

Hadstock Conservation Area Appraisal and Management Proposals, Approved June 2014



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Introduction

1.1 This appraisal has been produced by Officers of Uttlesford District Council to assess the current condition of the Hadstock 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. This is the case in Hadstock where the village is still mostly contained within the historic envelope centred around the small triangular green and with some development along the arterial roads.

1.4 The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links by road, rail and air, make it a popular destination to live and work. Key drivers are the presence of Stansted Airport within the locality and the relatively easy commuting distance to both Cambridge and London. Additionally, there are other towns of substance such as Harlow, Bishops 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 relationship of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The interaction 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 Hadstock
- 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 and to the members of the local community who provided useful information to officers when the survey was being undertaken. Particular thanks are due to the Hadstock Local History Recorder, Patricia Croxton-Smith, for detailed historical information and to the Parish Council.



Picture 1.1 Hadstock looking down Walden Road circa 1900 (Reproduced courtesy of Saffron Walden Museum)

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1.11 The Hadstock Parish Plan Steering Group produced a Parish Plan in 2007⁽¹⁾. This document noted the local support for maintaining the unique character of the village and acknowledged the role of the Conservation Area in doing so. As with many similar settlements there are pressures for development, though opportunities for house building within the historic core are necessarily limited to a few infilling opportunities. The Parish Plan concludes that development hitherto has been modest and on the whole sympathetic, allowing the village to maintain its essential character. It further notes the lack of locally affordable housing particularly for young people, a concern shared in many other settlements and proposes that any future focus should be on small family homes and properties for first time buyers. Great concern was also expressed regarding the speed and volume of traffic, particularly HGVs, through the village the poor state of facilities on the recreation ground and the impact of aircraft noise on the quality of the local environment. These issues will be dealt with in the relevant sections of this document. A Village Design Statement was also produced and has proved useful in identifying the physical qualities and characteristics of the village and its surroundings.



1.12 In undertaking an exercise such as this, one aspect that is too easily forgotten is the community itself and the people who live locally and contribute to its cohesion and social success. Hadstock is a vibrant village with a small but diverse range of local organisations. These include an active parish council, regular meetings of the local historical group, the Hadstock Society, and an acclaimed fete held every summer. There is also a well used village hall originally built in 1871 as the village school and extensively refurbished in recent years which plays host to the Hadstock Silver Band and a variety of other events. St Boltoph's Church is part of the Saffron Walden and Villages Group Ministry with a non-stipendiary house-for-duty Team Rector in Ashdon and Hadstock. There is a keen group of bellringers who meet every week and an active Friends organisation who help to fund the maintenance of the building through concerts and other events.

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

¹ *Hadstock Parish Plan 2007*, The Hadstock Parish Plan Steering Group, 2007

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Planning Legislative Framework

1.14 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.

1.15 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.

1.16 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.

1.17 From October 2013 planning permission is now required for the demolition of a building in a Conservation Area but is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the Conservation Area above a threshold size set out in legislation (115 cubic metres). Looking for and identifying such buildings is therefore a priority of this Appraisal.

1.18 Another exception relates to certain ecclesiastical buildings which are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the '*ecclesiastical exemption*'. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.

1.19 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 all 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.

1.20 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

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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.

1.21 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.

1.22 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.

Planning Policy Framework

1.23 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.

1.24 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.

1.25 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

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and a balanced judgement reached. Substantial harm to or loss of a grade II Listed Building should be exceptional whilst harm to heritage assets of higher status, e.g. a Grade I or II* Listed Building should be wholly exceptional.

- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations ‘where this is necessary to protect local amenity or the well being of the area...’
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

1.26 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.

1.27 The Uttlesford Local Plan was adopted in 2005 and can be viewed on the Councils 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.

1.28 The Hadstock Village Inset of the Uttlesford Local Plan shows the existing Conservation Area and the Development Limits. Also shown just to the south east of the Conservation Area is Hadstock Wood which is designated as important ancient woodland.

1.29 Essex County Council Buildings at Risk Register. The County Council has a ‘Buildings at Risk Register’⁽²⁾. In relation to Hadstock no such buildings have been identified and neither has this Appraisal identified any.

1.30 Assets of Community Value. A total of four Assets of Community Value are registered in relation to Hadstock of which three are situated within the Conservation Area. These comprise the village hall, the village green and The Kings Head Public House on Linton Road.

1.31 Hadstock Conservation Area date of designation. The date at which the Conservation Area was first designated is unclear from the records but it is likely that it was 1977.

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General Influences

1.32 The village of Hadstock is situated in a slight depression between the high ground of Hadstock Common and Hawes Hill some 11 miles south east of Cambridge and 5 miles north east of Saffron Walden. It is the settlement's proximity to both the M11 and to Stansted Airport, that exerts the greatest influences offering opportunities for employment and enhanced communications with Cambridge, Bishop's Stortford, Harlow, London and beyond. The main Cambridge to London railway line can be accessed from Audley End station some 7 miles distant. Bus services are infrequent but car ownership is high, eroding the need for local services. There is no Post Office or local shop and there remains only one public house, the King's Head, to serve the needs of the community, although a specialist fabric shop does operate from premises on Linton Road. There is also a well used village hall managed by an active Village Hall Committee and community facilities at the Recreation Ground.

1.33 Because of the lack of local opportunities and the ease of access to good communication routes, out-commuting is high and has led in the past fifty years to a change in the residential make up of the village. There are few opportunities for local employment other than in agriculture, though in recent years a growing proportion of residents have been able to work from home reflecting the increasing availability of fast and reliable Internet access⁽³⁾.

1.34 Historically, agriculture was the main source of employment and although still an important local activity, its prominence is not as marked as it once was. Two farms remain as working business in the parish and there is a small area of commercial organic fruit and egg production at Bowsers, but the rural past is now only remembered in the house names such as Hall Farm Cottages, Barn Cottage, Ploughlands and Glebe House. Thomas Blyth's blacksmith's shop recorded here in 1874 burnt down in 1956⁽⁴⁾ and several local barns no longer provide storage for agricultural machinery or produce. Today, many of the buildings which were once home to myriad village activities have been converted to residential use.

1.35 The 2007 Hadstock Parish Plan highlighted the need for future limited sympathetic housing development, particularly providing affordable accommodation for young people and families in a style commensurate with the rest of the village⁽⁵⁾. At the same time, the Plan acknowledged the lack of local employment opportunities and available sites. Protection of environmental features, including open spaces, hedges, groups of trees, streams, ponds, banks and ditches was also noted as being of high importance to the local residents. Due to its location the village will continue to be subjected to development pressures and so now is an appropriate moment to be considering how to best protect its built and open space environment.

3 p. 5 *Hadstock Parish Plan 2007*, The Hadstock Parish Plan Steering Group, 2007

4 The site is now occupied by Waylands

5 *ibid* p. 8 "A majority (75%) thought there should be some housing development with most wanting this to be modest (less than 10% or about 15 new homes over the next 10 years). The housing categories with most support were: small family homes, homes for first time buyers and affordable social housing."

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The General Character and Setting of Hadstock

1.36 Setting. Hadstock is situated in a small depression on a broad open plateau that extends from the Icknield Way in the north to Ashdon in the south. This Landscape Character Type is classified as 'Ashdon Farmland Plateau'⁽⁶⁾, and is predominantly rural in character with a notable absence of towns or large settlements. The tree cover is mainly deciduous, with blocks of trees and hedgerows framing channelled views out to the broad open plateau beyond the village. Colour-washed thatched or mellow red brick houses linked by flint walls are found throughout and emphasise the historic character of the area. Modern buildings are generally discrete and there are some old outstanding barns in black weatherboard or flintwork now often converted to living space or used as small business units. The notable church sitting on the rise in the southern part of the village is of great antiquity and makes a visible impression from many points in the settlement. Major roads bypass the area leading to a sense of great tranquillity and timelessness, though remnants of modern conflict are still just occasionally visible in the remains of the nearby Second World War Little Walden Airfield.

1.37 The wider topography is that of spacious upland with wide-open vistas on the ridge tops and enclosed wooded areas on the valley bottoms. Strong hedgerows and well-maintained verges dominates, though commercial arable farming has left a legacy of broken field boundaries and solitary trees on the horizon. The area is primarily rural characterised by a noted absence of major towns - Hadstock and Ashdon are the only two large villages and other settlements are for the most part small and self-contained. Two ancient footpaths, the Harcamlow and Icknield Ways cross the area, which, together with winding lanes and tracks form of a complex network that links the villages and outlying farmsteads. To the south lies the ancient Hadstock Wood, a remnant of old Walden Forest⁽⁷⁾.

1.38 In 1874 Kelly described the local geology as "clayey: subsoil, chalk and clay ..."⁽⁸⁾. The quality of this landscape has now lead to it being included in an Area of Special Landscape Value (SLA) where it is classified as 'North Essex Farmland'⁽⁹⁾.

1.39 In the nineteenth century the crops were "principally wheat, barley and beans"⁽¹⁰⁾. Today, wheat, beans and rape are most frequently grown and, the land is classified as being of Grade 2 quality (very good)⁽¹¹⁾.

