

**Elmdon Conservation Area Appraisal and Management  
Proposals, Approved December 2014**



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## Part 1: Appraisal 1

### Introduction

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

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

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

**1.4** The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links 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.

**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.

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**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 Elmdon
- 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.

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

### Planning Legislative Framework

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

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

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

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**1.15** Planning permission is 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 as set out in the legislation<sup>(1)</sup>. Looking for and identifying such buildings is therefore a priority of this Appraisal.

**1.16** 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.

**1.17** 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.

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

**1.19 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.

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1 The demolition of a building not exceeding 50 cubic metres is not development and can be demolished without planning permission. Demolition of other buildings below 115 cubic metres are regarded as 'Permitted Development' granted by the General Permitted Development Order, subject to conditions that may require the Council's 'prior approval' regarding methods of proposed demolition and restoration.

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**1.20 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

**1.21 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.

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

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

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

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- The use of Article 4 Directions to remove national permitted development rights should be limited to situations ‘where this is necessary to protect local amenity or the well being of the area...’
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

**1.24 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.

**1.25** 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.

**1.26** The Elmdon Inset Map of the Uttlesford Local Plan shows the existing Conservation Area and the Development Limits, the latter extending along the Ickleton Road. Also shown are four Ancient Monument sites, two of which lie within the Conservation Area. To the west and beyond the Conservation Area there is an Ancient Woodland and County Wildlife site and in close proximity two other County Wildlife sites.

**1.27 Essex County Council Buildings at Risk Register.** The County Council has a ‘Buildings at Risk Register’<sup>(2)</sup>. In relation to the latter document, it has not identified any such buildings within the Elmdon Conservation Area. Similarly this Appraisal has not identified any such Listed Buildings within the Conservation Area as being potentially ‘At Risk’ although there are some concerns and some repair works would be beneficial to selected buildings. These are mentioned as appropriately elsewhere in this document.

**1.28 Assets of Community Value.** There are no Assets of Community Value registered in relation to Elmdon.

**1.29 Elmdon Conservation Area date of designation.** The Elmdon Conservation Area was first designated in 1976.

### The General Character and Setting of Elmdon

**1.30** The Conservation Area at Elmdon covers the historic part of the village stretching along selected lengths of the radial roads which converge at the central village green and area around the church. The historic part of the settlement is little changed and principally consists of a number of Listed Buildings, many of them with thatched roofs.

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2 *Heritage at Risk in Essex Register 2011*, Essex County Council October 2011

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Elmdon is relatively isolated despite its proximity to larger centres of population and transport links and most importantly still retains its rural characteristics. In the main it is a quintessentially attractive English village of considerable charm.

**1.31** In the parish of Elmdon there are 63 Listed Buildings or groups of Listed Buildings whilst in the existing Conservation Area there are 37 such buildings so designated.

**1.32** Of the above 37 Listed Buildings/groups of buildings identified on the English Heritage list, most are designated Grade II. However there are two which are designated Grade II\* namely the church of St Nicolas and Pigots. Most Listed Buildings in the Conservation Area date from the 17th century (40%) followed by over 30% being from the 18th century. Earlier buildings from the 15th and 16th centuries together represent about 20% of the total. There are also several representatives from 19th and 20th centuries, the latter being a telephone kiosk.

**1.33** The general high architectural quality of buildings with particular reference to the large numbers with thatched roofs (about 40%) together with historic walls, other features of architectural and historic importance and open spaces, warrants Elmdon's formal designation as a Conservation Area. The presence of mature trees and hedgerows also add considerably to its visual qualities.

### Origins and Historic Development

**1.34** Historical background data has been extracted principally from the *Uttlesford District Historic Environment Characterisation Report*<sup>(3)</sup> and the *Essex Historic Environment Record (HER)*<sup>(4)</sup>.

**1.35** In much abbreviated form the *Uttlesford District Historic Environment Characterisation Report* of 2009<sup>(5)</sup> summarises the wider zone within which Elmdon is located thus: *The zone is entirely rural in nature. The historic landscape and settlement pattern survives well, although boundary loss has occurred. The zone is especially rich in medieval remains with two villages, greens, ends, church/hall complexes, small hamlets and moated sites. Although limited archaeological work has taken place, aerial photography indicates a range of sites and features. The medieval landscape and settlement pattern largely survives within the present landscape.*

**1.36** *The geology of the zone largely comprises boulder clay plateau ... Within the zone there are considerable areas of surviving ancient woodland... The fieldscape consists of irregular fields of ancient origin, probably of medieval in date and some maybe even older ... There has been a degree of boundary loss since the 1950', particularly of the 19th-century sub-divisions of the former common fields. The medieval settlement pattern comprised small nucleated settlements at Elmdon, Langley and*

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

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

5 *ibid*

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*Langley Green with the remainder being widely dispersed comprising church/hall complexes, moats, farms, and manors set alongside Greens and Ends. A significant element of the modern settlement pattern is listed...*

**1.37** Only limited archaeological work has been undertaken within the zone, however, prehistoric occupation is attested by the number of ring ditches and other enclosures identified from the aerial photography. Two of the cropmarks within the zone are thought to be Neolithic in origin, possibly cursus monuments. Other irregular or oval enclosures are likely to be of Late Bronze Age or Iron Age date. The route of the Roman road leading to Great Chesterford forms the southern boundary to the zone for part of its length and is visible both as a cropmark and surviving in the present landscape. A number of Roman rural settlements are recorded within the zone and a scheduled Roman burial mound is located to the east of Langley. A number of medieval moats, a mill mound at Elmdon, and a single ringwork, within the ancient woodland of Park Wood, are protected as scheduled monuments.

**1.38** Following the Conquest the Domesday entry of 1086<sup>(6)</sup> reads as follows: *Roger de Sommere holds Elmdon ... now as then there are 14 hides and 26 villans and 15 bordars. Then 12 slaves, now none. Then 6 ploughs in demense ... now 4. Then as now the men had 10 ploughs woodland for 250 pigs. 7 acres of meadow, 20 pigs, 200 sheep ... It was then worth £16 now £20. And in relation to what is interpreted to be another smaller parcel worth 100 shillings it is recorded that Beorhtwulf, a free man held (Elmdon) ... as a manor of 2 and a half hides, now held by the same Rodger.* Glossary of terms: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres. A 'villan' was a peasant legally tied to land he worked on; a 'bordar' was similar to a villan who rendered service for his cottage'; 'Demesne' essentially means land belonging to the lord of the manor.

