

Hempstead Conservation Area Appraisal and Management Proposals, 2013



Contents

1 Part 1: Appraisal	3
Introduction	3
Planning Legislative Framework	4
Planning Policy Framework	6
The General Character and Setting of Hempstead	7
Origins and Historic Development	8
Character Analysis	12
Hempstead village	14
1 Part 2 - Management Proposals	29
Revised Conservation Area Boundary	29
Planning Controls and Good Practice: The Conservation Area	29
Planning Controls and Good Practice: The Potential Need to Undertake an Archaeological Field Assessment	29
Planning Control and Good Practice: Listed Buildings	30
Planning Controls and Good Practice: Other Buildings that Make an Important Architectural or Historic Contribution	30
Planning Controls and Good Practice: Other Distinctive Features that Make an Important Architectural or Historic Contribution	30
Planning Control and Good Practice: Important Open Spaces, Trees and Groups of Trees	31
Planning Control and Good Practice: Wildlife Sites	31
Proposed Controls: Other Distinctive Features that make an Important Visual or Historic Contribution	31
Enhancement Proposals to Deal with Detracting Elements	31
1 Maps	33
Figure 1 - 1877 Ordnance Survey Map	33
Fig 2 - Character Analysis	34
Character Analysis Key	35
Figure 3 - Management Plan	36
Management Plan Key	37
1 Appendices	38
Appendix 1 - Sources	38

Part 1: Appraisal 1

Introduction

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

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

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

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

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

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

1 Part 1: Appraisal

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

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

1.9 This Conservation Appraisal will:

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

1.10 The document has been prepared in partnership with the local community and the Council would like to record its thanks to the Parish Council who provided useful information to officers when the survey was being undertaken. Particular thanks to Mr. Alan Weedon (Local History Recorder and Churchwarden) who has been particularly helpful.

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

Planning Legislative Framework

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

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

Part 1: Appraisal 1

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

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

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

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

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

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

1 Part 1: Appraisal

Planning Policy Framework

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

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

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

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

Part 1: Appraisal 1

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

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

1.25 The Hempstead Village Inset of the Uttlesford Local Plan shows the existing Conservation Area and the Development Limits and two County Wildlife sites, one of which is within the Conservation Area.

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

1.27 Hempstead Conservation Area date of designation. The Conservation Area was designated in 1980.

The General Character and Setting of Hempstead

1.28 Setting. Hempstead is a small rural community set in open countryside and approached by roads with extensive lengths of hedgerows and trees.

1.29 In the Parish there are 39 Listed Buildings or groups of Listed Buildings whilst in the existing Conservation Area itself there are 13 Listed Buildings.

1.30 General character and plan form. Of the above 13 Listed Buildings/groups of buildings identified on the English Heritage list, 12 are designated Grade II and one is Grade II*, namely the Church of St Andrew which dates from the 14th century. About 55% date from the 17th century, about 25% from the 19th century and about 15% from the 18th century.

1.31 Thatch is limited as a traditional roofing material to several buildings thus emphasising the need to protect what remains.

1.32 There are several unlisted buildings of architectural and historic interest that add to Hempstead's overall quality which are described below.

1.33 There are some poor quality structures that detract and these are identified and discussed later in the document. Utility poles throughout the Conservation Area particularly detract.

1.34 Throughout the Conservation Area, trees, either as groups or as individual specimens add to its attractive appearance and diversity. Hedges in selected locations also add to its character to an important degree.

1 Part 1: Appraisal

1.35 Despite some modern properties with limited architectural qualities, the Conservation Area itself represents an historic grouping of buildings and spaces and other important environmental features that warrants its formal designation.



Picture 1.1 Chapman and Andre map of 1777 (Reproduced courtesy of a private collection)

Origins and Historic Development

1.36 Historical background data has been extracted principally from the *Uttlesford District Historic Environment Characterisation Report*⁽¹⁾ and the *Essex Historic Environment Record (HER)*⁽²⁾.

1 *Uttlesford District Historic Environment Characterisation Report*, Essex County Council, 2009

2 <http://www.heritagegateway.org.uk/>

Part 1: Appraisal 1

1.37 Prehistoric and Roman. Pre-historic activity is recorded in the general area of Hempstead, Ashdon and Radwinter and the *Uttlesford Environment Characterisation Project* of 2009 advises that within this general zone 'find spots ...represent occupation in the area from the earliest prehistoric period onwards. The crop mark evidence within the zone includes a number of prehistoric enclosures, possibly Bronze Age or Iron Age in date. Several Roman roads cross this zone...In addition a number of Roman rural settlements have been identified.

1.38 Medieval. A flavour of the hierarchy of ownership and society shortly after the Norman Conquest is set out in *A History of the County of Essex*, Victoria History of the Counties of England 1903, which describes the Domesday entry thus:

Hamsteda was held by Wisgar as 1 manor and as 4 hides less 30 acres in King Edward's time. Now Robert de Waterville (holds it) of R(ichard). Then as now 22 villeins. Then 6 bordars; now 10. Then 8 serfs; now 7. Then on the demesne 4 ploughs; now 3. Then 14 ploughs (belonging to the men); now 10. Woodland for 200 swine and 15 acres of meadow. It was then worth 12 pounds; now 16. (Glossary of terms: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres. A 'villein' was a peasant legally tied to land he worked on; a 'bordar' was similar to a villein who rendered service for his cottage') a serf occupied a low position of bondage approaching slavery). 'Demesne' essentially means land belonging to the lord of the manor.

