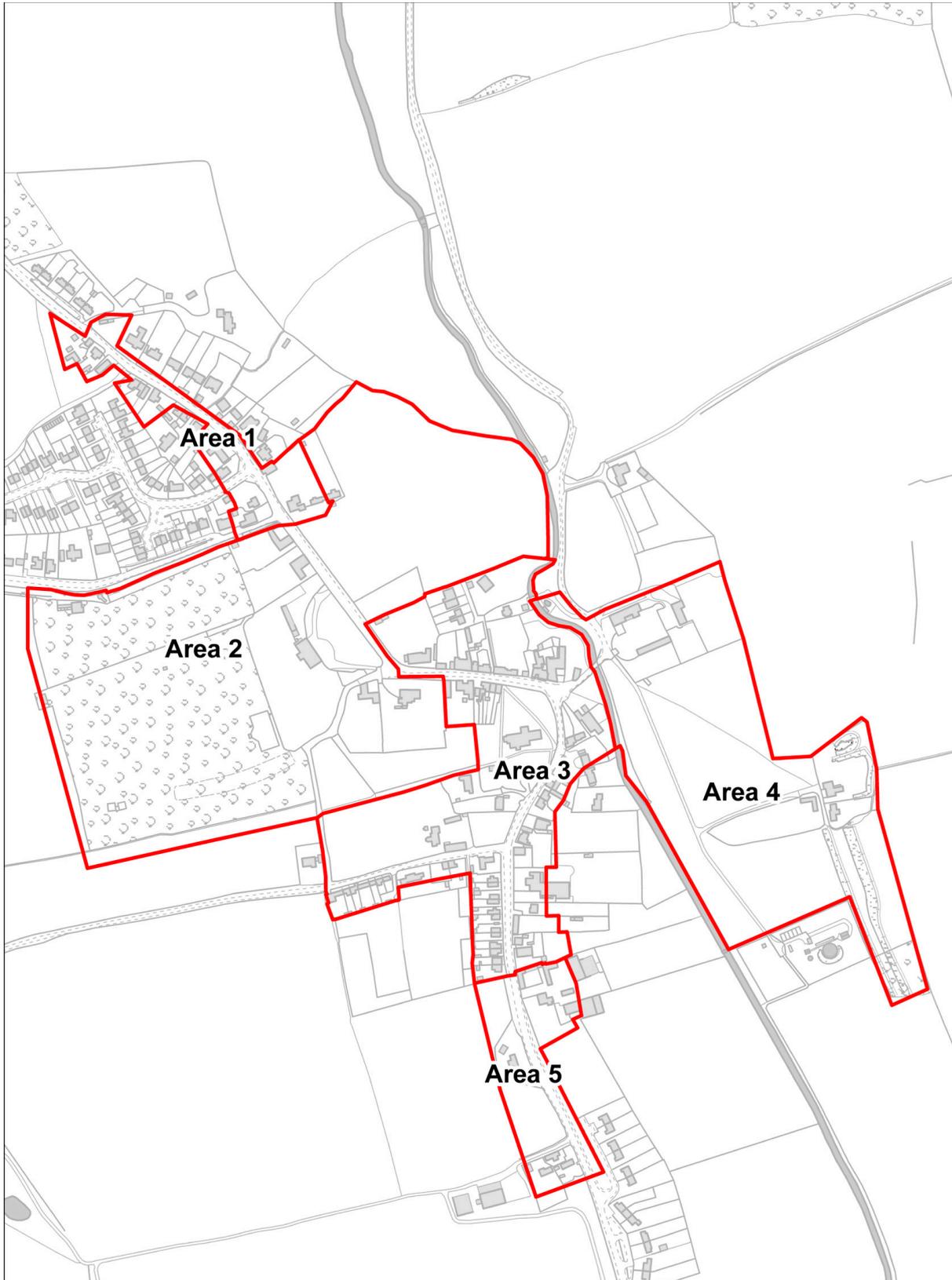
Maps 1

Figure 1 - 1881 Ordnance Survey Map



1 Maps

Fig 2 - Character Analysis Areas



