

# Great Sampford Conservation Area Appraisal and Management Proposals, 2013



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## Part 1: Appraisal 1

### Introduction

**1.1** This appraisal has been produced by Officers of Uttlesford District Council to assess the current condition of the Great Sampford 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.

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**1.7** This Appraisal will consider these factors carefully. Once it has been approved by the District Council it will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple practical management proposals 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 Great Sampford
- 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.

**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.

**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.

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

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

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

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

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

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### Planning Policy Framework

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

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

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

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of '*special architectural or historic interest*'.
- Heritage assets. A Heritage asset is defined as '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)*'.
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced 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.

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

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

**1.25** The Great Sampford Village Inset of the Uttlesford Local Plan shows the existing Conservation Area and the Development Limits. Also shown are two County Wildlife sites, both of which lie well beyond the Conservation Area and so are not subject to scrutiny by this appraisal.

**1.26 Essex County Council Buildings at Risk Register.** The County Council has a 'Buildings at Risk Register'. In relation to Sampford one such building has been identified but this is well beyond the Conservation Area and thus not subject to further scrutiny by this appraisal. None of the Listed Buildings within the Conservation Area have been identified as being 'At Risk' by this Appraisal.

**1.27 Great Sampford Conservation Area date of designation.** The Conservation Area was designated in 1977.

### The General Character and Setting of Great Sampford

**1.28 Setting.** Great Sampford is a small rural community set in open countryside adjacent to the River Pant located in the north west corner of the District.

**1.29** In the Parish there are 54 Listed Buildings or groups of Listed Buildings whilst in the existing Conservation Area itself there are 16 Listed Buildings.

**1.30 General character and plan form.** Of the above 16 Listed Buildings/groups of buildings identified on the English Heritage list, 15 are designated Grade II and one is Grade I namely the Church of St Michaels which principally dates from the 14th century. About 45% date from the 17th century, about 20% from the 19th century and about 12% each from the 16th and 18th centuries. The 15th century is also represented.

**1.31** Thatch is used as a traditional roofing material for a number of buildings and is representative of a historical roofing tradition in the District. It is therefore important that this material continues to be protected and replaced as the need arises.

**1.32** There are several unlisted buildings of architectural and historic interest that add to Great Sampford's overall quality, one group of which currently lie beyond the existing Conservation Area. These unlisted buildings of architectural and historic interest are described later in the document.



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### Origins and Historic Development

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

**1.37 Prehistoric and Roman.** The *Uttlesford Environment Characterisation Project* of 2009 advises that "The zone has been extensively studied as part of the Heritage Sampford project. A combination of fieldwalking, metal-detecting, aerial photography and documentary evidence, coupled with some limited trial-trenching, have established human occupation of the zone since the Palaeolithic period...Part of a Palaeolithic hand-axe has been recovered from the zone, there is evidence of Mesolithic activity in the vicinity of the Gt. Sampford village... There is also evidence for widespread later prehistoric activity, including cropmark ring-ditches and finds scatters. Roman activity was equally widespread...".

**1.38 Medieval.** The *Uttlesford Environment Characterisation Project* of 2009 continues "The evidence for the medieval period is widespread, and in many cases still upstanding; it includes the church and village, many moated sites, Listed Buildings, fish ponds and mill mounds, as well as the wider historic landscape of fields' woods and tracks...".

**1.39** 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 Book entry thus:

*Sanfort was held by Edeva (and) afterwards by Earl Ralf now Godric in the King's hand as a manor and as 7 hides and 30 acres. Then 26 villeins; afterwards 13, now 16; then 9 bordars; afterwards 6; now 5. Then as now 4 serfs and 2 ploughs on the demesne. Then the men had 22 ploughs between them; afterwards 15; now 14. Woodland for 150 swine, (with) 30 acres of meadow. Then as now 1 mill. It was then worth 20 pounds; afterwards 26; now 30.* (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.

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

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

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Picture 1.2 Great Sampford church around 1900 (Reproduced courtesy of Saffron Walden Museum)

**1.40 Post Medieval.** In Victorian times, *Kelly's Post Office Directory for Essex, 1878*,<sup>(3)</sup> describes Great Sampford thus: "Old Sampford (or Sanford) is a parish and village...It is an ancient place, which in the reign of Edward the Confessor was a royal domain...The church of St Michael is an ancient structure...and is very handsome; in the Hempstead Chapel is a monument to Dr Harvey...(sic) The straw –plait manufacture is carried on here, and there is a fair held on Whit –Monday. The soil is loam; subsoil clay. The chief crops are wheat and barley. The population in 1871 was 881. Also recorded at this time was a National School and a Board School erected in 1877".