1.39 The *Uttlesford Environment Characterisation Project* of 2009 also advises that the general zone is "especially rich in medieval remains with...dispersed moats and farmsteads. The mill mound and accompanying earthworks at Hempstead have been identified as a possible motte... Hempstead originally comprised the church and a scattering of cottages and farms around the edge of a linear green; the spaces between these were infilled with ribbon development by the end of the 19th century".



Picture 1.2 Hempstead church "before the fall of the spire" from a postcard published by Guy of Saffron Walden. The west tower (15th century) collapsed in 1882 and was rebuilt to nave height in 1933-4 in memory of William Harvey (1578-1657). The tower was completed to its present height in 1959-60. (Reproduced courtesy of Saffron Walden Museum)

1 Part 1: Appraisal

1.40 Post Medieval. In Victorian times, *Kelly's Post Office Directory for Essex, 1878*,⁽³⁾ describes Hempstead as being "...a village and a parish...The church of St Andrew, an ancient structure...beneath the vestry and chancel is the vault of the Harvey family, wherein lie the remains of Dr. William Harvey (ob.1657) who discovered the circulation of blood: several of the coffins in this vault are of lead, of the shape of the human body...The Primitive Methodists have a chapel here...There are four houses, built in 1862 by Miss Rutland, for poor widows of the parish...The soil is loam; subsoil, clay. The chief crops are wheat and barley...and the population in 1871 was 765".

1.41 In addition to the farmers the same Directory lists the following commercial activities: wheelwright, blacksmith (2), potatoe dealer, baker and grocer, wheelwright and machinist, grocer and draper, shoemaker (2), miller, bricklayer, carpenter (2), cattle dealer and shopkeeper (2). The pubs identified are the Royal Oak and the Crown Inn.



Picture 1.3 Interior of church of St. Andrew.

1.42 Inscription in the above photograph reads:
 THE REMAINS OF WILLIAM HARVEY DISCOVERER OF THE CIRCULATION OF
 THE BLOOD WERE REVERENTIALY PLACED IN THIS SARCOPAGUS BY THE
 ROYAL COLLEGE OF PHYSICIANS OF LONDON IN THE YEAR 1883.

3 *The Post Office Directory of Essex* Edited by E. R. Kelly, London: Printed and Published by Kelly and Co. 1878

Part 1: Appraisal 1



Picture 1.4 Several of approximately 50 lead coffins of the Harvey family in the crypt of St Andrews church. These are of considerable historic and archeological significance.

1.43 Other famous and infamous sons of Hempstead. In addition to William Harvey another famous and later member of the Harvey family is laid to rest in the crypt of St Andrew's. This is Admiral Sir Eliab Harvey (1758-1830) who commanded the fighting ship HMS Temeraire at the Battle of Trafalgar in 1805.

1.44 Dick Turpin is associated with Hempstead and the Listed Building description of the Rose and Crown Inn (now the Bluebell Inn) records that this inn is associated with the notorious C18 highwayman Dick Turpin who was born in the village when his father was proprietor of the inn (see Listed Building description below for further information).

1.45 *The Place Names of Essex* by Reaney⁽⁴⁾ advises of a selection of the following names: Hamsteda, Hamsteda (1086); Hemsted(e) (1254); Hempsted by Radewynter (1344). Possibly derives from original words meaning 'at the high place'.

1.46 The existing Conservation Area boundary is plotted on late 19th century mapping at Figure 1. Regrettably this mapping is somewhat blurred. However it shows a Corn Windmill to the south of Church Hill (local sources advise this burnt down circa 1900);

4 REANEY (Percy Hide) *The Place names of Essex*, Cambridge University Press, 1935

1 Part 1: Appraisal

a School for Boys and Girls (only limited external residual elements of the original building remain, now being the modern Village Hall) whilst immediately to the east of the latter, strips of land equally subdivided are marked which suggest allotments. A chapel existed on the south side of Church Hill near the junction with High Street. Nearby a Fountain is marked (Hempstead village pump). Almshouses are shown to the east of the church. A close look at the mapping reveal the location of two pumps, one being to the rear of The Bluebell Inn but it would appear that neither exists today. However there is one pump, probably of 19th century date, with handle, spout and finial detail at Cracknells. The latter is not shown on the 19th century mapping and was found adjacent to the property by the present owner who installed it in its present position.

Character Analysis

1.47 Listed buildings. Individually listed buildings have been identified, plotted and a representative selection is described, such abbreviated descriptions being based on the Dept. of Culture Media and Sport's list. Full descriptions can be obtained on line at English Heritage's website or Heritage Gateway website (www.heritagegateway.org.uk) Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

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

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

1.49 Trees and Hedgerows. There are trees that contribute to the quality of the Conservation Area. The basic criteria for identifying such important trees are:

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

1.50 Open land, open spaces or gaps of quality that contribute to the visual importance of the Conservation Areas where development would be inappropriate will be identified. The basic question asked in identifying any such areas is:

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

Part 1: Appraisal 1

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

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

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

- In relation to retention of chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots. Exceptionally chimney stacks of particular architectural merit without pots may be selected.
- In relation to retention of selected windows, these need to be on front or side elevations, fronting and visible from the street/s, contemporary with the age of the property and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by modern glazing units.
- In relation to retention of walls or railings, those selected need to be below the prescribed heights (walls including a footpath or bridleway, water course or open space 1m fronting a highway or 2m elsewhere require prior consent for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to retention of other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where consent for demolition is not required or to prevent the erection of inappropriate additions such as porches to terraced properties of historic interest.