6 *Landscape Character Assessment of Uttlesford* Chris Blandford Associates, September 2006, Fig. 7.1

7 cf. Oliver Rackham *The History of the Countryside: The full fascinating story of Britain's landscape*. London: J.M. Dent & Sons Ltd, 1986

8 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co., 1874, p.248

9 *Strategic Environmental Assessment Consultation Environmental Report Annex B: Baseline Information*, Essex County Council, March 2012, Parra. 5.3.3-5.3.4

10 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co. 1874 p.248

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

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1.40 The fieldscape consists of irregular fields of ancient origin, probably of medieval or earlier date, interspersed with areas of former common fields, some of the Cambridgeshire and Midland type, a field-type that is rare in the rest of Essex. Many of these were enclosed in a largely piecemeal fashion throughout the 17th to the 19th centuries, forming large fields with irregular outlines and grid-like internal subdivisions. Notably Hadstock Common, now under the remains of the WWII airfield, was located on the plateau to the west of the village.

There has seen only a moderate

degree of boundary loss since the 1950s largely as a result of the removal of 19th century field divisions. The *Uttlesford District Historic Environment Characterisation Report*, 2009, notes that "Hadstock developed around the church; the current building is 11th century in origin and is Grade I listed, but excavation has established that it had a 10th-century predecessor on the site. The 11th-century church is one candidate for the Minster church founded by Canute following the battle of Assendune"⁽¹²⁾. There is no definite date for the burnt-out building under the 11th Century Church. Documentary evidence exists for it being the remains of Botolph's monastery, founded 654, destroyed by the Danes in 869. It is recorded that in 975 there was a chantry with one priest when the Saint's remains were dug up. Ancient lanes are sunken and winding, though none leading to the village are of sufficient quality to warrant Protected Lane Status⁽¹³⁾. The zone is bisected by the disused railway line from Saffron Walden to Bartlow which was closed as part of the Beeching cuts in 1964.

1.41 General character and plan form. The developments that have occurred in Hadstock over the past half century reflect the social and economic changes that the settlement has undergone. Local authority housing development in 1923 on Linton Road and at Moules Lane and Bilberry End during the 1950s now provides some comfortable low cost housing for local people whilst the mainly detached housing at Orchard Pightle has expanded the village's stock of family homes. Other development has been of a more piecemeal nature in the form of infilling and the conversion of former agricultural buildings.

1.42 Otherwise, and with the exception of the disappearance of more or less all of the rural businesses throughout the historic core, Hadstock has changed relatively little over the last century. The existing Conservation Area is a mirror reflection of the community as it existed in the late 19th century and as shown on the 1877 Ordnance survey map (see Figure 1). Within the village the scale is intimate, with channelled views



Picture 1.2 Romano-British decorated copper alloy bowl excavated from the Bartlow Hills (© The Trustees of the British Museum - Museum number 1868,0801.1)

12 *Uttlesford District Historic Environment Characterisation Report*, 2009, p. 160

13 *Uttlesford Protected Lanes Assessment*, Essex County Council, March 2012

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out through gaps in the buildings and over open spaces and trees to the ascending countryside. Throughout the village there are numerous ponds, many the remnants of ancient dew ponds, but that adjacent to the church is fed by an underground spring. The historic flint and stone St Boltoph's Church forms a visual centre point to the village; the sturdy tower visible across the large open churchyard, glimpsed up Church Path or through pollarded trees from Walden Road.

1.43 To the north east former agricultural buildings at Yews Farm have been converted to residential and office use. On the other side of the road the run of semi-detached local authority housing, rendered and with steeply pitched tiled roofs, is countrified by sitting back from the road behind neat front gardens, low hedges or fences. In the village core, colour-washed plaster buildings roofed in peg tiles or slate predominate interspersed with thatched cottages of picturesque form. Any incremental new housing is discreet and, where visible, has often been designed to blend in with the environment.

1.44 The National Heritage List for England records some 39 individually listed buildings and other structures in the parish of Hadstock, of which 33 are to be found in the designated Conservation Area. The majority of these are timber-framed and plastered. Most date from the 16th to 18th centuries, though the 20th century K6 telephone kiosk on the Bartlow Road is included. St Boltoph's Church of late Anglo Saxon date is Grade I, the remainder are classified Grade II.

1.45 Thatch is a traditional roofing material in Hadstock and an important feature of the village that must be retained. Of the Listed Buildings in the Conservation Area some 25% have thatched roofs.

1.46 When examined in conjunction with the spread of unlisted constructions and buildings of later date, the indications are of a piecemeal infilling of timber framed buildings continuing into the early 19th century when brick and slate became the choice for the better quality buildings. Unlike many of the settlements along the Cam valley which saw periodic rises in prosperity and hence building development brought on either by trade or better communications, Hadstock, set in a rural hinterland and bypassed by the railway, never experienced a dramatic rise in fortunes and has escaped substantial expansion.

1.47 There are several other buildings and features that whilst not being listed are nevertheless of architectural and historic interest and which add to Hadstock's overall quality.

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

1.49 Throughout the Conservation Area there are trees in abundance, either as groups or as individual specimens located on the small green and in the churchyard. Others are to be found in private gardens, many of which have already been made

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subject to Tree Preservation Orders. They add considerably to its attractive appearance and diversity of the Conservation Area particularly in the churchyard and around the perimeter of Hadstock House.

1.50 Overhead telephone cables on poles detract significantly in some locations.

1.51 There are many high quality buildings representative of various periods. Despite some neutral adjoining modern development, the Conservation Area itself represents an historic grouping of buildings in a rural setting that warrants its formal designation.

Origins and Historic Development

1.52 Historical background data has been extracted principally from the *Uttlesford District Historic Environment Characterisation Report*⁽¹⁴⁾ and the *Essex Historic Environment Record* (HER)⁽¹⁵⁾.

1.53 Prehistoric, Roman and Saxon. There is some limited evidence of Prehistoric and Bronze Age activity in the Hadstock zone in the form of sporadic cropmarks indicating the existence of a range of irregular enclosures and probable ring ditches. The Hon R C Neville of Audley End exhibited a number of Iron Age coins found "at Hadstock", presumably from the Red Field site⁽¹⁶⁾. A bronze age axe and tanged arrow head have also been found and are now held by Saffron Walden Museum.

1.54 A substantial Roman dwelling house on the south bank of the River Granta in the extreme north of the parish, north east of the wind mill was part excavated by Neville in 1846-50. Finds included part of a chain, tweezers, samian and other pottery, glass, and around 20 coins from the time of the Gallienus, Constantine, Victorinus, Allectus, Valentinian. There were tessellated pavements over the hypocausts. Remnants of painted wall plaster recovered from the site are now in the Braybrooke Collection, Cambridge Museum.

1.55 Roman material within the church at Hadstock and in an adjacent field is indicative a Roman settlement in the immediate vicinity. Research trenching of earthworks and other geophysical anomalies in 2005 in the fields east of St Botolph's Church recorded Roman ditches indicating the possible presence of a farmstead but found no evidence for the monastery of St Botolph, although a single potsherd dating to the mid-Saxon

14 *Uttlesford District Historic Environment Characterisation Report*, Essex County Council, 2009, Parra. HECA 9 North Eastern Uttlesford

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

16 SMR Number: 4748. One each of Evans type B:8, imported AV uninscribed (formerly attributed to the Morini) and Evans XII:14 (Allen III:34), AE of Cunobelin. The latter is in the Braybrooke Collection at the Museum of Archaeology and Anthropology, Cambridge

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period was found at the site⁽¹⁷⁾. Recent fieldwalks on the Banton Meadow site have recovered further fragments of Saxon pottery indicating occupation of the site during the period 650-900.

1.56 Immediately to the north of the zone lie the nationally important Roman burial mounds of the Bartlow Hills, and it is probable that the Roman villa and estate would have extended into this zone. The settlement at Hadstock is known to have existed in the late Saxon period; excavation has revealed that the current 11th century St Botolph's Church was built on the remains of an earlier Anglo Saxon church, possibly belonging to the monastery founded by Abbot Botolph in the year 654. Geophysical surveys to the rear and east of the church have recorded features that may relate to Late Saxon or medieval settlement⁽¹⁸⁾. Geophysical surveying of the site has shown that the Saxon Chancel was 2.7 metres longer than the present Victorian one, and that there was a paved path from the bottom North East corner of the Churchyard up to the blocked up earlier door in the nave which must date from pre-1020 as it was in the area of calcined flints from the earlier burnt-out building.



Picture 1.3 Bartlow Hills, suggested in the 18th century as the resting place of the dead from the Battle of Assendun (Reproduced courtesy of Saffron Walden Museum)

1.57 Hadstock has also been proposed as the site of the Battle of Assandun in 1016. Although no firm archaeological evidence has ever been found a substantial number of skeletons were excavated from Red Field during the construction of the Saffron Walden to Barlow branch line in the 1860s.