**1.39** The fieldworker found reference to a Rodger De Somery having been born in Elmdon in 1103 and who died in 1166.

**1.40** Within the Conservation Area there are two medieval Scheduled Ancient Monuments (described elsewhere) whilst beyond but in close proximity to its boundaries is a moated site known as Dagworth to the north of Heydon Lane and a Mill Mound to the east of Pigots. There is a Roman Barrow to the east of Upper Green in the south of the parish in proximity to a road from that period believed to connect Great Chesterford with Braughing and obviously indicative of Roman settlement in the general area.

**1.41** Data produced by Essex County Council Archaeological Advisory Group relating to the Conservation Area identifies sites with finds of Mesolithic worked flint and Roman pottery.

**1.42** From the available information Elmdon was well established probably from before the Conquest and continued as a prosperous rural community to the 15th century, evidenced by fortified ring works, moated sites and buildings still in existence at today's date.

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6 Sourced from *Little Domesday Book Essex*, Alecto Historical Editions London, 2000

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Picture 1.1 Elmdon as shown on the Chapman and Andre map of 1777 (Reproduced courtesy of a private collection).

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**1.43** In Victorian times, there is brief reference to Elmdon in the Post Office Directory of 1878<sup>(7)</sup> thus: *Elmdon is a parish with a compact village ... situated on a range of hills on the borders of Cambridgeshire. The church of St Nicolas stands on rising ground...The poor have in bread £13 yearly distributed. The soil is part heavy and partly light; subsoil, principally chalky, with some clay. The crops are usually on the four-course shift ... and the population in 1871 was 717.*

**1.44** At this time there was a National School. In relation to commercial entries in the parish and excluding those engaged in farming the following trades were noted in the Directory: brewer, Kings Head PH, blacksmith, beer retailer (2), grocer and draper, butcher, general shopkeeper, thatcher, carrier, plumber and glazier, wheelwright, baker, bricklayer, The Woodman PH at Duddenhoe End, tailor and beer retailer, Wilkes Arms PH. This wide range of local trades and facilities was typical in relation to these Victorian times, reflecting not only the relatively high population of the parish but also its comparative isolation.



Picture 1.2 Tanks rolling through the centre of Elmdon sometime in the early 1940s. (Reproduced courtesy of Saffron Walden Museum).

**1.45** *The Place Names of Essex* by Reaney<sup>(8)</sup>, advises of the following selected example names: Elmduna (1086); Almedon (1204); Emeldon (1341). This publication advises that it is difficult to interpret the origin and meaning of the name Elmdon: however it may derive from 'Elm covered hill'.

**1.46** The existing Conservation Area boundary is plotted on late 19<sup>th</sup> century mapping at Figure 1 from which it can be seen very few changes have taken place over the last 100 years or so. A Post Office on the High Street and a Police Station and a School on Ickleton Road are shown on this map.

7 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co., 1878

8 Percy Hyde Reaney *The Place Names of Essex*, CUP 1969

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### Character Analysis

**1.47** 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).

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

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

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

**1.50 Trees and hedgerows.** There are trees and hedgerows within the Conservation Area which add to Elmdon's environmental quality. The basic criteria for identifying such important trees/ hedgerows 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

**1.51 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:

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

**1.52** 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.

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

**1.54 Article 4 Directions.** Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to retaining 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, generally contemporary with the age of the property or of a sympathetic historic design and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by disruptive 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 Permitted Development threshold. or to prevent the erection of inappropriate additions such as porches to terraced properties of historic interest.

**1.55 Detracting elements.** 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.

**1.56 Important views.** Such views are identified.

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

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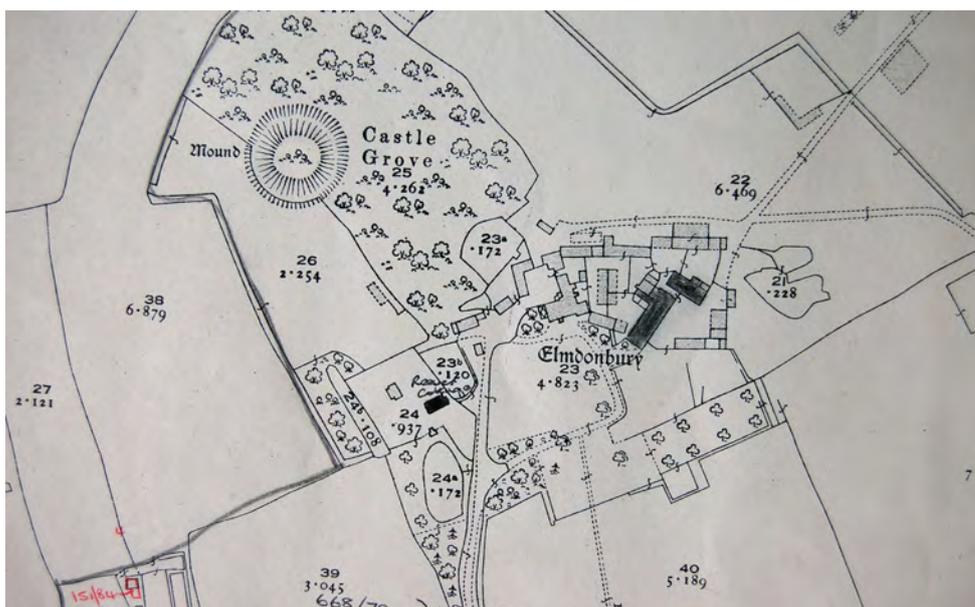
### Elmdon

**1.58 General overview.** As previously noted the Conservation Area at Elmdon has retained its rural characteristics and principally consists of a number of high quality Listed Buildings, many of them with thatched roofs. The Conservation Area itself is little changed or detrimentally affected by modern developments.

**1.59 Scheduled Ancient Monuments.** Within the Conservation Area there are two such Scheduled Ancient Monuments an abbreviated description of each is set out below.