1.54 Detracting elements. Any features that detract or are in poor repair and any proposed enhancements will be identified and appear in summary form in the Table set out in Part 2.

1.55 Important views. Such views are identified and are briefly described.

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

1 Part 1: Appraisal

Hempstead village

1.57 General overview. The centre of the village is formed by the junction of High Street and Church Hill with the bulk of the Conservation Area being a linear stretch along either side of Church Hill road to the east. Trees, hedgerows, open spaces and water features such as ponds or the remains of moated sites play an important role in the makeup of the village. Between the junction of Church Hill and High Street in the west and Church Farm that marks the eastern extremity of the Conservation Area, there are several areas of agricultural grazing or pasture land which perform a most valuable role in maintaining gaps between small groups of buildings. The church tower, rebuilt following its collapse in the 19th century dominates the local landscape from several view points within the Conservation Area and is also prominent in the wider landscape.

1.58 Scheduled Ancient Monuments. Within Hempstead's Conservation Area there are no designated Scheduled Ancient Monuments although one exists in the Parish elsewhere, being the Wincelow Hall moated site. This latter site is one of about 6,000 moated sites in England and it survives in a relatively good condition. The site is associated with John Wynselowe dating from the late 13th century.

1.59 Archaeological sites. There are several archaeological sites within and adjacent to the Conservation Area which are briefly described below.

1.60 Within the Conservation Area a site at 'Fridays' to the south of Church Hill opposite Church Farm, is described as a medieval moat and a site of a C17/18 house.

1.61 To the south side of Church Hill near its junction with High Street is another site described as being an 'undetermined mound'. This is the area consisting of a distinctive ring of lime trees planted in the relatively recent past. These trees replaced a similar ring of mature elm trees that previously existed. The fieldworker has recorded local speculation that it may have been a cock fighting or animal baiting arena but no evidence exists. There has also been some suggestion that this may be the site of a Medieval; waster mill or possibly a fulling mill. Proper archaeological and historical investigation of this site would be a very worthwhile endeavour.

1.62 Opposite the church there is an ancient windmill site. Another mill, formerly on the site of the present Mill House Cottages, dated from the 19th century and was demolished in the 1960s.

1.63 Beyond the Conservation Area at the junction with Coach Road is another 'undetermined mound'.

1.64 There is a further important archaeological site to the south of Church Hill on grazing land opposite the church which is the site of a post medieval windmill that local sources inform burnt down around 1900. Pottery from Roman times (?) and also from the 11/12th century has been discovered here. The mound, surrounded by a ditch, is prominent and surmounted by trees within which is an established Rookery. The whole area is visually important and adds significantly to the historical quality of Hempstead. Further archaeological investigation of this site would be very beneficial to properly understanding it.

Part 1: Appraisal 1

1.65 Not all sites are of equal importance and the Council will decide a course of action that may vary from archaeological investigation and recording to protecting such sites from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ.



Picture 1.5 The unveiling of the War Memorial, July 4th, 1925. Careful observation reveals the mound surmounted by the distinctive ring of trees to the rear (Reproduced courtesy of Mr. Alan Weedon)

1.66 Individually Listed Buildings. A selection of representative Listed Building descriptions (generally abbreviated) is provided below. Additions in italics are the fieldworker's further comments.

1.67 Church Farm Cottage – Grade II. 18/19th century timber-framed and plastered cottage. Renovated in 20th century. One storey and attics. Small casement windows. Roof thatched, with one dormer. Central chimney stack.

1 Part 1: Appraisal



Picture 1.6 Church Farm Cottage – a thatched cottage at the eastern extremity of the Conservation Area

1.68 Old Quail Farm – Grade II. 17th century timber-framed and plastered house situated to the south-east of the churchyard. Built on an L shaped plan. Two storeys. The upper storey is jettied on the south front and there is a gable at the east end. Casement windows. Roofs tiled, with an original central chimney stack on the east wing with grouped diagonal shafts.

1.69 Cracknells – Grade II. 17th century timber-framed and plastered building. Altered and added to in the 20th century. The main block is one storey and attics and the wing to the south-east is two storeys. Roof tiled, with 2 gabled dormers to the main block and a central chimney stack.

1.70 Dick Turpin's Cottage – Grade II. 17th/18th century timber-framed and plastered building, renovated in the 20th century, with the timber-framing exposed on the front. Roof thatched, with a central square chimney stack. This cottage is said to have been the birth place of Dick Turpin although it is generally accepted that he was born at the Blue Bell Inn (later the Rose and Crown) the fifth of six children to John Turpin, the proprietor, and Mary Elizabeth Parmenter.

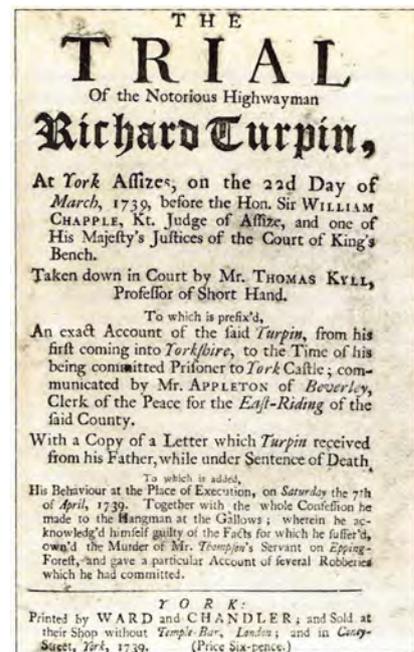
Part 1: Appraisal 1



Picture 1.7 Cottage with thatched roof that has some claim to be the birth place of Dick Turpin. Thatched roofs in the Conservation Area are rare which heightens the need to protect and retain them

1.71 Rose and Crown Inn – Grade II. 17th century timber-framed and plastered building. This Inn is associated with the notorious 18th century highwayman Dick Turpin who was born in the village when his father was proprietor of the Inn. The Inn contains copies of the parish register recording Dick Turpin's baptism. It was a letter addressed to the Rose and Crown when he was arrested in York under an assumed name which led to his conviction and execution in 1739. The Inn was considerably altered in the 18th century and later. (Now the Bluebell Inn).