17 Ennis T *Archaeological investigation of Fields to the East of St Botolph's Church, Hadstock, Essex* Report No 1427. Essex County Council Field Archaeology Group, 2005

18 Rodwell, Warwick J, *The Archaeological Investigation of Hadstock Church, Essex: An Interim Report*, Essex Archaeology Vol 56, 1976

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Picture 1.4 Bartlow Road - the ancient sunken lane, of Medieval or earlier origin, as it ascends from the village

1.58 Medieval. The *Domesday Book* for Essex⁽¹⁹⁾, transcribes the entry for Hadstock thus:

Half Hundred of Freshwell

St Etheldreda's has always had Hadstock as 1 manor; 2 hides. Then 8 villagers, now 12; then 4 smallholders, now 13; then 4 slaves, now 2. Always 2 ploughs in lordship. Then 3 men's ploughs, now 4.

Woodland, 100 pigs; meadow, 6 acres; then 1 mill, now none. 1 cob, 4 cattle, 16 pigs, 36 sheep, 8 goats.

Value then £6; now £10.

[NOTE: St Etheldreda's is Ely Cathedral. A hide was about 120 acres (or 50 hectares) of land]

1.59 In 1087 a charter was granted to the monastery of Ely regarding 'the present Church and the graveyard of the vill, and everything to do with St. Botolph and the Festival'. This enabled Ely to put in a steward to collect payments from stallholders at the annual St Botolph's Fair and in the early 12th Century Henry I granted Ely the right to hold a market for its Manors in the area.

19 *Domesday Book: Essex History from the sources Volume 32 of Domesday Book: A Survey of the Counties of England "Liber de Wintonia" Compiled by Direction of King William I*, Ed. John Morris, Phillimore, 1983

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1.60 To the east of St Botolph's Church in the uncultivated Banton Meadow there is some limited evidence of a worked-out quarry site dating to the medieval period and overlaying the Roman ditched field system noted above. Significant deposits of broken Hedinghamware and domestic refuse dating from the 12th to 14th Centuries were recovered from the site where they had been used to backfill the quarry pits after clay and chalk had been extracted.

1.61 Using evidence from the Essex Placenames Project⁽²⁰⁾ it is possible to build up a picture of Hadstock at this period as a fairly typical small agricultural community surrounded by common land, tenanted and privately held fields.

1.62 Reaney⁽²¹⁾ advises that the name 'Hadstock' has been variously previously rendered as Hadstoc, Hadystoke, and Haddestoke. 'Had' is probably derived from the 'Hadda' and 'stock' from the Old English stoc(c) 'trunk, block of wood, post', of Germanic origin; related to Dutch stok and German Stock or 'stick'.

1.63 The Hadstock local history notes that 'the village never had any wealth or a resident squire. Only the Glebe Farm, and the Lordship [Manor] farm were over 100 acres in medieval times. There seem to have been no gentry before the Tudor period. Owing to the heavy clay soil, farming was hard and produced a poor return. There was no wool wealth for rebuilding the village. Many of the houses date from the more settled time of Elizabeth I, when ordinary people could afford to build in more permanent materials'⁽²²⁾.

1.64 Post Medieval. Historically, the settlement was focused around St Botolph's Church, Hadstock Manor and the small village green with further development extending to the east along Bartlow Road and to the north west bordering the Linton Road although until the 20th century this remained rather piecemeal. More recent infilling has tended to interlink these areas giving the village its present layout.

1.65 Kings Cottage is of 15th century origin, Hill Farm dates from the 16th century (or possibly earlier), Hadstock Hall was originally built around 1600 and the substantial timber-framed and weather-boarded aisled barn to the south east of White Horse is of a just slightly later date. The number of surviving domestic buildings and barns of good size dating from the 17th and early 18th centuries onwards indicate that the area had entered a period of relative prosperity with a gradual spread of substantial builds.

20 Essex Placenames Project, Hadstock portal

21 p. 510

22 *Hadstock Background to a Village Dig*

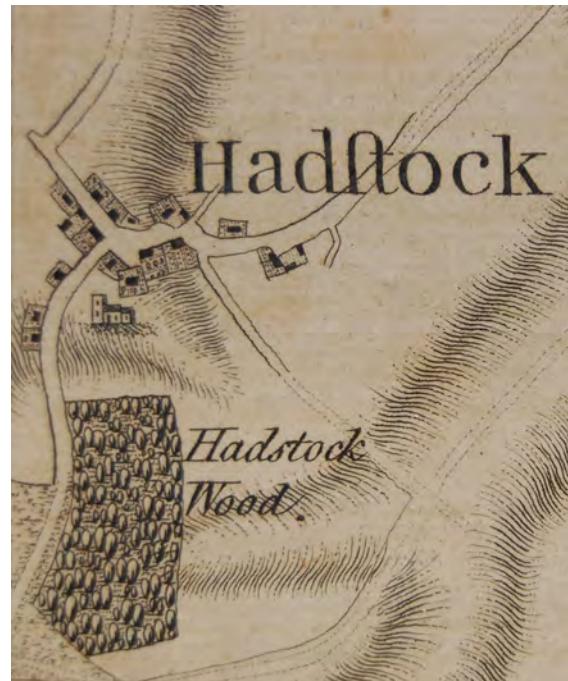
<http://www.recordinguttlesfordhistory.org.uk/hadstock/dig.html>

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1.66 Beam Ends, Roundhill Cottage, Bentley Cottage and Holly Cottage all clustered around the church, date from this period whilst the Yew Farmhouse on the Linton Road, Dormer Thatch on Bartlow Road and the 17th century Briar Cottage just beyond the north eastern extent of the Conservation Area demonstrate a gradually spreading settlement. Further piecemeal development continued throughout the late 18th century and into the 19th century when a number of quality either fully or partly brick built properties, such as the village almshouses (now Barn Cottage), the Old Vicarage and the School (now the Village Hall) make an appearance on the streetscene.

1.67 The Chapman and Andre survey of 1773-5, published in 1777, and the 1805 enclosure maps/awards for Hadstock⁽²³⁾ all give a good idea of the village at this period. The focus of the settlement is still on St Boltoph's Church with a number of buildings strung out along the the Bartlow Road, Walden Road and Linton Road.

1.68 The official Census summary report of 1831⁽²⁴⁾, paints a picture of Hadstock as a primarily rural community largely reliant on the land. Then the total population is listed as 424 persons comprising 203 males and 221 females. There were 84 inhabited houses, 1 uninhabited and 10 under construction - more than at any time up to 1901. In all a total of 59 men are chiefly employed as agricultural labourers against only 9 whose main occupations are given as "Retail & Handicrafts". Just one is described as "Capitalists, Bankers, Professional & other Educated men". At the time of the census the majority of men aged 20 and above, some 65 altogether, managed or worked on the farms this accounting for some 70% of the population as against a national average of 40%. As a consequence when agricultural depression hit in 'the hungry forties' Hadstock would be particular badly affected with many families relying on the parish for support. Surprisingly, under half of the male population, some 110, were then aged under 20, making the village a much more youthful community than today.



Picture 1.5 Hadstock as shown on the Chapman and Andrew map of 1777 (Reproduced courtesy of a private collection)

23 Enclosure maps held by Essex Record Office Reference Code: Q/RDc 7B and D/DQy 28 and Enclosure award for Hadstock held by Essex Record Office Reference Code: Q/RDc 7A

24 1831 Census of Great Britain, *Abstract of answers (Sample Report Title: Abstracts of the Answers and Returns Made pursuant to an Act, passed in the Eleventh Year of the Reign of His Majesty King George IV, Intitled, "An Act for taking an Account of the Population of Great Britain, and the Increase or Diminution thereof." Enumeration Abstract.), Table [1]: "Population Abstract". Available on the Vision of Britain Through Time website*

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1.69 Half a century later and in 1881 the village still seems to be a vibrant and mostly self-contained community. The population has grown slightly to 446⁽²⁵⁾ but there are still 86 men and 6 women employed in agriculture. There were, though, 5 men employed as "Wkrs in Food and Lodging" and 12 women in domestic service. Surprisingly, two women are listed as being of "Professional" class against the single male resident in this category. The number of houses has grown to 106 with 9 vacant and none under construction.

1.70 In Victorian times, *The Post Office Directory of Essex* for 1874 describes Hadstock as being "*a village and parish on the borders of Cambridgeshire, 5 miles north of Saffron Walden, a mile and a half from Linton station, and a mile and a half from Bartlow station ... The church of St Boltoph, an ancient building of flint, is a Norman cruciform structure, with a square embattled tower, containing 5 bells, three of which are dumb ... The door was formerly covered with a human skin, supposed to be that of a Dane who had committed sacrilege, a portion of which is now in Saffron Walden museum ... The rectory is a neat Gothic building of red brick, erected in 1873 by the present rector ... And is surrounded by about 7 acres of glebe land, within which are situated the church and new schools, which were erected in 1871, at a cost of £600, to accommodate 90 children. The parish contains 1,600 acres ... and the population in 1871 was 482.*"

1.71 In addition to the several farmers the same directory lists the following commercial activities: Thomas Blyh "blacksmith" and Thomas Turner "shopkeeper"; both Joseph Hawes and Geo. Turner are listed as "beer retailer"; Richard Marsh combined the dual occupations of "shoe ma[ker]" and Parish Clerk and Odadiah Hawes makes a living as a "pig jobber". Stephen Hymus was the publican of the King's Head and the Rev. Francis Smith is listed at The Rectory. There was no Post Office, though, and the letters had to be delivered from Linton.