**1.41** In addition to the farmers the same Directory lists the following commercial activities: Butcher and dealer, bricklayer, watchmaker, shopkeeper (5), shoemaker, blacksmith (2), gardener, carpenter (3), beer retailer, draper and miller, baker, wheelwright, tailor (2), grocer and draper, farmer and miller, miller, veterinary surgeon and furniture broker. The pubs identified are the Cock, Red Lion and Black Bull. In common with other villages in the area at the time there were many diverse trades being carried on in rural communities; a very different commercial scene to that of today.



Picture 1.3 The Black Bull PH around 1910 (Reproduced courtesy of Saffron Walden Museum)

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

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**1.42** *The Place Names of Essex* by Reaney<sup>(4)</sup> advises of a selection of the following names: Sanforda, Sanfort (1086); Magna Saunford (1230); Saunford (1236); Sandford (1375). 'Great' and 'Little' were formerly 'Old' and 'New' respectively. Probably derives from 'sand' and 'ford'.

**1.43** The existing Conservation Area boundary is plotted on late 19th century mapping at Figure 1. Regrettably this mapping is somewhat blurred. However it shows the School (Boys and Girls), being the site of the present school on Finchingfield Road; 2 Smithy's; A Corn Windmill (stub remains of tower still exists); Baptist Chapel and Burial Ground and 3 pubs being those as identified in *Kelly's Post Office Directory for Essex, 1878* (see above).

### Character Analysis

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

**1.45 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?

**1.46 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;
- They make a significant contribution to the street scene or other publicly accessible areas.

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4 REANEY (Percy Hyde) *The Place Names of Essex*, Cambridge University Press, 1935

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**1.47 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?

**1.48** 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.

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

**1.50 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.

**1.51 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.

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

**1.53 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.

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### Great Sampford village

**1.54 General overview.** The focal point of the Conservation Area is the junction of the B1053 and B1051 around which are grouped a number of important Listed Buildings including St Michael's church which dominates the scene. These Listed Buildings display a variety of historic building types and the use of different materials. This most attractive scene is set off and enhanced by several open spaces varying in size from small greens to the large open space which is the churchyard. Within the latter there are many fine trees including a row of mature lime trees that create a green environmental feature of great value.

**1.55 Scheduled Ancient Monuments.** Within Great Sampford's Conservation Area there are no designated Scheduled Ancient Monuments although one exists in the Parish elsewhere, being three moated sites namely Goddards; The Rookery, 350 m to the west of Goddards and the Howses moated site. These are several of about 6,000 moated sites in England which survive in a relatively good condition. They are associated with families dating from the 14th century and will retain information relating to the occupancy of the monument.

**1.56 Archaeological sites.** There are several archaeological sites within and adjacent to the Conservation Area which are briefly described. Within the Conservation Area there is a post medieval windmill site (on site now called The Corn where the stump of the tower remains). Beyond the Conservation Area at Monk's corner Roman pottery has been found. Howe Lane is believed to be the alignment of a Roman Road whilst to the south of the River Pant an 'undetermined circular enclosure' is marked.

**1.57** Not all sites are of equal importance and the Council will decide a course of action that may vary from archeological 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.

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

**1.59** Manor House High Street – Grade II. 16th/17th century timber-framed and plastered house. Added to and altered in the 18th century and later and renovated in the 20th century. Two storeys and attics. The south front has 3 window range of casements and a central doorway and there is a modillion eaves cornice. Roof tiled, with 2 original chimney stacks (partly rebuilt) with diagonally set shafts. The south wing has a late 17th century extension.

**1.60** Flint Cottage, High Street – Grade II. Pair of mid 19th century flint pebble and red brick houses, now one tenement. Two storeys. Five window range of double-hung sashes with single vertical glazing bars on the ground storey and casements on the upper storey. (The centre window is blocked.) Roof slate, with a central square chimney stack.

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Picture 1.4 Flint Cottage dating from the 19th century is adjacent to Churchside which dates from the 17th century. A combination of differing materials, styles and sizes provides a most picturesque scene

**1.61** Hillcrest (*Hardys on contemporary mapping*), High Street, Grade II. Formerly the Cock Inn. Timber-framed and plastered building built circa 1686. Renovated and altered. Two storeys. Four window range of casements. The ground storey has a modern bay window at the south end. Roof tiled, with a central rectangular chimney stack.