1.72 The Old Bakery – Grade II. Early-mid 19th century timber-framed and plastered house. Two storeys. Three window range, double-hung sashes with glazing bars. The ground storey has 2 former shop windows with glazing bars. Roof slate.



Picture 1.8 Account of the trial of Richard 'Dick' Turpin, published in York 1739

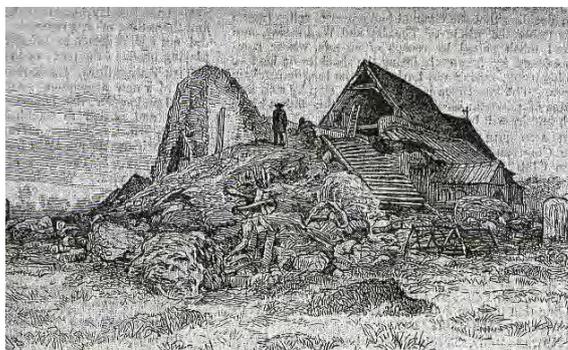
1 Part 1: Appraisal

1.73 Hempstead Village Pump – Grade II. Village pump. Probably early 19th century. About five feet in height. Brick panelled pier, now painted, on brick plinth and with pyramidal stone cap with gold painted acorn finial. Iron waterspout empties into adjoining iron basin.



Picture 1.9 Hempstead high street circa 1900

1.74 Church of St Andrew Grade II*. Mid 14th century stone rubble church (consecrated in 1365). The west tower (15th century) collapsed in 1882 and was rebuilt to nave height in 1933-4 in memory of William Harvey (1578-1657), physician to James I and Charles I and the discoverer of the circulation of the blood. In 1959-60 the tower was finally completed to its present height. The north and south arcades have quatrefoil piers and 2 centred arches. The north and south aisles were rebuilt in the 19th century. The chancel is 15th century, with a 16th century brick east wall and window. The north vestry and chapel were added in the 17th century. William Harvey was buried, at first in the family vault beneath the north chapel which contains 13 remarkable lead coffins with modelled faces on them, and later was removed to the massive Carrera marble Sarcophagus, repaired by the Royal College of Physicians in 1883, in the north chapel. There are also a number of monuments to the Harvey family from the 17th to the 19th centuries. Graded for its historical value, its interior features and its association with William Harvey.



Picture 1.10 Engraving from contemporary newspaper the 'Graphic'. The accompanying article reports that The collapse...on Saturday 28th February, created much excitement in the village, although the building had for some time before exhibited signs of weakness and decay... The disaster was happily unattended by the loss of life...(Reproduced courtesy of Essex Record Office)

Part 1: Appraisal 1



Picture 1.11 Detail of lower part of church tower rebuilt in 1882. The rebuilt tower differs in detail to the original

1.75 Important buildings or structures within the curtilages of Listed Buildings.

A number of such buildings have been noted and are detailed below. Within the churchyard there are a number of tombstones of interest, some chest tombs.

1.76 19th century pump in grounds of Cracknells. Pump with handle, spout and finial. Owner advises this was re-erected in current position. As previously advised it is not marked on early mapping so it may have been relocated.

1.77 Brick and flint wall with rounded capping detail to west of Church Farm. Also decorative iron railing on dwarf wall with overlapping circular hoop detailing above horizontal bar to top; approximately 1m in height.

1.78 Other buildings that make an important architectural or historic contribution. A number of such buildings have been noted and are detailed below.

1.79 Former Almshouses on north side of Church Hill and to east of the church. 19th century two storey brick construction with distinctive decorative fish scale slate roof. Prominent decorative chimneys with some remaining pots. Stone window surrounds, deep eaves and decorative barge board features. Stone plaque reads H. L. Rutland

1 Part 1: Appraisal

1862. Regrettably modern windows fitted but visual damage limited virtue of their uniformity. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.



Picture 1.12 Former late 19th century almshouses with several distinctive architectural features worthy of preservation, possibly by Article 4 Direction subject to further consideration and notification

1.80 Hillside, Church Hill. Prominent 19th century two storey house of brick construction with later pyramidal roof. Good quality window and central doorway detailing and surrounds to selected elevations worthy of retention. An Article 4 Direction may be appropriate to provide protection subject to further consideration and notification.

1.81 Forge House, High Street. A simple two storey cottage representative of its 19th century type with slate roof and two no. chimney stacks with original pots missing. Simple decorative brick banding and detailing to lintels above central doorway to ground floor and central window to first floor. Elsewhere original lintel detailing replaced resulting in a somewhat unbalanced front elevation.

1.82 Part of the Manse, Church Hill, formerly part of the Primitive Methodist Chapel. 19th century of brick construction with slate roof. Two no. vertical sliding sash windows with original plaque with inscribed lettering reading P.M. Chapel. 1853. School erected 1913. These features may be worthy of further protection by an Article 4 Direction subject to further consideration and notification.