1.72 There was also a Congregational Chapel on Bartlow Road and the certified mistress in charge of the new village school adjacent to the church is Miss Clara Poole. This was converted to the village hall in the 1950s.

1.73 The agricultural depression of the early twentieth century only exacerbated the general decline in population as more and more villagers moved away from the land. It was during this period that the Crawleys of Yews Farm set up in business to produce the Crawley Agromotor, a light tractor especially useful for work on smaller fields. The firm operated for around a decade closing in the mid-1920s. This population shift has in part been halted by the new developments of the past fifty years around the perimeter of the Conservation Area and by gradual infilling elsewhere so that during the latter part of the 20th century the population has increased gradually from 303 in 1921 to 312 in 1961(Census reports, 1931-1981). The 2011 Census records a population of 332 (2011 Census, Office of National Statistics).

25 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' Available on A Vision of Britain Through Time website

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1.74 Hadstock Common provided the site for one of the many airfields located throughout the region during the Second World War. Known as Little Walden Airfield the site was constructed in 1943 and the station opened in March 1944 under the US 9th Air Force. Initially used for bombers and then the war carried to Europe the US 8th AF moved in with fighters. The station closed in January 1946. In all 10 buildings remain although the original number would have been approximately 40. The control tower (type 12779/41, 343/43) stand in front of the main site and is now converted as a private residence. The Operations Block survives in industrial use and, although altered externally, the interior contains the station 'sortie board' along one wall for displaying aircraft crew and sortie details. On the airfield site itself, the perimeter track and short sections of the runways survive at reduced width forming field boundaries and the B1052 public highway⁽²⁶⁾.

1.75 In common with many other rural settlements, Hadstock has seen a steady erosion of local facilities over the years, though recent reports from the Hadstock Local History Recorder note a number of new families moving to the village and a desire for improved local services. The National School was closed in 1949 and was subsequently converted to community use. The forge has been converted to a private house and the village no longer has any general shops. Today only the King's Head still trades and a small furnishing fabric shop operates from the former sub-Post Office premises on the Linton Road.

Character Analysis

1.76 The current Conservation Area has been surveyed as a single character area with a map and key common to all. Historical photographs have been provided by Saffron Walden Museum and from the Saffron Walden Town Library. Other photographs have been taken by the fieldworker. All maps are reproduced from the Ordnance Survey under Uttlesford District Council Licence No: 100018688 (2004).

1.77 Within Hadstock's Conservation Area there are no designated Scheduled Ancient Monuments.

1.78 Archaeological sites. Hadstock is described by the *Uttlesford District Historic Environment Characterisation Project*⁽²⁷⁾ as being of Saxon and earlier origin. The principal site of archaeological interest which influences the Conservation Area is that of the Church of St Boltoph; Roman material within the church and in an adjacent field is indicative a Roman settlement in the immediate vicinity. Recent excavations have revealed a 10th century predecessor to the current building and earthwork and geophysical surveys to the rear and east of the church have recorded features that may relate to Late Saxon or Medieval settlement. Not all archaeological sites are of equal importance and the Council will decide a course of action that may vary from

²⁶ SMR Number: 16573 and Bowyer, Michael J, *Action Stations: Military Airfields of East Anglia Vol.1*, 1979

²⁷ *Uttlesford District Historic Environment Characterisation Project*, Essex County Council, 2009, pp. 159-161

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archaeological investigation and recording to protecting such a site from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ.

1.79 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.

1.80 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 and these have been separately identified. 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?

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

1.82 Lime render, either finished plain or with pargetted decoration is the predominant finish at the historic core of the village where buildings are most commonly constructed from oak timber frame. Timbers are often left exposed, sometimes picked out in contrasting colours or, where plain, weathered to a silver grey. Infill should be with wattle panels, left plain for decorative effect. Notable is the brick nogging used as an infill between timbers and applied to great effect on Dormer Thatch. Bricks, used for principal construction from the eighteenth century, are handmade reds, occasionally with gault brick detailing and with cambered or gauged arches to openings. Other features such as flintwork panels and applied moulded window copings are typically found on better quality buildings dating from the 19th and early 20th century. Brickwork is most commonly found in Flemish bond although English bond is also used, usually on perimeter walls and outbuildings where decorative effect is required.

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1.83 Clay lump or batts are also found on smaller dwellings and ancillary buildings of the late 18th and 19th centuries. Blocks are typically 18 inches long and made from a mixture of clay, chalk, earth, sand, gravel, dung or straw often laid on their backs on a bed of clay mortar, sometimes with a flint base layer before being finished historically with a clay daub or, on more prestigious buildings, a lime render. Such finishes, especially where repaired and painted, can now make identification difficult. Notably in Hadstock, Sheepshead Row terrace (The Row) and the small outbuilding to Dormer Thatch are both constructed in this manner.

1.84 Barns and outbuildings are usually constructed in weather board which is prevalent, both feather edged and plain edged. It is historically preserved with pitch or creosote though now most often painted black.

1.85 Throughout the historic core there is a predominance of traditional straw thatch found laid very steeply, typically at a pitch of 45 to 60°. It is usually finished plain, but ridges may be finished with decorative ligger work in patterns including dragons' teeth, diamond, scalloped, clubbed, herring-bone and crossed, usually hipped. On other buildings roofs are sometimes of double cambered handmade red clay plain tiles laid steeply (47 to 50°) or for 19th century and later additions, natural blue-grey slate at a lower pitch Orange clay pantiles are usually confined to outbuildings only.

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



Picture 1.6 Slate, white-washed plaster and simple iron railings on a half height flint wall in Linton Road



Picture 1.7 Brick nogging employed to dramatic effect as an infill on Dormer Thatch

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



Picture 1.8 Traditional Essex flint panelling on the wall linking Kings Cottage and Walnut Cottage

1.88 Boundary treatments are an important element in defining the street scene where they provide texture and interest to an area. Walls, many of which are constructed of flint panels supported by brick piers and capping, and fences, many of the timber picket type, are typically low to front and side elevations on public through-fares. They are either painted white or left untreated. Some larger properties are fronted by iron railings, either simply worked by local craftsmen or historically obtained from large commercial foundries.



Picture 1.9 Listed railings to the front of Yew Farmhouse

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1.89 Fields are defined by heavy agricultural timber fencing, always unfinished and usually of three horizontal bars either roughly squared or left in the round. Hedged boundaries are also frequent, particularly on the more rural periphery of the conservation area where they sometimes conceal more modern developments.

1.90 Trees and hedgerows. There are a considerable number of trees that particularly 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

1.91 A large number of trees within the Conservation Area and around the Church are already subject to Tree Preservation Orders.



Picture 1.10 Mature trees on the western edge of the churchyard frame a view of St Boltoph's from the holy well

1.92 Open land, open spaces or gaps of quality that contribute to the visual importance of the Conservation Areas where development would be inappropriate have been identified. The basic question asked in identifying 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?

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1.93 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.

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

1.95 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.

1.96 Features that detract or are in poor repair have been identified and appear in the Table 'Enhancement Proposals to Deal with Detracting Elements' set out in Part 2.



Picture 1.11 Ironwork on
the north door to St
Boltoph's Church

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Hadstock Village

1.97 General overview. Hadstock is a village with both a sense of great antiquity and of unsurpassed tranquillity with the ancient St Botolph's Church sited dramatically on a rise over the village green flanked at the edges of the churchyard by mature trees and framed by the open sky. Below historic buildings cluster about the small triangular green or, together with modern infilling, are strung out along the Walden Road and Barlow Road. Heading north east out on the Linton Road On the scale and spacing of structures is different where 20th century local authority properties in semi-detached groups sit on a rise on one side facing the long low former agricultural buildings of Yews Farm. Everywhere there are ponds, five of them in the Conservation Area alone and including, where the churchyard dips down to the road, St Botolph's Well; reputedly a sacred bathing site with the power to cure scrofula.

1.98 Scheduled Ancient Monuments. There are no Scheduled Ancient Monuments recorded.

1.99 Archaeological sites. There is one site of archaeological interest within the Conservation Area; St Botolph's Church and the adjacent field. Excavations in 1974⁽²⁸⁾ demonstrated that there were three pre-1100 structural phases to the building. Based on radiocarbon and archaeological data the first period is post 9th century, while the third period, based on style and dendrochronological tests, dates to the 1060s. The former means that any link with St Botolph may be discounted whilst the evidence for identifying the church with Cnut's Minster of 1020 remains strong, especially in light of increasing evidence regarding the Battle of Assundun at nearby Ashdon. Finds included numerous animal bones and oyster shells, one sherd of pagan Saxon pottery, a group of stones (perhaps a hearth) included part of a Rhenish lava quern and a stone cresset lamp⁽²⁹⁾.