**1.62** Church Side High Street - Grade II. Originally a 17th century single storeyed range of timber-framed and plastered cottages with a small cross wing at the south end. Roof thatched.

**1.63** Church Cottages, Hill Road – Grade II 15th century timber-framed and plastered hall house with a floor inserted in the 16th/17th century. There are cross wings on the north and south ends. The south wing has a jettied upper storey on the east front. The centre block has an 18th or early 19th century former shop bow window with glazing bars and a cornice. Roofs tiled, with external stacks at the north and south ends and a 17th century internal central chimney stack in the hall block. There is an 18th century Sun Life fire insurance sign on the centre chimney stack.

**1.64** Red Lion Inn – Grade II. Early 19th century white brick building. Two storeys and cellars. Five window range of double-hung sashes with glazing bars, in plain reveals. Three doorways with semi-circular arched heads. Roof slate, hipped at the east and west ends, with 2 chimney stacks.

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**1.65** Riverside Cottage, Hill Road – Grade II. Timber-framed and plastered house of probable 18th century origin. Renovated. Two storeys and attics. Roof thatched.



Picture 1.5 St Michaels church and its dominant 14th century tower

**1.66** Church of St Michael – Grade I. Mainly 14th century flint and stone rubble church with stone dressings. The south chapel is late 13th century and was the transept of a former church. The church is said to have been built by the Knights Hospitallers. The north arcade of the nave and the north aisle are circa 1320-30, the chancel circa 1340, the south aisle, south porch and west tower circa 1350. The parapet to the south aisle is 15th century and the interior staircase to the tower is 16th century. The west tower has angle buttresses and a castellated parapet. The windows of the chancel have fine tracery, particularly the large 5-light east window. On the interior the chancel has stone arcades with clustered columns and cusped pointed arches mounted above stone benches. On the north wall there are 11 bays and on the south wall 15 bays. Each is said to have seated one of the Knights Hospitallers. The arch from the south aisle into the chapel has very fine stone carving with foliage, a cowled head, animals and birds. In the south wall of the chapel there is a 14th century tomb recess with crocketed gables. The stone font has a 14th century traceried stem and a 15th century plain bowl. There is also a 16th century oak cupboard.

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Picture 1.6 St Michaels church - the impressive large 5-light east window

**1.67 Important buildings or structures within the curtilages of Listed Buildings.** Within the churchyard there are a number of tombstones of interest, some chest tombs being in need of repair. In discussion with an interested party the fieldworker was advised that the church was recognised this issue and might be interested in resolving the matter if funds were available.

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Picture 1.7 Chest tombs in St Michael's churchyard in urgent need of repair



Picture 1.8 One of several interesting tombstones in St Michael's churchyard

**1.68** Brick and flint wall of varying heights forming boundaries to eastern and south eastern boundary of churchyard; also western boundary to Stone Cottage nearby. Several areas of the dwarf wall to front of church are in need of modest repairs.

### Other buildings that make an important architectural or historic contribution.

**1.69** **Within the Conservation Area.** Leycam, Finchingfield Road. Late 19th/early 20th century two storey house with slate roof and central chimney. Its simple pleasing qualities add to the diversity of the street scene in this location.

**1.70** The Manse, High Street. A tall late 19th/early 20th century in appearance with slate roof – other later detailing. 2 no. tall decorative chimneys worthy of retention. The latter are worthy of consideration for an Article 4 Direction subject to further consideration and notification.

**1.71** Baptist church High Street. A tall rendered building to front with slate roof. Distinctive sliding sash windows to front and side with decorative brick window surrounds. The latter are worthy of retention and preservation and formal protection is provided by existing planning controls. The brightly coloured render is in need of repair and in time, repainting (perhaps in a more muted colour).

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Picture 1.9 Good quality window detailing to Baptist church worthy of retention and preservation

**1.72** Church Hall adjacent to Baptist Church. A simple red brick building with decorative yellow brick banding and lintels. Modern windows. Central plaque reads "*Sunday school room and village hall. Centenary Memorial of the Baptist Church Gt Sampford Stone laid by Mr Peter Cowell April 10th 1903*". There are also two memorial stones.