Part 1: Appraisal 1



Picture 1.13 Architectural detailing worthy of retention, building formed part of original Primitive Methodist Chapel

1.83 Trevor House, to north of Village Hall. Two storey 19th century red brick house with tiled roof and 3 no. chimneys. Yellow brick quoins, lintels and window surrounds. Decorative barge board detailing. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.



Picture 1.14 Trevor House Windows and other selected architectural detailing which may be protected by an Article 4 Direction subject to further consideration and notification

1.84 Other distinctive features that make an important architectural or historic contribution. Walls so identified are protected from demolition without prior consent unless otherwise stated. War Memorial. Simple stone cross on truncated pyramidal base commemorating 14 men who gave their lives in the 1st World War and 4 in WW2. Names inscribed with lettering *FOR HOME AND FREEDOM* on base slab.

1 Part 1: Appraisal

1.85 20th century railings supported on concrete posts erected as safety features adjacent to water features. Whilst they are not of major architectural or historic significance their form and simple rural characteristics add to the quality of the Conservation Area and should be retained and maintained.



Picture 1.15 Mid 20th century protective railings are features of the community both within and beyond the Conservation Area that adds to its diversity and visual interest which should be retained and maintained

1.86 Important open spaces. Located near the centre of the Conservation Area, there are several spaces that make a significant visual contribution to the overall quality of Hempstead and as such need protecting from development. These are identified below.

1.87 The churchyard is a large open space within which are dotted a number of tombstones, some of which are chest tombs. There are also a number of mature trees that add to its quality.



Picture 1.16 The large churchyard with its tombs and traditional species of trees is a quintessentially English landscape of considerable quality

Part 1: Appraisal 1

1.88 Open horse paddock and adjoining land to west of the churchyard, north side of Church Hill. This area is an important open space that provides a fine setting for, and views of, the church tower. It is defined by mature hedgerows and trees. On site is a storage shed with debris including a heap of tyres which detract; however these are not highly visible from the public domain. The site is also an important Wildlife Site (see below).



Picture 1.17 Open horse paddock and adjoining land to west of the churchyard is a most important open space that must be protected. It provides a setting for the church tower and nearby trees

1.89 Open spaces at the junction of High Street and Church Hill. This is an important focal point at the centre of the village. It contains various elements of visual and historic importance including a ring of trees (origin unknown but locally referred to as Turpin's Ring); the listed village pump; a War Memorial and a 3 directional highway sign. A narrow brook traverses the area with a small pond nearby. In addition there is seating, a wide variety of fencing and boundary definers, planters, tubs and various surface and vegetation types. There is also a village sign and a bus shelter with prominent litter bin attached. In addition the area is marred by utility poles.

1.90 In the fieldworker's opinion the whole site appears 'crowded' and could be improved. It is suggested one approach would be to prepare a comprehensive overall long term landscape strategy for this important area, the main objective of which could be to provide a simpler solution with common fencing and surface treatments, more rural in its structure appearance and less crowded. There may be opportunity to remove some elements in the short term whilst other elements of rationalisation could be longer term objectives.

1 Part 1: Appraisal

1.91 One of the key visual and historical elements is the War Memorial. Such sites were originally designed often with the purpose of quiet reflection and or as a gathering space. Advice for such sites has been produced by a local firm of landscape architects working on behalf of the War Memorials Trust⁽⁵⁾.



Picture 1.18 Unusual mound and ring of lime trees, present day. Origin of site unknown. Existing trees have replaced mature elm tree ring that died in the late 20th century. Is chain link fencing necessary?



Picture 1.19 Unusual mound and ring of pollarded elm trees which preceded existing ring of limes. Date unknown. (Reproduced courtesy of Essex Record Office)

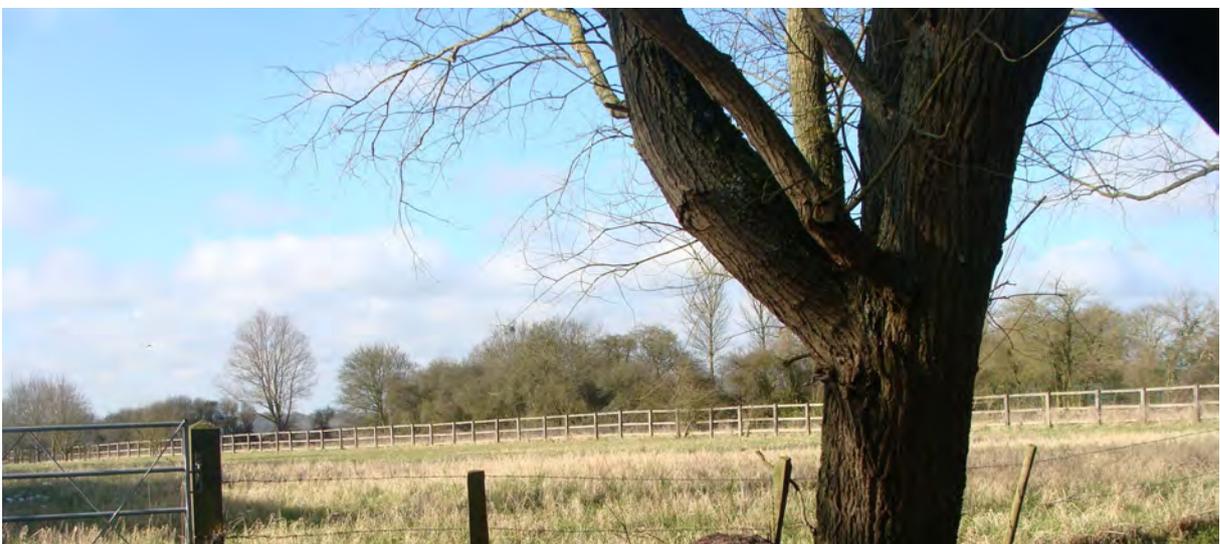
5 WAR MEMORIALS TRUST *Conservation and Management of War Memorial Landscapes*, War Memorials Trust, 2012