1.100 Roman material within the churchyard and in an adjacent field is indicative a Roman settlement in the immediate vicinity. Geophysical surveying and a community dig in 2005 in the fields to the east of St Botolph's Church recorded Roman ditches indicating the possible presence of a farmstead but found no evidence for the monastery of St Botolph, although a single potsherd dating to the mid-Saxon period was found at the site⁽³⁰⁾. A scatter of Romano-British pottery and glass bottle base are also recorded by W J Rodwell as being found in the grounds of Hadstock House⁽³¹⁾ and a 12th-13th century Thetford ware jug depicting a devil carrying off a sinner is recorded from the grounds of The Maddings on Walden Road⁽³²⁾.

28 Rodwell, Warwick J *The Archaeological Investigation of Hadstock Church, Essex: An Interim Report*, Essex Archaeology Vol 56, p59

29 SMR4809

30 Ennis T *Archaeological investigation of Fields to the East of St Botolph's Church, Hadstock, Essex* Report No 1427. Essex County Council Field Archaeology Group, 2005

31 SMR 4849

32 cf. *The History of Essex in Recent Finds (Dunning, GC) Catalogue of Exhibition at Colchester Museum, 1959*

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1.101 Individually Listed Buildings. A selection of representative Listed Building descriptions (generally abbreviated) is provided below.



Picture 1.12 St Boltoph's Church in the late 19th century (Reproduced courtesy of Saffron Walden Museum)

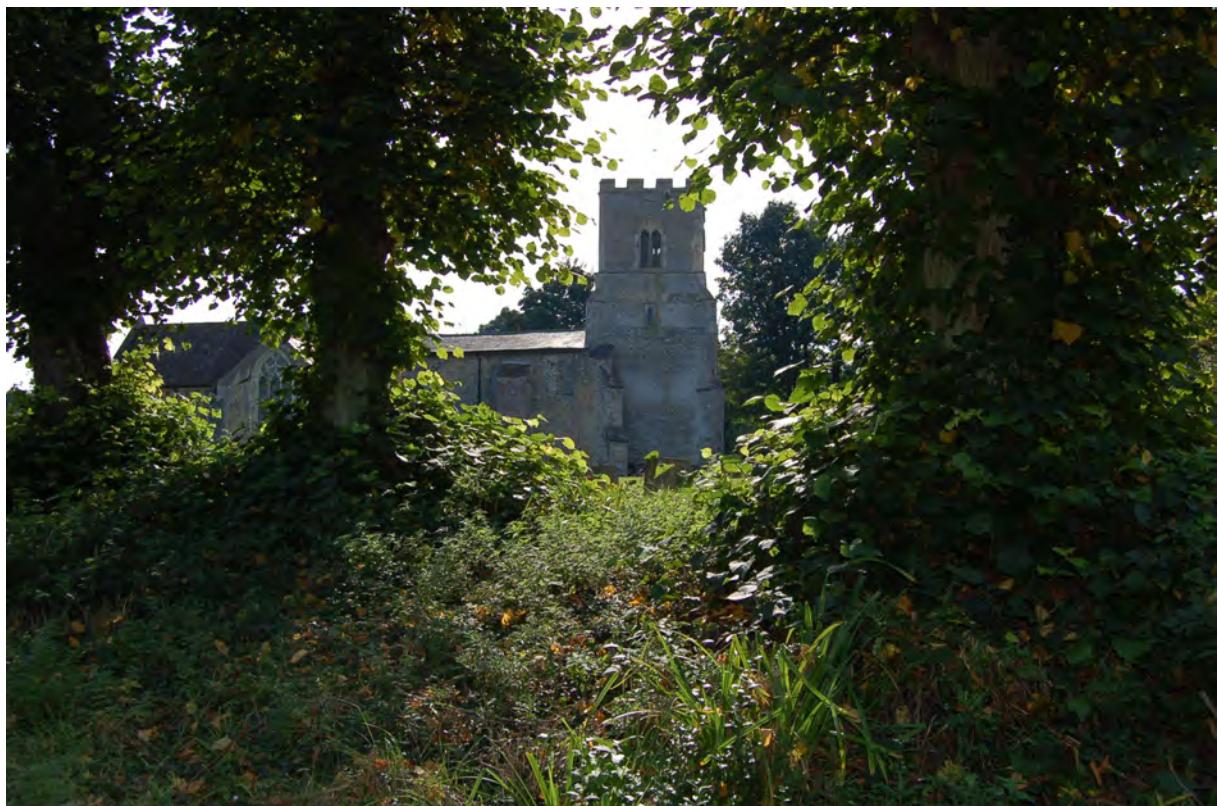
1.102 St Boltoph's Church. Grade I, properly called Church of Boltoph. The walls of the present nave and north transept are basically of late Anglo Saxon date and there is evidence to suggest that this was the minster church built by Canute after the battle of Assandun in 1016. It was built on the remains of an earlier Anglo Saxon church, possibly belonging to the monastery founded by Abbot Botolph in the year 654. Using local materials to their full potential, the walls are of flint rubble with clunch stone dressings, the roof now tiled. The nave has 4 original 11th Century double-splayed windows intact (of the original 6). The north door and its stone surround with "honeysuckle" carved ornamentation on the arch and imposts is of early 11th Century date but was rebuilt in its present position later in the same century. Bettley and Pevsner note the similarity of the "inner roll moulding of the arch and an outer band" with that found in Strethall, some miles distant⁽³³⁾. The west door is also probably of similar date. The south doorway was inserted in circa 1200 (now blocked). A report to the Society of Antiquaries following a research grant for the structural, biomolecule and dendrochronological analysis of the north door has proved that Hadstock has the oldest known working door in the country. It is constructed of superb carpentry and has intriguing evidence of original ironwork. The tree from which it is made was at earliest felled in AD 1034. The door is therefore likely to be contemporary with the surround which its date stylistically to AD1060-80. In the late 19th century, a fragment of skin found underneath the ironwork on the door, was assumed to be the skin of a Dane. It

33 James Bettley and Nikolaus Pevsner *The Buildings of Essex*, London, Yale University Press, 2007, p. 438

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was presented Saffron Walden Museum and has been on display there for many years. However a century later BBC Television, filming 'Blood of the Vikings' here, arranged for a biomolecule DNA test to be undertaken which proved the skin to be cowhide.

1.103 The south transept was rebuilt in the late 14th century and in the 15th century the west tower and north porch were added. The chancel was rebuilt in 1884 by William Butterfield. The fittings include a font with a 14th century bowl on a stem and base which is probably of Saxon origin. There is a rare 15th century oak lectern with cable moulding. The screen with carving of fox and geese on one panel is 15th century. There are also some 15th-16th century oak benches which were somewhat restored in the 19th century.



Picture 1.13 St Boltoph's Church glimpsed through the trees

1.104 Beam Ends (Grade II) sits at the entrance to the churchyard on Church Path and is noted by Bettley and Pevsner as "a charming C15 house with jettied s. end"⁽³⁴⁾. The English Heritage list entry dates it somewhat later to the cusp of the 16th and 17th centuries. It is of two storeys, part attractively colour washed, the remainder boarded, windows are mainly small horizontal sliding sashes with glazing bars. Roof thatched, hipped at the north-east and south-west ends.

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Picture 1.14 Beam Ends; a quintessential English cottage, attractively colour washed, thatched and with small neat horizontal sliding sashes. It sits on the rising path to the church

1.105 Just further down is the Grade II Hadstock Hall, formerly the Manor House for the village. It was built sometime around 1600 and much altered in the 18th century before being restored in the 20th century with exposed timber-framing on the front. Of two storeys in height, there is a three window range, comprising some double-hung sashes with glazing bars and some 20th century casements. The roof is tiled with a coved plaster eaves cornice to the front. On the south-east side there is an original chimney stack with octagonal shafts, rebuilt or restored, with modern caps.



Picture 1.15 Horizontal sliding sash at Beam Ends

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1.106 East of Hadstock Hall "an attractive row of houses leads uphill"⁽³⁵⁾. These comprise Pond House, Garden Cottage, The White House (dating from around 1800) and finally Hillcrest. All are Grade II. The latter dates from the 17th or 18th century and is a timber-framed and plastered building. One storey and attics. Small horizontal sliding sash windows. Boarded door. Roof thatched, with a central square chimney stack. There is a modern addition at the north-west end.



Picture 1.16 Hillcrest Cottage completes the varied progression of properties up Bartlow Road

1.107 At the furthermost eastern extent of the Conservation Area can be found a dispersed group of three thatched properties - Hadstock Cottage, Mallyons and Dormer Thatch. These represent the end of the village proper before outlying farms are encountered. Of the trio, the 17th century Dormer Thatch is the most visibly arresting with its exposed timber-frame, now weathered to a steely grey, set against the rich red of the soft Essex brick nogging to the front elevation. Casement windows with leaded lights are 20th century additions as is a modern tiled porch which projects on the front. Roof thatched, hipped, with 3 gabled dormers and a central chimney stack with 3 square shafts set diagonally on a rectangular base.