**1.60 Pigot's Farm.** This moated site is well preserved and will retain archaeological information relating to its occupation and environmental evidence pertaining to the economy of its occupants and the landscape in which they lived.

**1.61** The monument at Pigot's Farm includes a sub-rectangular moated site and fishpond situated on a south-facing slope. The island is occupied by a Grade II\* Listed house which dates from 1655 and is thought to be the original dwelling on the site. The name Pigot first occurs as Picot and then Pygot in 1285. The house is excluded from the scheduling though the ground beneath it is included. Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside.



Picture 1.3 Elmdonbury and the adjacent Castle Grove earthworks as shown on the 1875 Ordnance Survey (revised to 1919).

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**1.62** Castle Grove, north west of Elmdonbury. Castle Grove survives well as an essentially undisturbed example of a ringwork and will retain archaeological information. The monument consists of a ringwork situated on the crest of a north-east facing slope. Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. They comprised a small defended area containing buildings surrounded or partly surrounded by a substantial ditch and a bank surmounted by a timber palisade or, rarely, a stone wall. Ringworks acted as strongholds for military operations and in some cases as defended aristocratic or manorial settlements. They are rare nationally with only 200 recorded examples. As such ringworks are of particular significance to an understanding of the period.



Picture 1.4 Castle Grove Ringwork, being the remains of a rare medieval fortification, located to the north west of Elmdonbury.

**1.63 Archaeological sites.** These are shown on the accompanying plans and include within the Conservation Area, another possible site of a medieval ringwork at Elmdonbury and a Roman pottery find in the churchyard. Also shown on the plans and adjacent to the Conservation Area is a medieval moated site to the north of Wilkes Barn and a Mesolithic worked flint find to the north east of the latter.

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

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**1.65 Individually Listed Buildings.** A selection of Listed Building descriptions are provided below, such selection being chosen to illustrate the respective ages, importance and different characteristics of the chosen examples. Any additions in italics are the fieldworker's further comments.

**1.66** Carrier - Grade II. Formerly the Carrier Inn, 18th century timber-framed and plastered building. One storey and attics. Casement windows. Roof thatched, half hipped at the north and south ends, with a central chimney stack and 2 dormers.



Picture 1.5 The importance of thatch in the centre of the Conservation Area. Building to right is Carrier, a former PH whilst the thatched building to the left is the old bakery.

**1.67** South barn to east of Elmdonbury - Grade II. At right angles to north barn. The south barn which extends to the south-west is a later 16th or 17th century aisled barn of 5 bays with 2 entrances. The roof is thatched and half-hipped at the ends. *The barn has been successfully converted although painting inserted window frames black would result in further visual improvements.*

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Picture 1.6 - North and South barns at Elmdonbury, restored and successfully converted. The principle of such conversion is debated in some quarters but without this enterprise there is a risk of such buildings falling into disrepair and neglect. Painting the window frames black would further improve their general appearance.

**1.68** Church of St Nicholas - Grade II\*. A flint and rubble church with a 15th century west tower, the rest of the building was rebuilt, probably on the old foundations in 1852 and 1879 and restored in the early 20th century. It was rebuilt in the 14th -15th century style. The west tower has a modern parapet top and has been considerably restored. The fittings include a good late 16th century marble altar tomb with a panelled canopy and an inscription to Thomas Meade, Justice of Common Pleas 1585. The church forms the central feature of the village.



Picture 1.7 The church of St Nicolas circa 1900. (Reproduced courtesy of Saffron Walden Museum).

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Picture 1.8 The church of St Nicolas dominates the centre of the village. It has been substantially rebuilt in the late 19th century.

**1.69** The Old Vicarage - Grade II. Late 18th or early 19th century red brick house. Two storeys and cellars. Three window range, double-hung sashes with glazing bars. A 6-panel door with a rectangular fanlight with fan ornamentation has a wood door case with fluted pilasters and a cornice hood on carved brackets. Roof slate, hipped. There is an external chimney stack on the front.

**1.70** Crawley House - Grade II. Timber-framed and plastered house built circa 1600. Two storeys. The upper storey is jettied on the whole front, with panelled plaster. Four window range of casements. The ground storey has 2 shallow bay windows. Roof tiled, with an original central chimney stack with 3 attached square shafts and an external stack at the east end. *In a book 'Elmdon Schools' by John Mills 2012 the writer advises the building was known formerly known as Le Yeldhall and was a village guild for the purposes of prayer as opposed to being associated with craft or industry. The building was sold in the mid 1500's to a Thomas Crawley who set out in his will of 1559 the foundations of a Grammar School. The latter use seems to have continued until the early 1800s.*

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Picture 1.9 Crawley House. An imposing timber framed and plastered house described as dating from about 1600 by the Listed Building description, but may be earlier.

**1.71** Pigots - Grade II\*. Early 16th century moated manor house with cross wings on the north and south ends. Two storeys. The upper storeys of the cross wings are jettied on exposed joists, with the timber-framing exposed. Three window range of casements with lattice leaded lights. On the east side there is a mid 17th century addition and a large external chimney stack with 3 shafts set diagonally and a panel with the initials T.M. and date 1665. Roof tiled, with a central chimney stack with shafts set diagonally (rebuilt). The interior has many original features including a Tudor fireplace, exposed timber-framing ceiling beams and joists and a bedroom in the south wing with a cambered and braced tie beam. The house was occupied by the Mead family from 1554 to 1770. The moat still surrounds the house. The fieldworker was advised from local sources that this important house has been unoccupied for many years. Its condition is unknown. The owner should be sourced and the building examined and if necessary added to the Buildings at Risk Register.

**1.72** The Old Stores - Grade II. 19th century timber-framed and plastered buildings, now one tenement. Two storeys. At the north end there is a 19th century double-fronted former shop front with glazing bars. The centre part sets back with one window range and the south block has 2 window range. The windows generally are double-hung sashes with single vertical glazing bars.

## 1 Part 1: Appraisal



Picture 1.10 The Old Stores, High Street.

**1.73** K6 Telephone Kiosk opposite Kings Lane - Grade II. Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof Unperforated crowns to top panels and margin glazing to windows and doors.