Part 1: Appraisal 1



Picture 1.20 Perhaps a longer term landscape strategy seeking to rationalize fencing, boundaries and surface types and restoring these areas to a more rural and simple character would be beneficial? Note prominence and detracting impact of utility pole

1.92 Agricultural gap to west of Fridays, south side of Church Hill. An important agricultural gap of open land, rural and framed by mature trees. Important to retain in current agricultural use.



Picture 1.21 Expansive countryside gap to west of Fridays which should be retained as open agricultural land

1 Part 1: Appraisal

1.93 Open grazing land between Pippins and Hillside south side of Church Hill. Enclosed agricultural field rises to Mill mound which is surmounted by mature trees, home to an established Rookery. Mound and ditch represent an archaeological site of importance worthy of further archaeological investigation. The mound and trees are also of considerable visual and wildlife importance. A combination of these factors results in a recommendation to expand the boundaries to include the site within an extended Conservation Area.



Picture 1.22 Open grazing land between Pippins and Hillside south of Church Hill. An area of historic and landscape importance which is proposed to be included in an extended Conservation Area

1.94 Particularly important trees and hedgerows. As shown on accompanying plans. Particularly important trees are grouped in and around the churchyard and on the site of the Mill Mound opposite.

1.95 Wildlife Sites. Two such sites are shown on the Hempstead Inset of the Uttlesford Local Plan. One lies beyond the Conservation Area to the west of The Old Vicarage whilst the other of most concern to this appraisal, lies within the Conservation Area, being the field used as horse paddock north side of Church Hill and immediately south of The Glebe. This site is described as being undoubtedly ancient grassland and as such is a rare Essex habitat. The site is heavily grazed and trampled and expert advice needs to be obtained regarding its future management (Preliminary discussions with the field officer of Essex Wildlife Trust has indicated a willingness on behalf of that organization to offer further advice).

Part 1: Appraisal 1

1.96 Important views. A selection of these is shown on the accompanying plans. Most important are various views of the church tower and also looking in a southerly direction towards the Mill Mound.

1.97 Elements that are out of character with the Conservation Area. Utility poles throughout the Conservation Area. A large number of utility poles and their overhead services are detracting throughout the whole Conservation Area to varying degrees, the impact of some being partly hidden by nearby trees. The practicalities and associated cost of achieving real improvements, particularly in this difficult economic climate, is recognized. However it is considered appropriate to draw attention to the level of visual damage, particularly where this occurs in proximity to Listed Buildings and for the Parish Council to discuss the matter with the relevant utility company to explore the potential of achieving improvements now or in the longer term. Early priority should be given to the mid section of Church Hill and the junction of High Street and Church Hill.

1.98 Corrugated structures adjacent to Church Hill, north side. Consists of corrugated metal clad sheds linked by dilapidating wooden access gates. Ideally need replacing but if retained the possibility of native hedge planting on grass bank between corrugated structure and road might be a possibility.



Picture 1.23 Corrugated structure adjacent to Church Hill, north side. Ideally needs replacing but if remaining there is potential to explore planting of native hedge species to front

1.99 Garages in deteriorating condition to the east of Mansard House; site bisected by footpath 42.

1.100 Opportunities to secure improvements. Contact relevant utility company and seek co-operation to reduce impact of most disruptive overhead services. Corrugated structures adjacent to Church Hill, north side; explore and discuss options with owner. Similar considerations apply to storage sheds to the east of Mansard House and also to debris on horse paddock site, north side of Church Hill.

1.101 Suggested boundary changes. As referred to previously, extend Conservation Area to include open grazing land between Pippins and Hillside south of Church Hill being rising field to Mill mound.

1 Part 1: Appraisal

1.102 Also minor exclusion adjustment to boundary that bisects Oxbow House, east side of High Street.

1.103 Minor adjustment to exclude front garden of Wilderness, west side of High Street.

1.104 Revisions to the eastern end of the pond at the top of Church Hill and to the rear boundary of Old Post Office Cottage, currently bisected by the boundary and then to exclude the road and ditch opposite Bramleys and Dimmings.

1.105 Other actions. Should the opportunity arise or be pursued, the history and archaeological understanding of the village might be considerably increased by undertaking research and assessment of the curious tree ring and mound, junction of Church Hill and High Street. A similar undertaking regarding further archaeological assessment of the windmill mound and its ditch would also be beneficial.

Part 2 - Management Proposals 1

Revised Conservation Area Boundary

2.1 The revised boundary is shown on accompanying plans and includes the following amendments:

(a) Extend the Conservation Area to include open grazing land between Pippins and Hillside south of Church Hill, being elevated agricultural grazing land leading up to Mill mound.

(b) Minor adjustment to exclude remainder of Oxbow House, east side of High Street (house in part already beyond the Conservation Area).

(c) Minor adjustment at the eastern end of the pond at the top of Church Hill.

(d) Minor adjustment to exclude the small portion of the front garden of Wilderness, west side of High Street (house already beyond the Conservation Area).