**1.73** Bull House, Two storey 19th century or earlier, render with slate roof and 2 no. tall prominent and decorative chimneys. Vertical sliding sash window ranges and doorway with canopy and simple console detailing. Interpreted as formerly being The Bull PH. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.



Picture 1.10 Bull House Interpreted as formerly being The Bull PH

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**1.74 Adjacent to but beyond the Conservation Area.** The Old Village Hall, now a residence. Late 19th/early 20th century red brick building with yellow brick quoins and decorative yellow brick window and entrance door surrounds. Mixed colour tiled roof with slate ridge. Fine decorative barge boarding detailing. Modern windows fitted but detrimental visual impact reduced virtue of common design detailing. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.



Picture 1.11 The Old Village Hall, a late 19th/early 20th century red brick building of quality proposed to be included in an extension to the Conservation Area

**1.75 'School House'.** Late 19th/early 20th century two storey red brick house with slate roof and 2 no. tall chimneys with decorative detailing and pots. Simple decorative brick banding; stone window surrounds and arched doorway with decorative surround and possibly original door with metal strappings to front elevation. Deep eaves with decorative wooden detailing. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.

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Picture 1.12 'School House' a prominent late 19th/early 20th century red brick building of quality proposed to be included in an extension to the Conservation Area

**1.76** Original school building. A fine typical building of its period. Of red brick construction with slate roof, tiled ridge and cupola. Decorative yellow brick banding and stone lintels and cills. Decorative plaque reads Gt. Sampford Board School AD 1876. The architect for the new structures is to be complimented in the manner the earlier structure has maintained its original form and position in the street scene, its original design and retention of materials, particularly taking into account the mass of the new buildings behind it. Also in respect of incorporating original iron railings into rebuilt front wall.

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Picture 1.13 The fine 19th century school building of quality proposed to be included in an extension to the Conservation Area

### **Other distinctive features that make an important architectural or historic contribution.**

**1.77 Within the Conservation Area.** Early 20th century gravestones in the Baptist Chapel Graveyard.

**1.78** Brick and flint wall exceeding 1m to front of the Manse, High Street; partly protected from demolition without prior consent.

**1.79** K6 telephone kiosk on green adjacent to River Pant. This kiosk is in good condition and well maintained.

**1.80 Adjacent to but beyond the Conservation Area.** Wall and railing to 'School House'. A good quality wall surmounted by original decorative iron railings (obscured by hedge) of varying height, exceeding 1m adjacent to a highway and thus protected from demolition without prior consent. The wall has decorative banding and semi circular decorative stone detailing with brick capping. The wall needs repair.

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Picture 1.14 Wall fronting Finchingfield Road at the 'School House'. A late 19th/early 20th century wall of quality proposed to be included in an extension to the Conservation Area

**1.81 Important open spaces.** Baptist chapel graveyard. An important open space in the street scene with a number of early 20th century gravestones and several mature trees of species associated with such areas.

**1.82** St Michaels churchyard. An expansive and important open space of strategic importance situated in the centre of the Conservation Area being a setting for the church and its prominent ecclesiastical building of considerable architectural merit and historic interest.



Picture 1.15 St Michaels churchyard an open space of considerable importance

**1.83** Two small greens, one setting off Churchside and Flint Cottage; the other being at the junction of the B1053 and B1051.

## Part 1: Appraisal 1

**1.84** Two small greens in the extreme south of the Conservation Area, one long linear strip contains a telephone kiosk whilst the other sets off nearby Listed Buildings.

**1.85** Private open space forming the curtilage to Stone Cottage which provides part of an important open space setting for St Michaels church that should be retained as open land.



Picture 1.16 Private open space at Stone Cottage providing an important setting and view of St Michaels church. The length of modern wall to front would benefit from being disguised by climbing vegetation

**1.86 Particularly important trees and hedgerows.** As shown on the accompanying plans. Those boundary trees in St Michaels churchyard to the front of the east window are particularly important and support an established Rookery. The combination of traditional trees and wildlife together framing views of buildings of high visual and historic interest creates a quintessentially English scene.

## 1 Part 1: Appraisal



Picture 1.17 Trees of great visual importance which define the eastern boundary of the churchyard

**1.87 Wildlife Sites.** There are none within the Conservation Area.

**1.88 Important views.** As shown on accompanying plans.

**1.89 Elements that are out of character with the Conservation Area.** Utility poles throughout the Conservation Area and their overhead services detract to varying degrees. 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.