**1.74** Humphreys Green, King's Lane - Grade II. 18th/19th century timber-framed and plastered cottage. One storey and attics. Two window range of casements. Roof thatched, half hipped at the north-east and south-west ends, with a central chimney stack.

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Picture 1.11 Humphreys Green, King's Lane. This area of the village in particular retains its rural characteristics that remain largely unchanged.

**1.75** Church Farmhouse, Ickleton Road - Grade II. Built circa 1625. Timber-framed and plastered house. Two storeys. The upper storey is jettied on the whole of the north front on a moulded and dentilled bressumer. Three window farm of casements on the upper storey and double-hung sashes on the ground storey. A gabled porch projects on the front with moulded and dentilled bargeboards. The gable ends on the east and west ends of the house have similar bargeboards. Roof tiled, with a central chimney stack wih 4 square shafts on a square base. *Wrongly plotted on English Heritage database mapping.*

**1.76** Farmhouse - Grade II. Timber-framed building possibly of 15th century origin. Renovated, with the timber-framing exposed on the front. Two storeys. Three window of modern casements. On the upper storey there is an original window with restored diamond mullions. Roof tiled, with a central chimney stack. The timber framing is no longer exposed. *Also wrongly plotted on English Heritage database mapping.*

**1.77** **Important buildings or structures within the curtilages of Listed Buildings.** A number of such structures have been noted and are detailed below. The issue of deciding whether or not a building is 'curtilage listed' can sometimes be problematic and there is no exact legal definition of a building's curtilage.

## 1 Part 1: Appraisal

**1.78** The main tests relate to the physical layout of the land surrounding the main building/s at the date of listing, the physical layout and functional relationship of structures to each other; ownership, past and present and use or function, past and present. Structures need to be ancillary or subordinate to the main Listed Building and form part of the land and not be historically independent. Protection is granted to such objects or structures within the curtilage of a Listed Building if they were built prior to July 1, 1948. In determining the extent of a Listed Building and its curtilage, a key assessment will be to examine the situation at the time of listing.

**1.79** Interpretation is difficult at both the Elmdonbury and Elmdon Lodge sites and briefly explained in the individual building descriptions below. Whatever alternative legal interpretation others may take in the future, the key point is that all of the buildings identified by this Appraisal contribute to the visual and historic importance of the respective sites and should be retained.

**1.80** Range of agricultural buildings and stabling to immediate north of listed thatched 'barns' at Elmdonbury. A long range in a continuous run variously of brick and weather boarding. Roofs also various, some being tiled others corrugated asbestos. Probably date from 19th/ early 20 century. These are considered to have had a functional relation with and ancillary to the listed barns and thus 'curtilage listed'.



Picture 1.12 Range of agricultural buildings interpreted as being curtilage listed to immediate north of listed barns at Elmdonbury. Their linear form encloses the built form of the site on its northern edge.

**1.81** Outbuildings to Elmdon Lodge. One raised above ground on metal staddle supports. Timber framed with slate roof. 19th century in appearance. Internally much renovated with remains of local milling (?) equipment restored in situ. At the time of listing of nearby barns in 1983 these outbuildings had a functional and ancillary relation with the listed barns and thus can reasonably be regarded as 'curtilage listed' despite now being in different ownership. Recommended for inclusion in the Conservation Area because of their historical and architectural interest.

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Picture 1.13 Interior detail of restored outbuilding to Elmdon Lodge showing equipment of what is believed to once having been a local milling process. Building raised off ground by metal staddle supports to prevent rodent entrance and to keep stored produce dry. An interesting local historical association. Is there any local information?

**1.82** Outbuilding to Barn Cottage, Kings Lane. Thatched building ancillary to main listed property. In due course its roof will need re-thatching.



Picture 1.14 Outbuilding to Barn Cottage in future need of re-thatching. Delightful historic group of buildings in a quintessentially English rural setting.

**1.83** Barns in the curtilage of Church Farmhouse. An extensive range of agricultural barns of timber framed and weather boarded construction with more recent tiled roofs. Some open fronted. Some show on late 19th century mapping; others probably of early

## 1 Part 1: Appraisal

20th century date. Many original/early features. Buildings generally appear in fair condition although barn to road frontage would benefit from repairs to tiled roof and repainting.



Picture 1.15 Group of barns associated with Church Farmhouse date from the 19/20th century and are in general good condition. Modest repairs to the one on the road frontage would improve the street scene.

**1.84** Barn ancillary to north of Hill Farmhouse. A traditional agricultural barn at right angles to the road in deteriorating condition with corrugated iron roof. The restoration of this building would be most beneficial. (Another barn to the front of Hill Farmhouse has been restored and is in active use.) Similarly, there is a restored barn between the Forge and Hillside on the opposite side of the road. These barns now in active economic use retain agricultural characteristics such as extensive areas of weather boarding and thus continue to contribute to Elmdon's rural character.

## Part 1: Appraisal 1



Picture 1.16 The renovation of this ancillary listed barn at Hill Farmhouse would be most beneficial.

**1.85** North Lodge to Lofts Hall Estate. Probably dating from the late 19th century with later additions. Render with central portico to front elevation. Pyramidal tiled roof with central chimney. Despite its distance from Lofts Hall Estate this Lodge building remains associated with the main complex and is linked to the latter by an avenue of Lime trees. As such the fieldworker has been regarded it as being 'curtilage listed' despite the distance that separates the two groups.

**1.86** **Other buildings that make an important architectural or historic contribution.** There are a number of buildings which makes a significant contribution to the architectural charm and diversity of this area. These are detailed below.

**1.87** Main house at Elmdonbury. Large two storey brick house with steeply pitched roof, 3 no. dormers and central chimney. Distinctive window range. Probably of 19th century date and earlier. Imposing building of similar proportions is identified on late 19th century mapping. It is not considered to be ancillary to the nearby listed barns and therefore not 'curtilage listed'. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.

## 1 Part 1: Appraisal



Picture 1.17 Main house at Elmdonbury. This whole site is important historically being the location of medieval ring works. The main house probably has components representing various periods. The front elevation makes a significant visual contribution and is most worthy of retention.