(e) Minor adjustment to revise the Conservation Area to the rear boundary of Old Post Office Cottage (house is currently bisected by the Conservation Area) and then to exclude the road and ditch opposite Bramleys and Dimmings.

Planning Controls and Good Practice: The Conservation Area

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

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

Website: www.uttlesford.gov.uk

Telephone no. 01799 510510

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

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

2.4 Potential need to undertake an Archaeological Evaluation. Good practice for applicants will be to carefully consider the content of the policies set out in the Local Plan.

1 Part 2 - Management Proposals

Planning Control and Good Practice: Listed Buildings

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

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

2.7 The lead coffins in the crypt of the church are particularly rare and there is a special responsibility to adequately protect this very unique asset.

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

2.8 A number of such unlisted buildings that make a positive contribution to the character of the Conservation Area have been identified. The Council will seek to ensure that these are retained. These are as follows; Former Almshouses (nos. 1- 4), north side Church Hill; Hillside, Church Hill; Forge House, High Street; former chapel, now part of the Manse, Church Hill; Trevor House, north of the Village Hall.

2.9 Proposed Article 4 Directions. There are other distinctive features that are integral to some of the unlisted buildings identified in the previous paragraph that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement of the general proposals set out earlier in this Appraisal.

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

2.10 This Appraisal has identified several features including walls railings within the curtilages of Listed Buildings that make a particular contribution to the character of the Conservation Area. The latter are protected from demolition without prior consent virtue by Listed Building legislation and any proposal involving their demolition is unlikely to be approved.

2.11 Other features such as the War Memorial and 20th century concrete post and railings erected as safety barriers have also been identified as contributing to the visual and historic importance of the village.

Part 2 - Management Proposals 1

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

2.10 Important open land, open spaces and gaps. The open spaces as identified and as shown on the plans, represent open landscape features that materially contributes to the character and appearance of the Conservation Areas which must be protected. These are the churchyard; the horse paddock and adjoining land to the west of the churchyard; the open spaces at the junction of High Street and Church Hill; the agricultural gap to the west of Fridays, Church Hill and the open grazing land between Pippens and Hillside leading up to the Mill Mound.

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

Planning Control and Good Practice: Wildlife Sites

2.14 The horse paddock north side of Church Hill and immediately south of The Glebe (it is also an important open space) has previously been described as a rare Essex habitat where expert advice is needed regarding its horse condition and future management.

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

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

Enhancement Proposals to Deal with Detracting Elements

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

1 Part 2 - Management Proposals

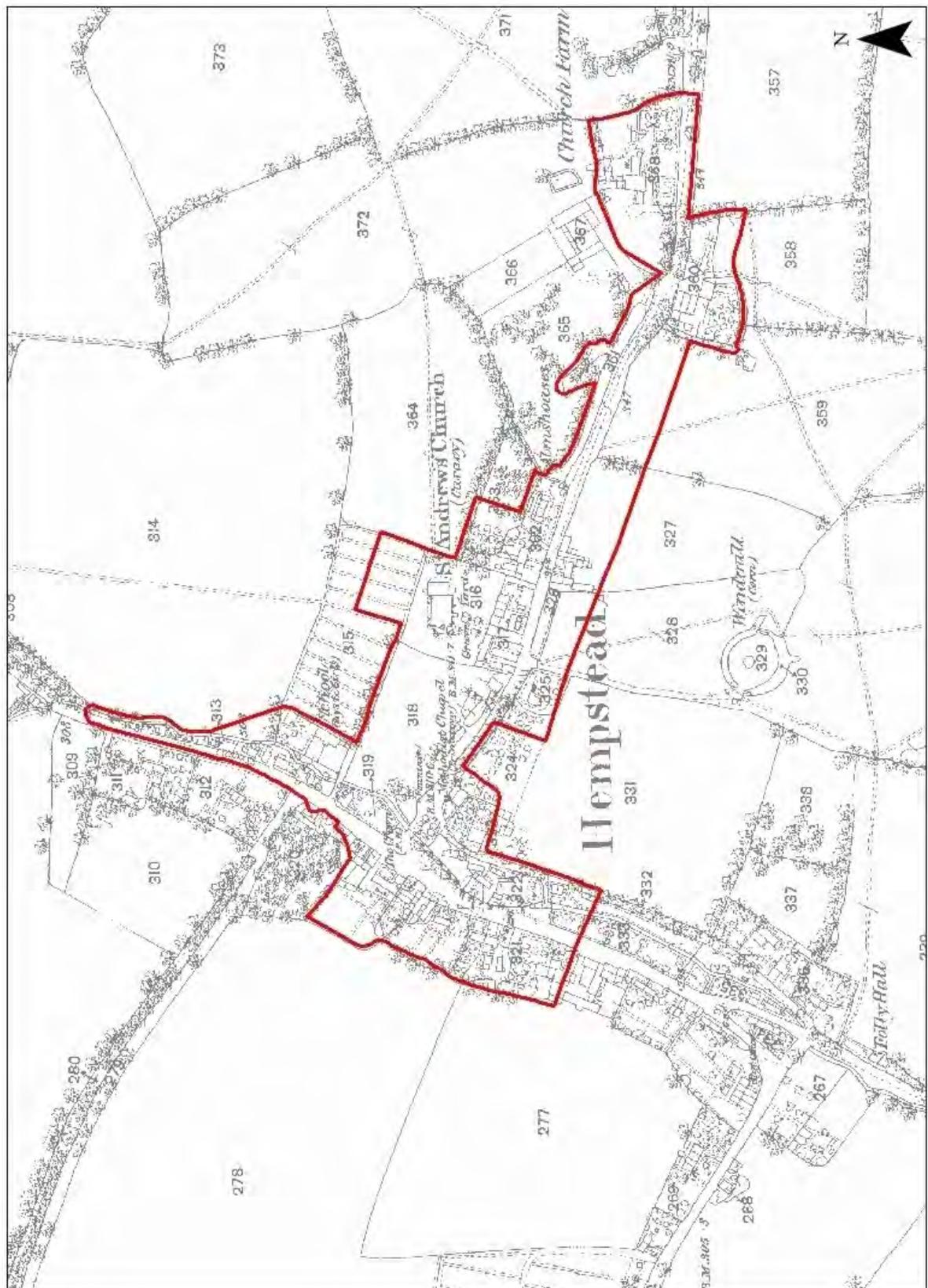
The features identified below are shown on the accompanying plans.