## Part 1: Appraisal 1

**1.90** Sign to Red Lion PH. This is in need of repair.

**1.91** Gazebo shelter at the Red Lion. This shelter detracts from the quality of the Listed Building, a fact emphasised by its poor construction and leaning nature.



Picture 1.18 Sign to Red Lion PH in need of repair and renovation

Picture 1.19 Gazebo shelter which detracts to setting of Red Lion PH, a Listed Building

**1.92** Duplication (?) of signage at Junction of B1053 and B1051. Contact Essex County Council to seek their opinion on this matter.



Picture 1.20 Signage at the junction of the B1053 and B1051. Are the two sets of signs duplication, particularly in this most historic and sensitive part of the Conservation Area

## 1 Part 1: Appraisal

**1.93 Opportunities to secure improvements.** Contact owner of 'School House' seeking cooperation in repairing wall to front of Finchingfield Road. Contact owner of Red Lion PH and seek to secure repairs to sign. Resolve issue appertaining to gazebo. Discuss potential of initiating repairs to selected tombs and dwarf frontage wall; St Michaels churchyard. Seek owner's cooperation in disguising modern frontage wall to Stone Cottage with additional vegetation. Initiate repairs to render to front of Baptist chapel and perhaps consider a more restrained colour in any replacement painting works.

**1.94 Suggested boundary changes.** It is considered that the later 20th century estate at Homebridge and Willetts Field, behind and to the south of Finchingfield Road is of insufficient architectural quality or historic interest to warrant continued inclusion.

**1.95** However properties fronting Finchingfield Road and part of the same development occupy a strategic position in the Conservation Area whose design and close visual relationship with listed properties on the opposite side of the road are considered such, for them to remain within the Conservation Area.

**1.96** A grouping at and to the west of the Primary School is considered of sufficient merit to be included within the Conservation Area. The group contains several properties with good quality architectural detailing and close historic associations with the village. There is a Listed Building at Monk's Corner, three distinctive late 19th /early 20th century properties and the original 19th century frontage of the school. Also within this proposed extension are a group of late 20th century properties adjacent to the Red Lion whose design is sympathetic.

**1.97 Other actions.** None are proposed.

## 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 land at and to the east of the school, Finchingfield Road.

(b) Exclude the later 20th century estate at Homebridge and Willetts Field, behind and to the south of Finchingfield Road (whilst retaining frontage properties to Finchingfield Road).

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

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

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

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

Telephone no. 01799 510510

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

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

**2.4** 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.

### 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 Great Sampford. It is essential that their

## 1 Part 2 - Management Proposals

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.

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

**2.7** A number of such unlisted buildings that make a positive contribution to the character of the Conservation Area and the proposed extension to the Conservation Area have been identified. The Council will seek to ensure that these are retained. These are as follows: on the High Street - The Manse, Baptist Church, Church Hall adjacent to the Baptist Church and Bull House; on Finchingfield Road - Leycam, The Old Village Hall, School House and the original late 19th century school building.

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

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

**2.9** This Appraisal has identified 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.

**2.10** Other walls and railings forming boundaries to non listed properties have also been identified as contributing to the visual and historic importance of the village and for the most part these are protected from demolition without prior consent.

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

**2.11 Important open land, open spaces and gaps.** The open spaces as identified and as shown on the plans represent open landscape features that materially contribute to the character and appearance of the Conservation Areas which must be protected. These are St Michael's churchyard; the Baptist churchyard, the small greens to the front of Church side and Flint Cottage, the small triangular green, junction of the B1053 and B1051; the two small greens adjacent to the River Pant and the open space being the curtilage garden to Stone Cottage.

## Part 2 - Management Proposals 1

**2.12 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.

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

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

### Enhancement Proposals to Deal with Detracting Elements

**2.14** The Appraisal has identified a number of elements that detract which are summarized 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 recognized that such improvements will frequently only be achieved with the owners' co-operation.