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Picture 1.17 A low thatched roof, contrasting brick nogging and decorative chimney treatments presents a most pleasing aspect

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1.108 Back in the core of the village further listed properties abut the diminutive triangular village green. Notable are Roundhill Cottage and The Gatehouse, both constructed in brick and dating respectively from the 18th and 19th centuries. Opposite is Barn Cottage, the former village almshouses, two storeys in height with a four window range. The upper storey has small casement windows and the ground storey has partly horizontal sliding sashes and partly double-hung sashes. Roofs are slate, with 2 central square chimney stacks. Together they form a pleasing group with their differing roof heights, varied use of materials and windows. All are Grade II.

1.109 Also at the village core are a number of barns - the Grade II 17th century timber framed barn south of Hadstock Hall is still in much its original state. The original earlier timber-framed and weather-boarded aisled barn of 4 bays south of The White House, though, has been rebuilt as a house and is now known as White House Barn. Both serve as a reminder to the rich agricultural heritage of the area.

1.110 Further down the Linton Road can be found the well appointed Chestnut House followed by numbers 1 and 2 The Cottages, these built in 1842 and formerly known as Swans Cottages. Opposite are the Kings Head pub and Yew Farmhouse, both Grade II listed. The latter is by far the most imposing in the streetscape fronted by grand railings and two huge yew trees, the original early 17th century timber-framed and plastered building was altered in the 18th and 19th centuries to the present form. The front is divided into 3 bays by stucco pilasters. Two storeys. Two window range, double-hung sashes with glazing bars. The ground storey has 2 small canted bays. A central doorway has a slate roofed hood. The roof is tiled with an original central chimney stack with diagonal shafts on a rectangular base with a sunk panel bearing the date '1636'.



Picture 1.18 Yew Farmhouse, dating from 1636, set back from the road behind behind grand railings and huge Yew trees

1.111 A final cluster of listed buildings are to be found strung out along Walden Road and represent the piecemeal expansion of the village to the south west. Most are of diminutive form comprising one storey with attics such as the timber framed and part thatched Holly Cottage and the 17th century timber-framed and plastered Bardsfield,

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again thatched. Kings Cottage dates from the 15th century and is the oldest in the village, notably featuring a rare dragon beam construction. The 1877 Ordnance Survey shows them, as now, on the very edge of the settlement and backing onto an extensive network of tree-lined fields and small lanes.

1.112 Important buildings or structures within the curtilages of Listed Buildings. A number of such structures have been noted and are detailed below.

1.113 To the front of Dormer Thatch and within the current property boundary is a small thatched outbuilding. It is unusually constructed of clay bats supported on one side by brick and with a thatched roof formed of piled long straw bundles, finished smooth and capped off.

1.114 On the east side of the churchyard is the important modern tomb stone of Michael Ayrton, Painter and Sculptor (1921 - 1975) and his wife, Elisabeth Ayrton, Writer (1910 - 1991). The stone itself notably features a maze in bronze relief.

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

1.116 The former rectory, now known as Hadstock House. A tall elegant and prominent building, set in its own grounds. Kelly's Directory described it thus: "The rectory is a neat Gothic building of red brick, erected in 1873 by the present rector [then, the Rev. Francis Edward Smith M.A.], at a cost of £2,000, and is surrounded by about 7 acres of glebe land ..."⁽³⁶⁾. It is largely unaltered, two storeys, constructed of red brick with central gabled porch. Cross wing to the east, two window range under cast lintels and slate roof of steep pitch with ornamental ride caps and carved barge boards, range of four tall chimney stacks. Single projecting gable end, the front elevation is enlivened by extra decoration in the form of horizontal runs of contrasting brick. The relative wealth of the living may account for the size and quality of the building. An Article 4 Direction to provide protection for selected architectural detailing may be appropriate subject to further consideration and notification.

1.117 Glebe House, south of the church. This was the site of the pre-enclosure Glebe farmhouse, afterwards converted to two cottages, one of which was demolished in the 1890s and the other, Gelebe Cottage subsequently extended. Set on a slight rise it is two storeys high under a shallow pitched slate roof. Four window range, double-hung sashes with glazing bars. A central doorway has shallow pedimented porch. Later extensions to the rear. It appears on the 1877 Ordnance Survey as a single long building set within its own grounds and with a range of associated, but not attached outbuildings extending to the south. An Article 4 Direction to provide protection for selected architectural detailing may be appropriate subject to further consideration and notification.

1.118 Another building of note and again associated with the church is that of the former school, now used as the village hall. It was built in 1871 by R R Rowe of Cambridge to accommodate up to 90 local children. Stoutly constructed of stock brick

36 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co., 1874, p.248

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with contrasting decoration and arched dressing detail in red brick, it owes something to both the Gothic tradition and that of solid industrial architecture. The tall three window range on the south wing are particularly notable for their Gothic arches and elaborate lozenge glazing. The roof is slate and is finished simply. An Article 4 Direction to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.



Picture 1.19 The Village Hall, formerly the local school is a building of undoubted quality

1.119 Out on Linton Road at the furthest north western extent of the Conservation Area are Lordship Cottages. Again they are built of cream stock brick with contrasting dressing details in red brick; here confined to two horizontal strings running below each of the ranges of two casement windows. Additional detailing is found in the moulded hoods and capping to the windows. Roof is slate with a single central chimney stack. A plaque is dated '1906'. An Article 4 Direction to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.

1.120 On the opposite side of the road is a low run of former agricultural buildings forming part of Yews Farm. Constructed of red brick and weatherboard with tiled or corrugated roofs, they represent a pleasing group. An Article 4 Direction to provide protection for selected architectural detailing may be appropriate subject to further consideration and notification.

1.121 Fairmead Cottage and Pleasant Cottage are a pair of pleasing plastered cottages, unusually constructed of clay bats sometime around 1851 and located in a prominent position on Moules Lane. Two storeys with a three window range of horizontal

1 Part 1: Appraisal

sliding sashes to Fairmead Cottage and a two window range to Pleasant Cottage. Slate roof with a centrally placed brick chimney stack. An Article 4 Direction to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.

1.122 Other distinctive features that make an important architectural or historic contribution. Walls so identified are protected from demolition without prior consent unless otherwise stated.

1.123 A range of boundary treatments are found within this part of the Conservation Area - wooden picket style fences, some traditionally painted and others left untreated; garden hedges and flint walls with brick piers and capping detail. Most prominent is that forming the boundary of the churchyard where it is particularly visible along the route of Walden Road. Other shorter lengths of wall can be seen to the rear of Kings Cottage, to the side of Chestnut House and fronting Hadstock Hall. Recent sections of brick and flint walling at the approach to the barn conversions on Yews Farm are much in keeping with the area and should be commended.

1.124 The length of brick walling extending between Chestnut House and No. 2 The Cottages on Linton Road is most prominent in the street scene. This probably late 19th century wall, about 1.25m high is now exhibiting several areas of degradation with blown pointing and spalled brickwork. Appropriate remedial action would be desirable.



Picture 1.20 Spalled brickwork on the wall between Chestnut House and No.2 The Cottages detracts from the overall quality of the streetscene.
Remedial action would be desirable

1.125 To the front of Yew Farmhouse runs a range of decorative 19th century railings on a low wall. These are of importance enough to warrant Grade II listing in their own right. On the other side of the road, Chestnut House is likewise protected from the road by run of railings, though these are of much simpler design. Other railings and gates are to be found to the front of Domer Thatch.

1.126 Few of the boundaries are not particularly high permitting views into the many well-maintained gardens. Smaller historic dwellings generally sit to the front of their gardens whilst modern properties and larger period houses are often set further back in their generous plots. This spacing has helped to preserve the spacious and uncluttered village feel of Hadstock.

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1.127 On Walden Road in front of Ploughlands is an old pump set up over the village water supply "One of the most ancient wells in the country." Until 1930 it was the main water supply of the village, never running dry. Another pump, now in need of restoration, is situated on the western side of the village green.

1.128 Important open spaces. The churchyard represents an area of high quality open space. The churchyard contains a number of historic tombs that add to its quality.

1.129 The small triangular village green is very much at the heart of the settlement and is the site of a number of village events including the popular annual fete. The listed K6 telephone box, designed 1935 by Sir Giles Gilbert Scott and made by various contractors is found on the western side. Wide verges particularly fronting properties on Barlow Road and a further tiny triangular green at the junction with Moules Lane give rise to a sense of openness and mark the transition from the centre to open countryside. Together they contribute to the quality and diversity of the centre of the Conservation Area adding its charm with a combination of mature trees, informal seating and historic features.



Picture 1.21 Trees along the edge of the churchyard

1.130 Particularly important trees and hedgerows. Mature trees of exceptional quality are one component of a quintessential English landscape around the church and nearby properties. Those surrounding Hadstock House effectively screen the property from the churchyard whilst trees Hadstock Hall and Pond Cottage provide a green backdrop to these properties setting them in scale to the overall streetscene. Hedgerows delineating the boundaries of front gardens play an important function in adding to the high quality and diversity of the environment. The quality hedges and wide verges abutting the run down into the village from Bartlow Road and Walden Road provide a transition from the surrounding countryside to the core of the village. Their retention is of the utmost importance.