**1.88** Former Coach House to west of Elmdonbury. Tall two story 19th century building with tiled mansard roof. It appears that the wooden lintel to the front elevation represented the principal entrance to the original building (the latter now being bricked in with windows during conversion process). The building appears in error on Uttlesford District Council mapping as being listed. However there is no evidence for this on English Heritage records or mapping. It is not considered to be ancillary to or have a functional relation with the listed barns on site and thus not 'curtilage listed'.

## Part 1: Appraisal 1



Picture 1.18 The Coach House to the west of Elmdonbury. Note wooden lintel interpreted as once having provided support for original entrance point.

**1.89** Building to south of the Coach House. Small rendered agricultural building with pantiled roof worthy of retention. It is not considered to be ancillary to or have a functional relation with the listed barns on site and therefore not 'curtilage listed'. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.



Picture 1.19 - Building to south of Coach House.

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**1.90** Barn to the east of the Coach House. A small weather boarded agricultural building with tiled roof worthy of retention. It is not considered to be ancillary to or have a functional relation with the listed barns on site and therefore not 'curtilage listed'.



Picture 1.20 Small weather boarded barn to east of the Coach House worthy of retention.

**1.91** Elmdon Lodge. Large detached residence constructed of brick with hipped slate roof. 2 no. prominent brick chimney stacks (rebuilt) with pots; finials and decorative ridge tiles to roof. Central doorway with typical coloured glass detailing with slate canopy on decorative supports above. 2 no. bay windows to both floors with decorative wooden detailing. Central stone plaque inscribed Elmdon Lodge 1883. At the time of listing this whole group was in a single ownership. However Elmdon Lodge cannot be considered to have been ancillary to the listed barns at this time and thus is not 'curtilage listed'. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.



Picture 1.21 Elmdon Lodge - a fine Victorian building unusual in the Elmdon context and most worthy of retention.

## Part 1: Appraisal 1

**1.92** Wilkes Barn. Formerly the Wilkes Arms PH as identified on mapping from late 19th century. The name is assumed to have originated from the family of the same name who owned the nearby Lofts Hall Estate. Render with slate roof; 2 no. chimneys with pots. Later porch and other detailing detract to modest degree but mass of building is pleasing and the position it occupies in the street scene important. This together with its historical associations are reasons for its retention.

**1.93** Barn to rear of Wilkes Barn. Weather boarded with slate roof. Probably dates from late 19th/ early 20th century.

**1.94** The Old School. Former school, now a house. Single storey of yellow brick construction with slate roof. Central entrance with stone plaque above inscribed 1844. Modern detailing and extensions. Annotated on late 19th century mapping as School Boys Girls & Infants. Of historical interest.

**1.95** School Row. Interesting terrace of four 19th century cottages on opposite side of road to school. Of yellow brick construction with slate roof and 2 no. chimneys with pots. A number of blocked window openings. This work was presumably undertaken in reaction to the unpopular 'window tax' seen at the time as a tax on 'light and air'. This tax was repealed in 1851. Modern windows detract to a degree but impact reduced by common detailing having being applied throughout. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.



Picture 1.22 School Row - an interesting 19th century terrace with some properties having window openings blocked up, presumably in response to the deeply unpopular window tax that was repealed in 1851.

**1.96** Violet Cottage in part. From external observation only the eastern thatched element of Violet Cottage may be contemporary with other thatched properties in Elmdon dating from the 17/18th centuries. Render and later window detailing; thatched roof and 2 no. chimneys, later extensions. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.

## 1 Part 1: Appraisal



Picture 1.23 Violet Cottage. The thatched element is believed to be early and contributes to the local street scene and is worthy of retention.

**1.97** Pilgrims, High Street, southern junction with King's Lane. 19th century rendered property with hipped slate roof and 2 no. chimneys with pots. Original/early vertical sliding sash windows. An interesting building whose front elevation contributes to the local street scene despite later additions. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.

## Part 1: Appraisal 1



Picture 1.24 Pilgrims, a 19th century property whose front elevation contributes to this part of the Conservation Area.

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

**1.99** There are a number of walls and railings of historic and visual importance which add to the character and quality of the Conservation Area and should be retained. All are protected from demolition without permission virtue of either being within the curtilage of a Listed Building or exceeding the pertinent height relevant to Conservation Area control.

**1.100** Wall to front of Wilkes barn. Of brick and flint construction with rounded semi circular capping detailing. Small areas in need of repair. Exceeds 1m in height.

**1.101** Brick and flint wall between Farthing Green and Old Vicarage Cottage, curtilage listed. About 2m in height with rounded capping detail.

**1.102** An important long length of brick and flint wall to front of the Old Vicarage on both the Ickleton Road and High Street frontages. Height varies 1-1.5m. Curtilage listed. Some repairs necessary.

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Picture 1.25 Selected areas of important wall to boundary of the Old Vicarage are in need of repair.

**1.103** Late 19th/early 20th century railings on dwarf brick flint wall to front of T Meadow, High Street.

**1.104** Wall around parts of churchyard. Of brick and flint construction with rounded capping detail.

**1.105** Tombs and gravestones in St Nicholas churchyard. There are a number of good quality tombs and gravestones in the churchyard. One chest tomb was being restored at the time of survey and those responsible for this positive action are to be applauded.



Picture 1.26 Chest tomb in churchyard being repaired.



Picture 1.27 The same tomb following restoration. Those responsible for this positive action are to be congratulated.

**1.106** Other tombs are in need of restoration and some minimal works such as the removal of vegetation, particularly the growth of young sycamore saplings, which in time could easily destroy the tomb's architecture if allowed to mature, could be easily achieved.

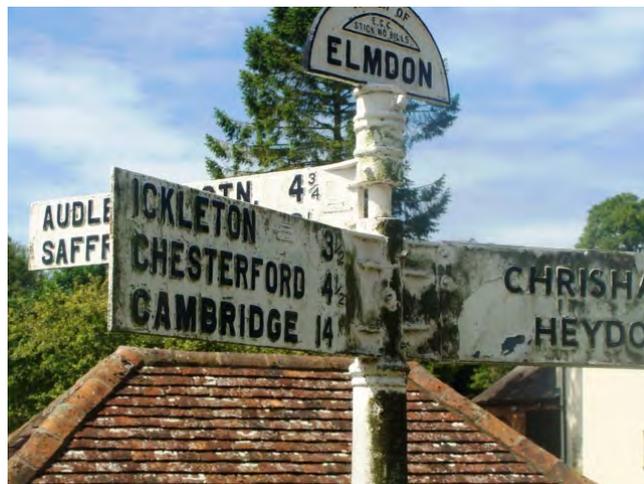
## Part 1: Appraisal 1

**1.107** Early discussions have indicated that the local church authorities are aware of these issues and it is hoped a programme of restoration can continue. Such tombs are a key source of architectural interest and local historical importance.