*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
Sign	Red Lion PH	Contact owner and seek cooperation in securing repairs refurbishment
Gazeebo	Red Lion PH	District Council officers to discuss with owner

#### Other actions

Contact owner of 'School House' seeking cooperation in repairing wall

Selected chest tombs, St Michaels churchyard. Explore possibility of instigating appropriate repairs

Dwarf wall, St Michael's churchyard. Seek church authority's cooperation in repairing flint work as appropriate

## 1 Part 2 - Management Proposals

### Other actions

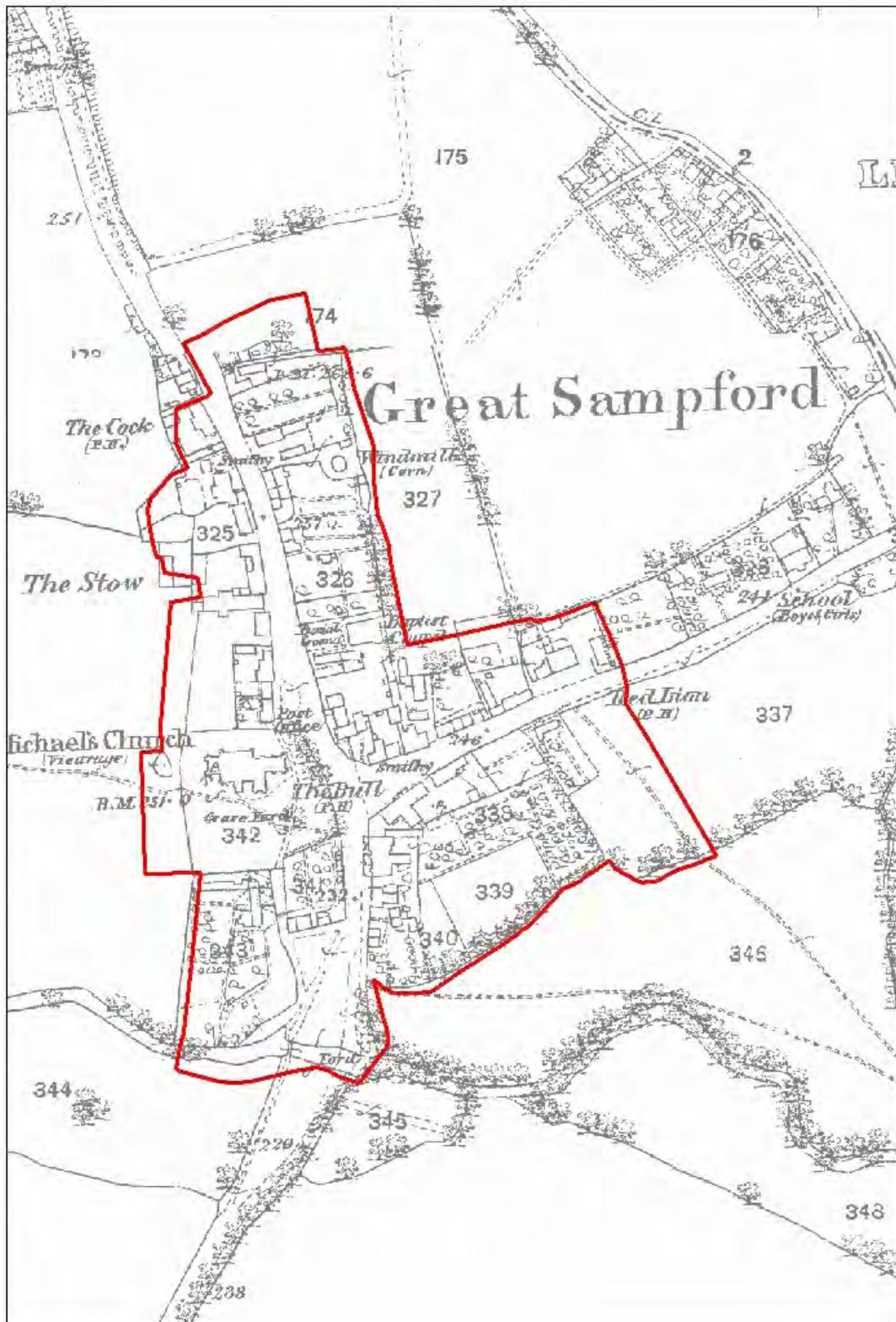
Contact owner of Stone Cottage seeking cooperation to improve appearance to low modern wall; one simple option being to plant climbing vegetation to cover it

Contact owner of Baptist church seeking cooperation in repairing render to front and possibly selecting a more restrained colour in any future repainting

Contact Essex County Council seeking their opinion as to duplication of highway signage of B1053 and B1051