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Picture 1.22 A very English scene - thatched, tiled and slate roofed buildings are set in scale by mature trees contrasting with the open sward and ancient headstones of the churchyard

1.131 Important views. Four such views are identified - looking along Walden Road towards the core of the settlement; looking down Linton Road to the village green and the view up towards St Boltoph's' Church from Church Path. Additionally, glimpsed views out of the settlement to Hadstock Wood from various points are important and serve to place the developed ares in context with the surrounding landscape.

1.132 Elements that are out of character with the Conservation Area. A number of telephone utility poles and their overhead services detract from the quality of the streetscene, particularly along Linton Road. It is considered appropriate to draw attention to the level of visual damage, particularly where these services intrude in proximity to Listed Buildings. It is recognised that in the current economic climate it may be difficult to achieve any real improvements, though, is will still be worth while exploring the potential for the under grounding of services with the telephone utility companies should the opportunity arise.

1.133 As mentioned above, The length of brick walling extending between Chestnut House and No. 2 The Cottages on Linton Road is most prominent in the street scene would benefit form some remedial works. The council's Building Conservation Officer can advise on an appropriate course of action.

1.134 Opportunities to secure improvements. Repaint highway directional sign on the wall at the junction of Walden Road and Linton Road.

Part 1: Appraisal 1

1.135 The pump on the western side of the village green is in a prominent position and should be restored.

1.136 Careful consideration should be given to any future development of the long range of former agricultural buildings on the Yews Farm site. These occupy a prominent position on the approach to the village from the north west and the sensitive treatment of these structures will be important in maintaining the quality of the Conservation Area in this part of the village.



Picture 1.23 The King's Head and Walden Road as shown in an early 20th century postcard
(Reproduced courtesy of Saffron Walden Town Library)

1.137 Suggested boundary changes. One property, Les Abres on Moules Lane is proposed to be excluded from the Conservation Area given that this is a discreetly located single modern dwelling at the periphery of the historic core. A number of other small amendments are proposed principally where the current boundary is drawn in an arbitrary manner crossing the back gardens of properties on the east side of Linton Road and on the northern side of Walden Road. It is considered the boundary could be more properly drawn to follow the rear boundaries of these properties. A minor adjustment to include the final building in the long range of former agricultural buildings on the Yews Farm site is also suggested.

1.138 Other actions. The formulation of a traffic management plan with respect to HGVs through the centre of the village is suggested. Advise English Heritage of a number of updates to list entries, for example White House Barn now converted to residential use. Similarly change Uttlesford District Council database. All actions are set out in the Table 'Enhancement Proposals to Deal with Detracting Elements' in Part 2.

1 Part 2 - Management Proposals

Revised Conservation Area Boundary

2.1 There are four areas proposed for revision:

1. An adjustment to revise the Conservation Area to the rear boundaries of properties on the east side of Linton Road from Lordship Cottages to Chestnut House (the rear boundaries of all properties are currently bisected by the Conservation Area).
2. A minor adjustment to include the final building in the long range of former agricultural buildings on the Yews Farm site.
3. An adjustment to revise the Conservation Area to the rear boundaries of properties on the north side of Walden Road from Holly Cottage to Wychelm (the rear boundaries of all properties are currently bisected by the Conservation Area).
4. It is suggested that Arbres on Moules Lane is excluded given that this is a discreetly located single modern dwelling at the periphery of the Conservation Area.

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.

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.

Part 2 - Management Proposals 1

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 Hadstock. 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.

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 have been identified. The Council will seek to ensure that these are retained. These are as follows: Hadstock House; Glebe House; Lordship Cottages on Linton Road; former agricultural buildings at Yews Farm; Fairmead and Pleasant Cottages on Moules Lane.

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 and railings that make a particular contribution to the character of the Conservation Area. Some walls are protected from demolition without prior consent by virtue of exceeding the specified heights relevant to Conservation Area or by Listed Building legislation. Any proposal involving their demolition is also unlikely to be approved. The two pumps, on Walden Road in front of Ploughlands and on the western side of the village green, are of note and their preservation should be considered a priority.

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 being the churchyard and village green. Wide verges particularly fronting properties on Barlow Road and a further tiny triangular green at the junction with Moules Lane give rise to a sense of openness and mark the transition from the centre to open countryside. All represent landscape features that materially contribute to the character and appearance of the Conservation Area that must be protected.

1 Part 2 - Management Proposals

2.11 Particularly important trees and hedgerows. Only the most significant trees are shown very diagrammatically. Many have already been made subject to Tree Preservation Orders but others worthy of protection have not. 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. The quality hedges and wide verges abutting the run down into the village from Bartlow Road and Walden Road provide a transition from the surrounding countryside to the core of the village. Their retention is of the utmost importance.

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

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

Enhancement Proposals to Deal with Detracting Elements

2.13 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.

The features identified below are shown on the accompanying plans.

Detracting element	Location	Proposed Action
Overhead utility services on intrusive poles	At various locations, particularly Linton Road. These poles and associated overhead services are the most disruptive element in the Conservation Area	Contact utility company to explore potential of securing improvements of selected overhead services in selected locations
Spalled brickwork	Walling extending between Chestnut House and No. 2 The Cottages on Linton Road	Liaise with owners to seek remedial action
Traffic sign	Junction of Walden Road and Linton Road	Notify Essex Highways that repair/repainting would be desirable
Village pump in poor state of repair	On the western side of the village green	Suggest to the Parish Council a scheme of restoration

Part 2 - Management Proposals 1

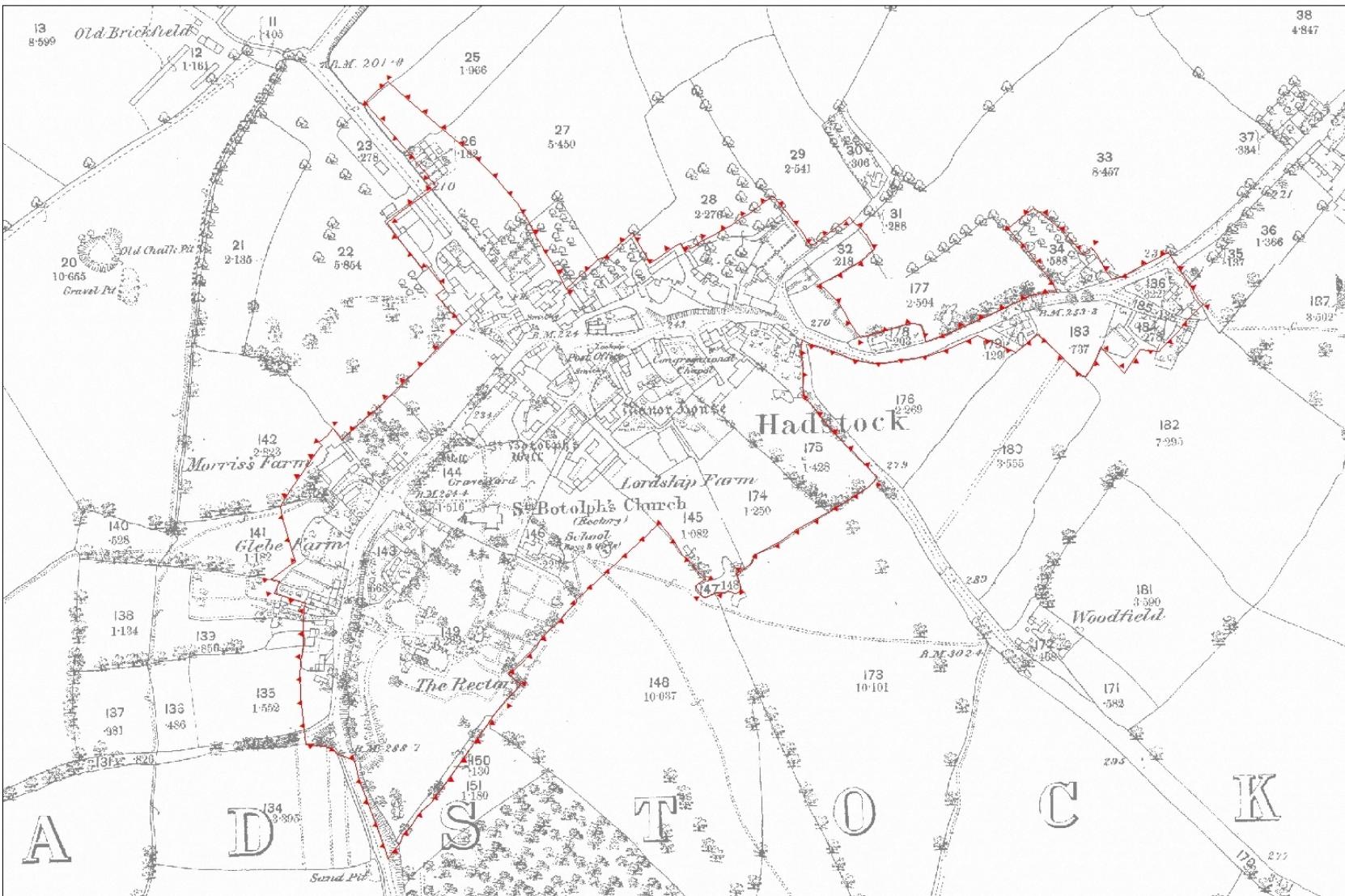
Other actions

Traffic management plan: Principally through the core of the village in particular relation to HGVs. Discuss with parish council and local members to pursue with Essex County Council as appropriate