Picture 1.28 Another chest tomb in the churchyard in need of restoration. Early removal of vegetation, particularly Sycamore saplings would be most beneficial and cost effective.

**1.108** Directional sign on central green. Fine traditional metal signpost with inscribed finial that reads: PARISH OF ELMDON E.C.C. STICK NO BILLS. This traditional sign post and its fingers should be retained, cleaned and renovated.



Picture 1.29 Traditional directional sign that adds to the character of the centre of Elmdon but is in need of cleansing and renovation.

**1.109** War Memorial. Simple stone War Memorial consisting of base and tapered column surmounted by cross. Inscribed to commemorate those who gave their lives and those who served in both World Wars.

## 1 Part 1: Appraisal

**1.110** 19th century pump, Ickleton Road. Remains of a large village pump with slate pavior base. Regrettably important elements missing including decorative finial. Structure and base needs renovation. Suggested minimum recommended works relate to removal weed growth. A very worth while long term restoration project would be to renovate this important feature and element of local history.



Picture 1.30 Traditional village pump that is very much part of the local history and in need of some restoration. Various levels of restoration possible but an immediate improvement could be achieved by removing weed growth and re setting slate paviours.

**1.111** Gate piers and entrance gates adjacent to North Lodge, entrance to Lofts Hall estate. Probably of 19th century date. Brick piers and restored iron gates.

**1.112** **Important open spaces.** Elmdon churchyard is a large important space in the centre of the village that is well kept with many good quality trees of traditional churchyard species and a rich variety of tombstones.

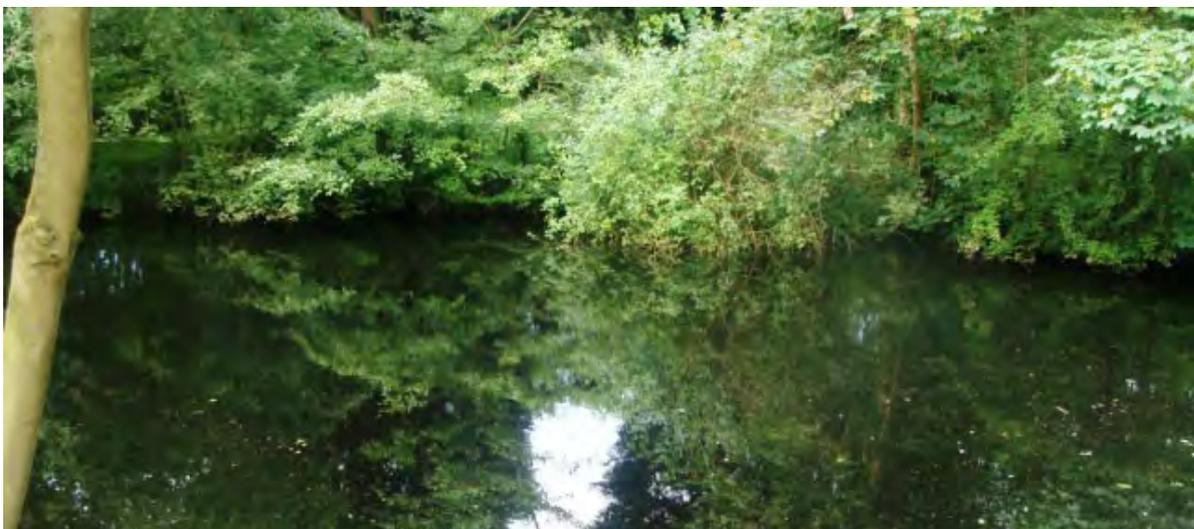
## Part 1: Appraisal 1



Picture 1.31 Elmdon Churchyard, a verdant open space in the centre of the village of considerable visual and historic importance.

**1.113** The small green in the centre of Elmdon and another one on Ickleton Road to the east of the church contribute to the spatial qualities of the street scenes in their respective locations despite their diminutive sizes.

**1.114** **Water features.** Within the general Elmdonbury area there are three ponds that add to the quality of the local environment that should be retained.



Picture 1.32 One of three ponds in the general area of Elmdonbury that add to the quality of the Conservation Area, this one being to the south of Bury Cottage.

## 1 Part 1: Appraisal

**1.115 Particularly important trees and hedgerows.** Throughout the Conservation Area trees and hedgerows play an important part in contributing to its overall quality. They are diagrammatically plotted on the accompanying plans.

**1.116 Important views.** The small scale maps contain too much other detail to show these. However the views into the settlement along the three main routes are the most important.

**1.117 Elements that are out of character with the Conservation Area.** There are a large number of utility poles in the Conservation Area whose appearance and overhead services detract to varying degrees. The practicalities and associated cost of achieving such improvements, particularly in this difficult economic climate, is recognised. However it is considered appropriate to draw attention to the visual damage caused and for the Parish Council to discuss the matter with the relevant utility company to explore the potential of achieving selected improvements now or in the longer term of those considered at local level to be in the more sensitive locations. The principle individual and groups of poles are shown diagrammatically.



Picture 1.33 The impact of utility poles on views into the Conservation Area.

**1.118 Opportunities to secure improvements.** Continue with restoration programme of initiating repairs to tombstones in the churchyard. It is suggested the PC contact ECC regarding retention, cleansing and restoration of the three way directional sign on the central village green. Barn to frontage of Church Farmhouse would benefit by initiating repairs to roof and repainting. Similar suggestion in respect of ancillary barn at Hill Farmhouse. Small areas of wall to High Street frontage of the Old Vicarage would benefit from repair works being carried out. Ideally removal of selected utility poles. Restoration of village pump. Ickleton Road within limits of financial resources.