Maps 1

Figure 1 - 1877 Ordnance Survey Map



# 1 Maps

## Fig 2 - Character Analysis



## Maps 1

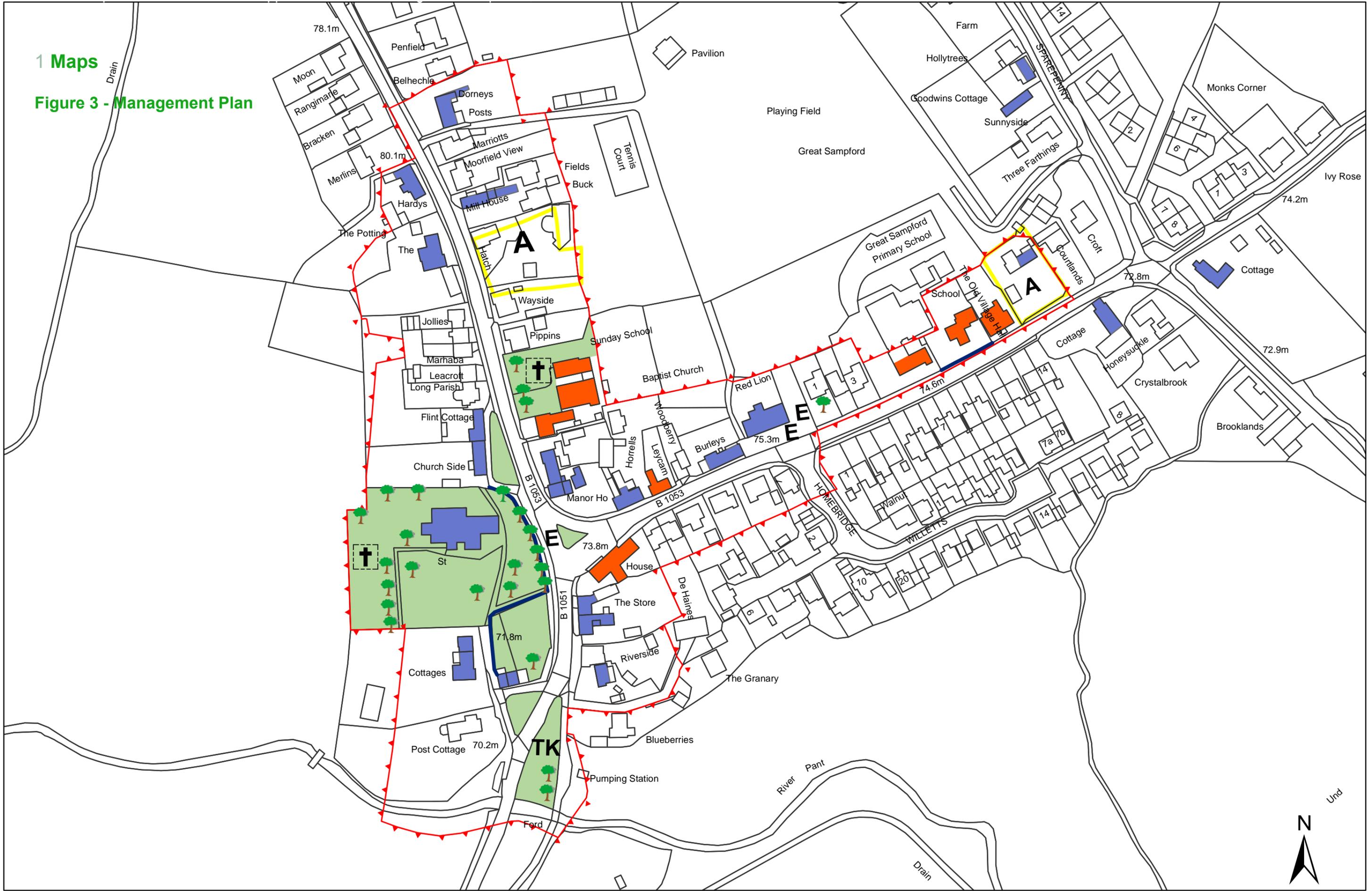
## Character Analysis Key

	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

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

	Walls
	Tombstones
	Telephone Kiosk
	Important views
	Elements out of character

1 Maps  
Figure 3 - Management Plan



## 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 to be protected from development, adopted policy ENV3 and ENV8 applies
	General location of important trees/hedgerows to be protected within parameters of legislation

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

	Walls/Wall & railings
	Tombstones
	Telephone Kiosk
	Proposed enhancements

## 1 Appendices

### Appendix 1 - Sources

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## Appendices 1

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