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Maps 1

Fig 3 - Area 1

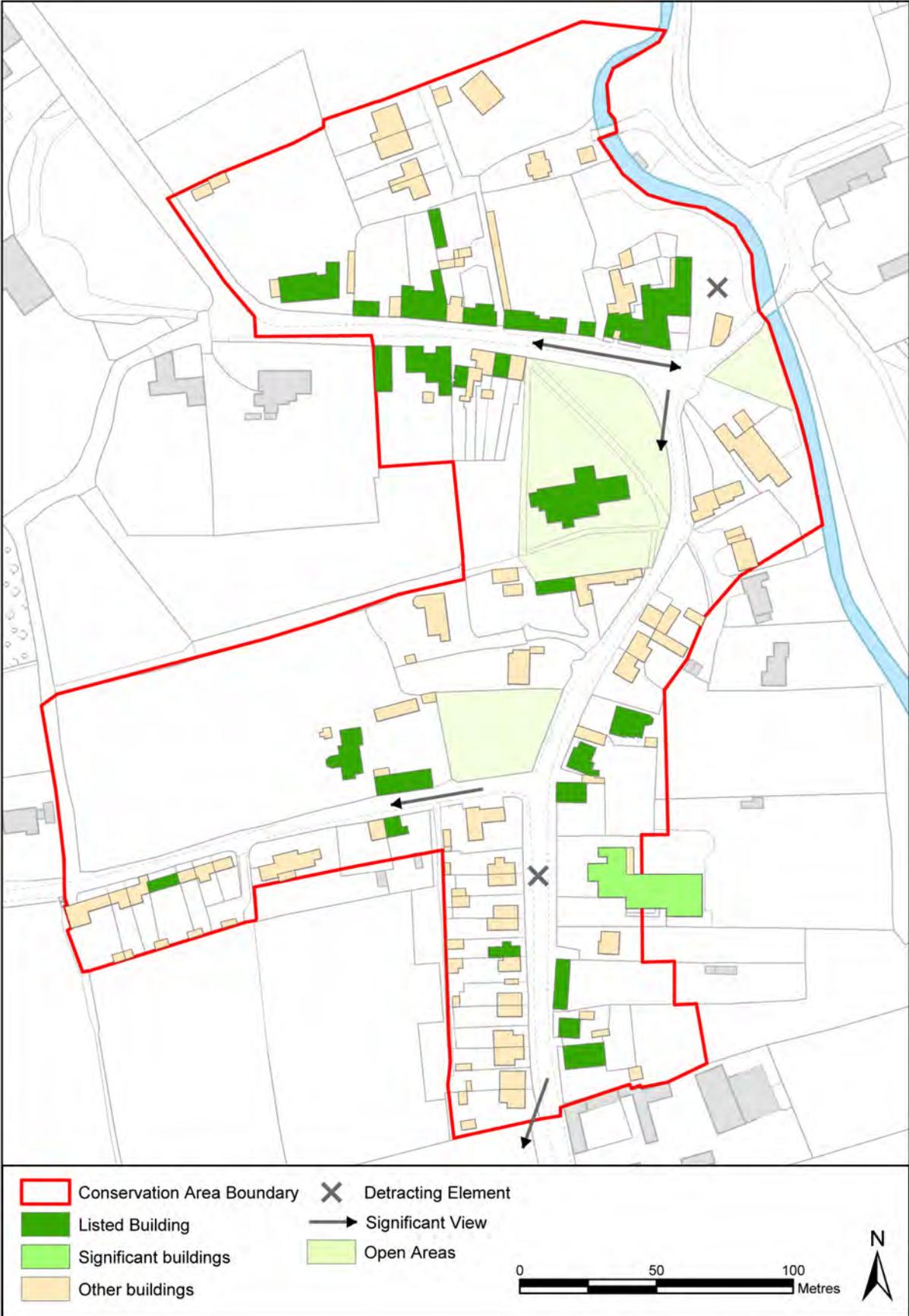


1 Maps

Fig 4 - Area 2

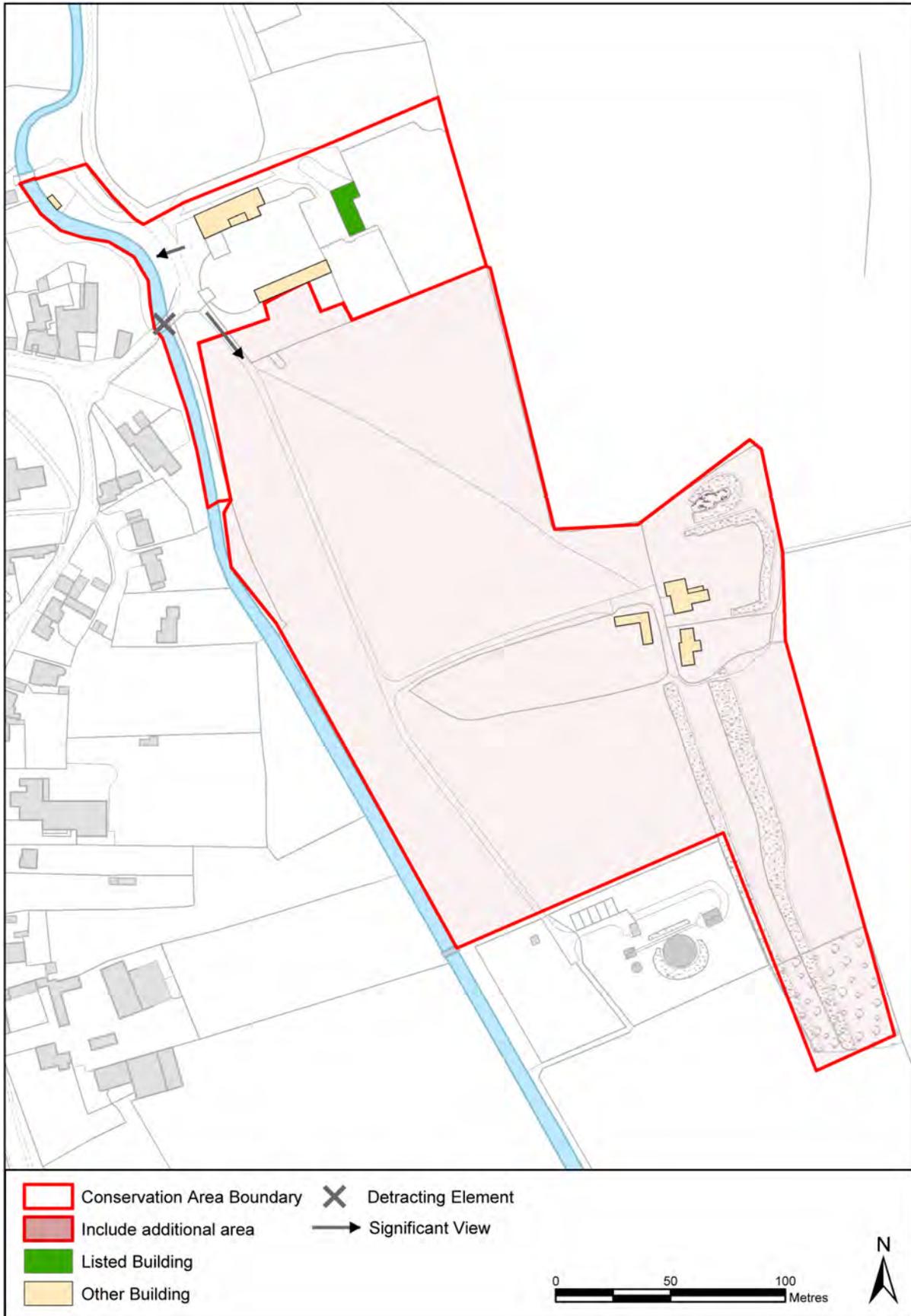


Fig 5 - Area 3



1 Maps

Fig 6 - Area 4



Maps 1

Fig 7 Area 5



1 Appendices

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