## Part 1: Appraisal 1

**1.119 Suggested boundary changes.** Extend boundary to include small range of outbuildings south of Elmdon Lodge within the Conservation Area in recognition of their historic and architectural interest.

**1.120** For information: the fieldworker was unable to access all rear Conservation Area boundaries. Importantly those heritage assets that should be embraced by the Conservation Area are included in it.

**1.121 Other actions.** Advise English Heritage of plotting errors on their database mapping information in respect of Church Farmhouse and The Cottage, Ickleton Road and Hill Farmhouse, High Street. Amend Uttlesford District Council mapping that wrongly identifies the Coach house to the west of Elmdonbury as being individually listed.

## 1 Part 2 - Management Proposals

### Revised Conservation Area Boundary

**2.1** Extend boundary to include range of outbuildings south of Elmdon Lodge.

### 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 principally against this document that the District Council will process applications. As set out above, this will be superseded in due course by the Council's new Local Plan.

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

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

Telephone no. 01799 510510

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

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

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

### Planning Control and Good Practice: Listed Buildings

**2.5** Those buildings that are individually listed and other pre-1948 buildings, structures or walls within the curtilage of a Listed Building are protected in law.

**2.6** The Listed Buildings and associated structures within their curtilages, including those that have been specifically identified by this Appraisal, are important and are a significant contribution to the quality of the built environment of Elmdon. Good practice for applicants proposing alterations or additions to such Listed Buildings will be to carefully consider the content of the policies set out in the Local Plan.

**2.7** Various amendments to English Heritage and Uttlesford District Council mapping records of selected Listed Buildings need making.

## Part 2 - Management Proposals 1

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

**2.8** A number of such unlisted buildings that make positive contributions to the character of the Conservation Area have been identified. The Council will seek to ensure that these are retained. These buildings are as follows; main house at Elmdonbury; Coach House to west of Elmdonbury; barn to south of Coach House; barn to east of Coach House; Elmdon Lodge; outbuilding to Elmdon Lodge; Wilkes Barn; barn to rear of Wilkes Barn; The Old School; School Row; part of Violet Cottage; Pilgrims.

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

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

**2.10** This Appraisal has identified a number of walls, railings and other features (tombs/gravestones, directional sign, War Memorial, pump, gate piers and gates) that add significantly to the character of the Conservation Area and which should be retained.

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

**2.11 Important open land, open spaces and gaps.** Important open land, open spaces gaps and water features. The churchyard and two small greens one centrally located and the other on the Ickleton Road to the east of the church together with water features in the Elmdonbury area represent landscape features that materially contribute to the character and appearance of the Conservation Area which must be protected.

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

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

**2.13** Mapping is too crowded to illustrate these. However the views into the settlement along the three main routes are the most important.

## 1 Part 2 - Management Proposals

### Enhancement Proposals to Deal with Detracting Elements

**2.14** The Appraisal has identified elements that detract and other recommended actions which are summarized below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will frequently only be achieved with the owner's co-operation.

*The features identified below are shown on the accompanying plans.*

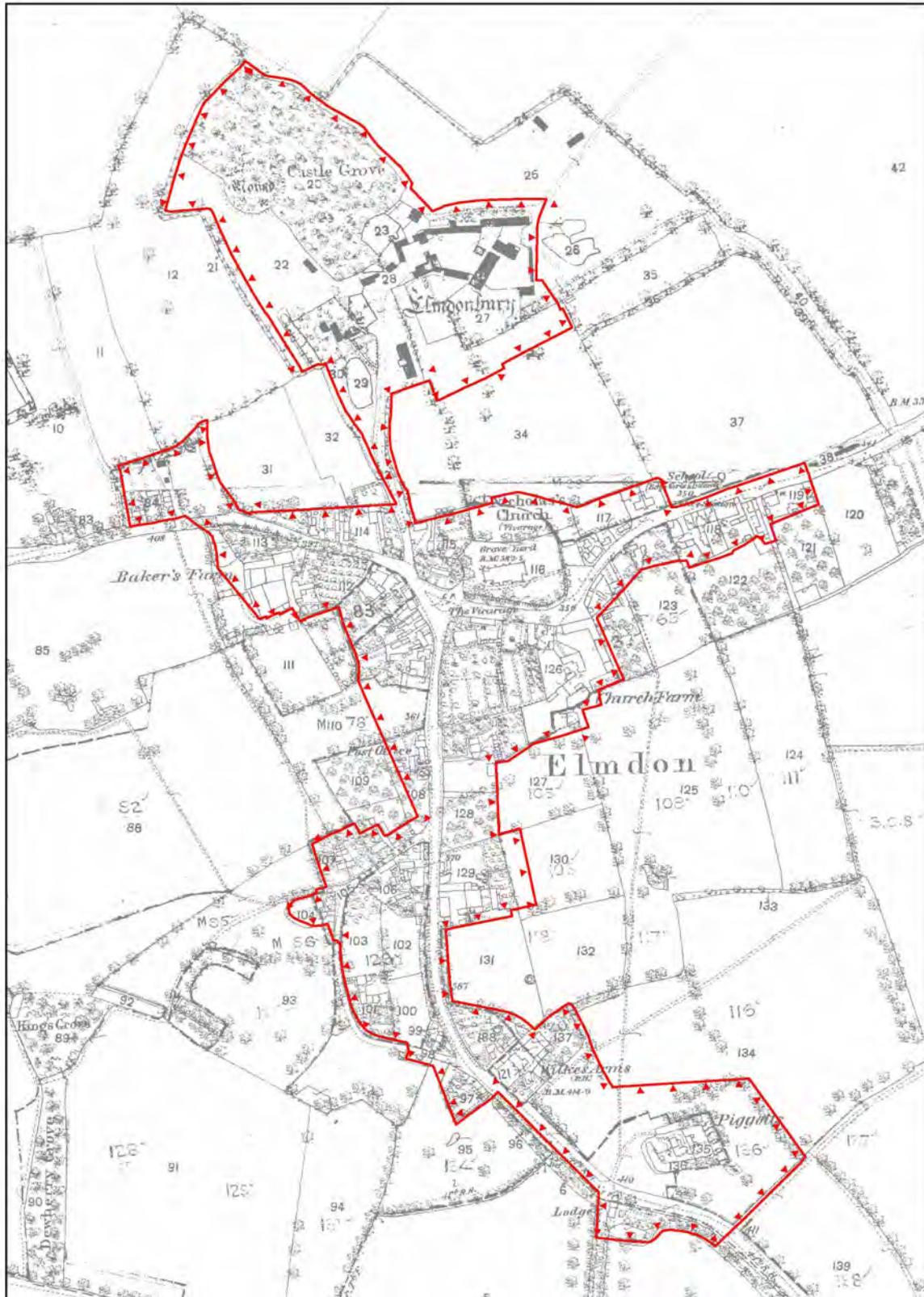
Detracting element	Location	Proposed Action
Utility poles	Throughout the Conservation Area.	Suggest the Parish Council approach relevant company to explore the potential of selected remedial works now or at a future date.