Note to English Heritage a number of updates required to list entries e.g. White House Barn now converted to residential use

1 Maps

Figure 1 - 1877 Ordnance Survey Map

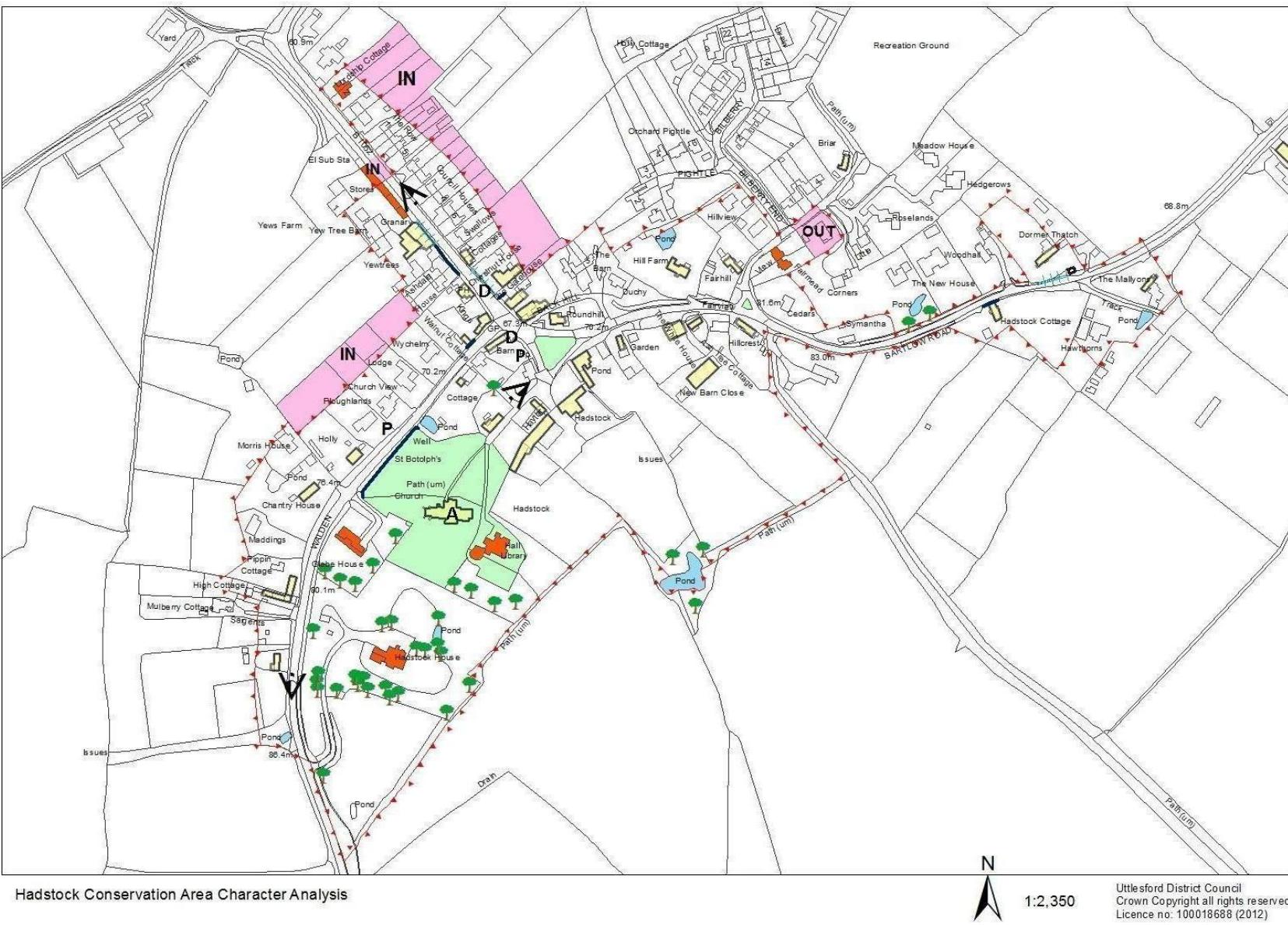


Hadstock Conservation Area - Historical map

Uttlesford District Council.
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Fig 2 - Character Analysis

Maps 1



1 Maps

Character Analysis Key



Existing Conservation Area boundary



Proposed revision of the Conservation Area



Individually Listed Buildings



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



Important open spaces



General location of important trees/hedgerows



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



Pump



Railings



Important views



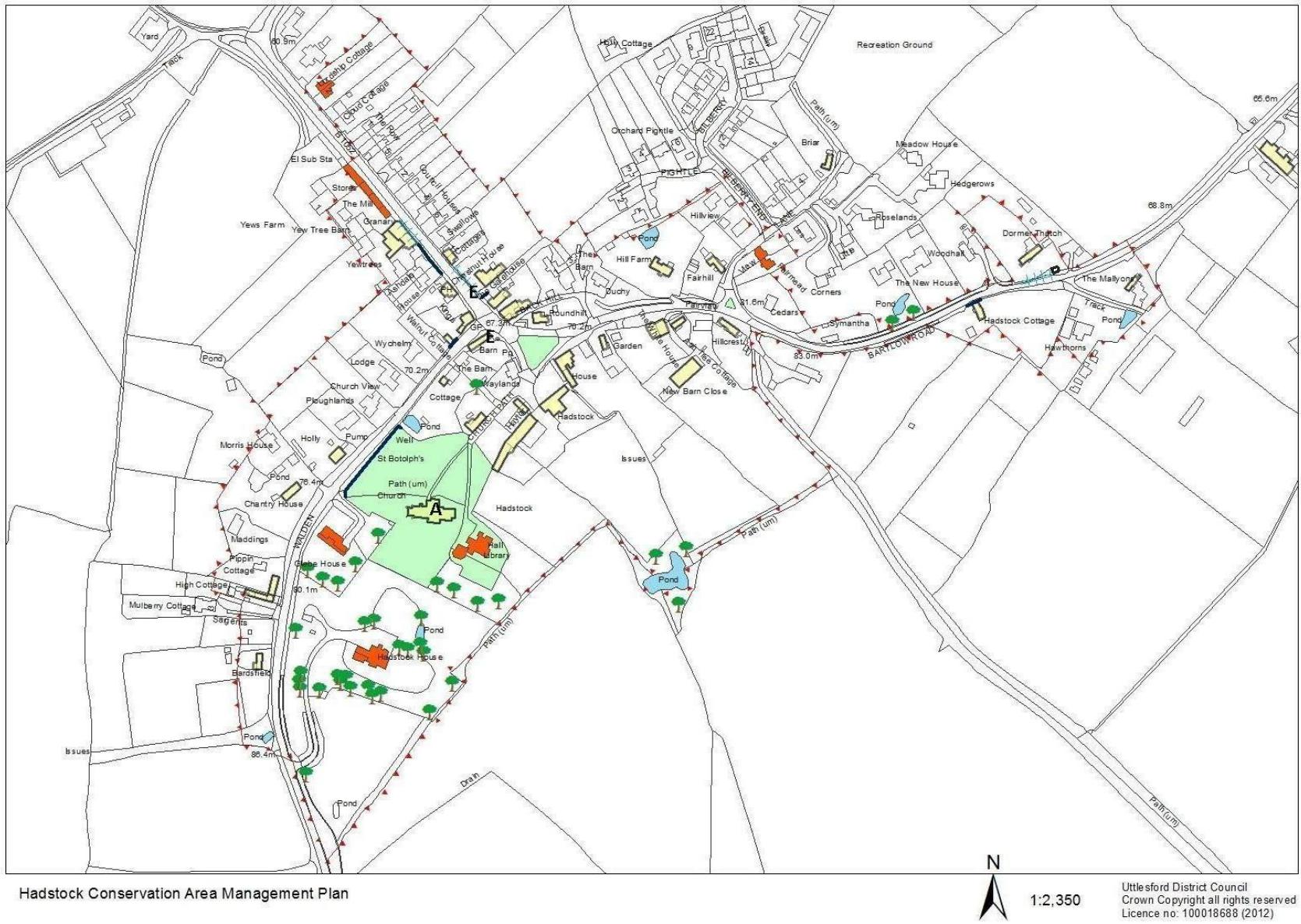
Elements out of character



Archaeological Sites

Figure 3 - Management Plan

Maps 1



1 Maps

Management Plan Key



Existing Conservation Area boundary – adopted policy ENV1 applies

A

Archaeological Sites



Individually Listed Buildings, adopted policy ENV2 applies



Other buildings to be protected from demolition, see policy ENV1. Additional controls proposed for selected buildings.



Important open spaces and pond to be protected from development, adopted policies ENV3 and National Planning Policy Framework 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

P

Pump



Railings

E

Proposed enhancements

Appendices 1

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