Detracting element	Location	Proposed Action
Overhead utility services on intrusive poles	Throughout Conservation Area	Contact appropriate utility company to explore potential replacement of selected overhead services
Corrugated structures	Adjacent to Church Hill, north side	Contact owner and seek co-operation in improving the site
Garages	To the east of Mansard House, bisected by footpath 42	Contact owner and discuss potential alternative improvements
Open storage	Open storage	Contact owner and seek cooperation in achieving improvements

Other actions
Continue care and guardianship of the crypt and its contents of Harvey coffins, these being items of significant historical and archaeological importance
Consider the potential of improving the two areas of open space, corner of High Street and Church Hill by commissioning a long term landscape management plan
Contact Essex County Council seeking their considerations in retaining 3 finger directional sign at junction of High Street and Church Hill
Seek advice and consider researching archaeology, origins and original purpose of 'Turpin's Ring' (circle of trees near War Memorial)
Seek advice from Essex Wildlife Trust regarding Wildlife Site being the trampled horse paddock north side of Church Hill and adjoining the Glebe

Maps 1

Figure 1 - 1877 Ordnance Survey Map



Maps 1

Character Analysis Key

-  Existing Conservation Area boundary
-  Proposed extensions to the Conservation Area
-  Proposed reduction of the Conservation Area
-  Archaeological Sites, adopted policy ENV4 applies
-  Individually Listed Buildings
-  Other buildings that make an important architectural or historic contribution to the Conservation Area
-  Important green spaces
-  General location of important trees/hedgerows
-  Wildlife Sites
-  Water features

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

-  Walls
-  Railings
-  Tombstones
-  Pump
-  War Memorial
-  Important views
-  Elements out of character

1 Maps

Figure 3 - Management Plan



Hempstead Conservation Area Management Plan

1:1,871

Maps 1

Management Plan Key

-  Revised Conservation Area boundary – adopted policy ENV1 applies
-  Archaeological Sites, adopted policy ENV4 applies
-  Individually Listed Buildings, adopted policy ENV2 applies
-  Other buildings to be protected from demolition see policy ENV1. Additional controls proposed for selected buildings
-  Important Green Spaces and landscape elements (ponds), to be protected from development, adopted policy ENV3 and ENV8 applies
-  General location of important trees/hedgerows to be protected within parameters of legislation
-  Wildlife Sites to be protected, adopted policy ENV7 applies

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

-  Walls
-  Railings
-  Tombstones
-  Pump
-  War Memorial
-  Proposed enhancements

1 Appendices

Appendix 1 - Sources

ACT "An Act for taking an Account of the Population of Great Britain, and the Increase or Diminution thereof."enumeration Abstract. 1831

ACT Planning (Listed Buildings and Conservation Areas) Act 1990

CENSUS 2001, Office of National Statistics

CENSUS 1881 Census of England and Wales, Population tables 2, Table 4, 'Area, Houses, and Population of Civil Parishes in the several Registration Sub-Districts in 1871 and 1881'

CHRIS BLANDFORD ASSOCIATES Landscape Character Assessment, Chris Blandford Associates, September 2006

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

DOUBLEDAY (H. A.) The Victoria History of the County of Essex Vol. I, Westminster 1903

ENGLISH HERITAGE The National Heritage List for England (online resource at <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>)

ESSEX COUNTY COUNCIL Buildings at Risk Register

ESSEX COUNTY COUNCIL Protected Lanes Assessment, Essex County Council, March 2012

ESSEX COUNTY COUNCIL Strategic Environmental Assessment Consultation Environmental Report Annex B: Baseline Information, Essex County Council, March 2012

ESSEX COUNTY COUNCIL Uttlesford District Historic Environment Characterisation Project, Essex County Council, 2009

ESSEX PLACENAMES PROJECT www.essex.ac.uk/history/esah/essexplacenames/

FRAMEWORK National Planning Policy Framework, Department for Communities and Local Government, March 2012

HERITAGE GATEWAY <http://www.heritagegateway.org.uk/>

KELLY (E.R.) Ed., Post Office Directory of Essex, London, Printed and Published by Kelly and Co., 1878

ORDER The Town and Country Planning (General Permitted Development Order), 1995

REANEY (Percy Hide) The Place names of Essex, Cambridge University Press, 1935

Appendices 1

RUMBLE (A) ed. Domesday Book - Essex, Chichester, Phillimore, 1983

WAR MEMORIALS TRUST Conservation and Management of War Memorial Landscapes, War Memorials Trust, 2012. (Available via www.warmemorials.org/uploads/publications/359.pdf)

UTTLESFORD DISTRICT COUNCIL Uttlesford Local Plan Adopted January 2005, Uttlesford District Council, 2005