Other actions
Contact owner of Pigots and discuss the future of this important Grade II* building. If appropriate add to the Buildings at Risk Register.
Advise English Heritage of plotting errors on their database mapping information in respect of Church Farmhouse and The Cottage, Ickleton Road and Hill Farmhouse, High Street.
Amend Uttlesford District Council mapping that wrongly identifies the Coach house to the west of Elmdonbury as being individually listed.
It is hoped the church authorities will continue with their important initiative of repairing tombstones in St Nicolas's churchyard.
It is suggested the Elmdon Parish Council contact Essex County Council regarding restoration of the three way directional sign on the central village green.
Discuss potential with owner of initiating repairs to roof and repainting barn to frontage of Church Farmhouse.
Discuss potential with owner of initiating repairs particularly to roof of ancillary barn at Hill Farmhouse.
Discuss potential with owner of initiating repairs to wall on High Street frontage of the Old Vicarage.
Source owner and consider potential of initiating selected repairs to 19th century pump on the Ickleton Road.

## **Part 2 - Management Proposals 1**

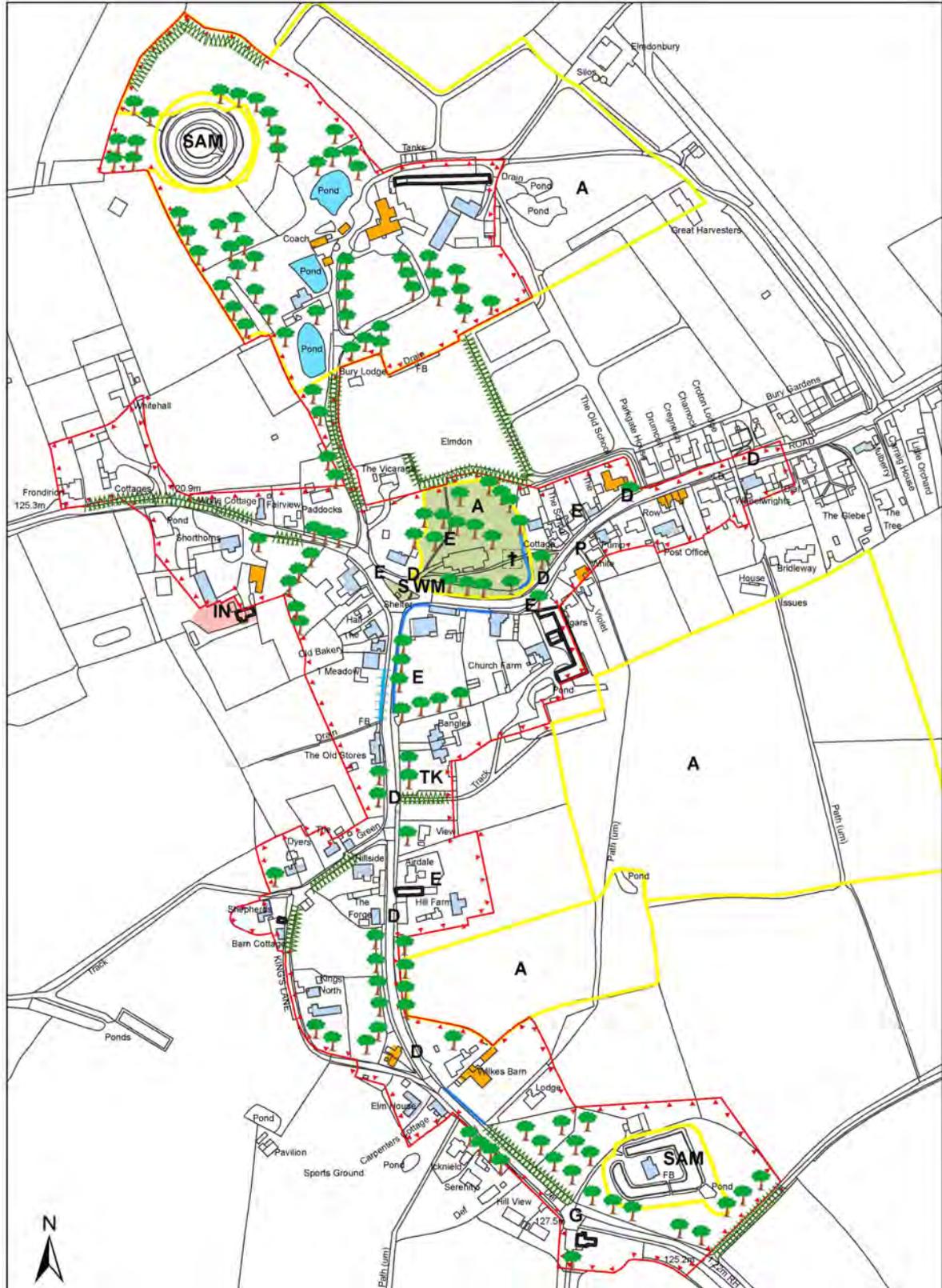
## 1 Maps

Figure 1 - 1877 Ordnance Survey Map



Maps 1

Fig 2 - Character Analysis



Elmdon Conservation Area Character Analysis

Please note that the small scale maps are by necessity very crowded and are best interpreted in association with reference to the accompanying text.

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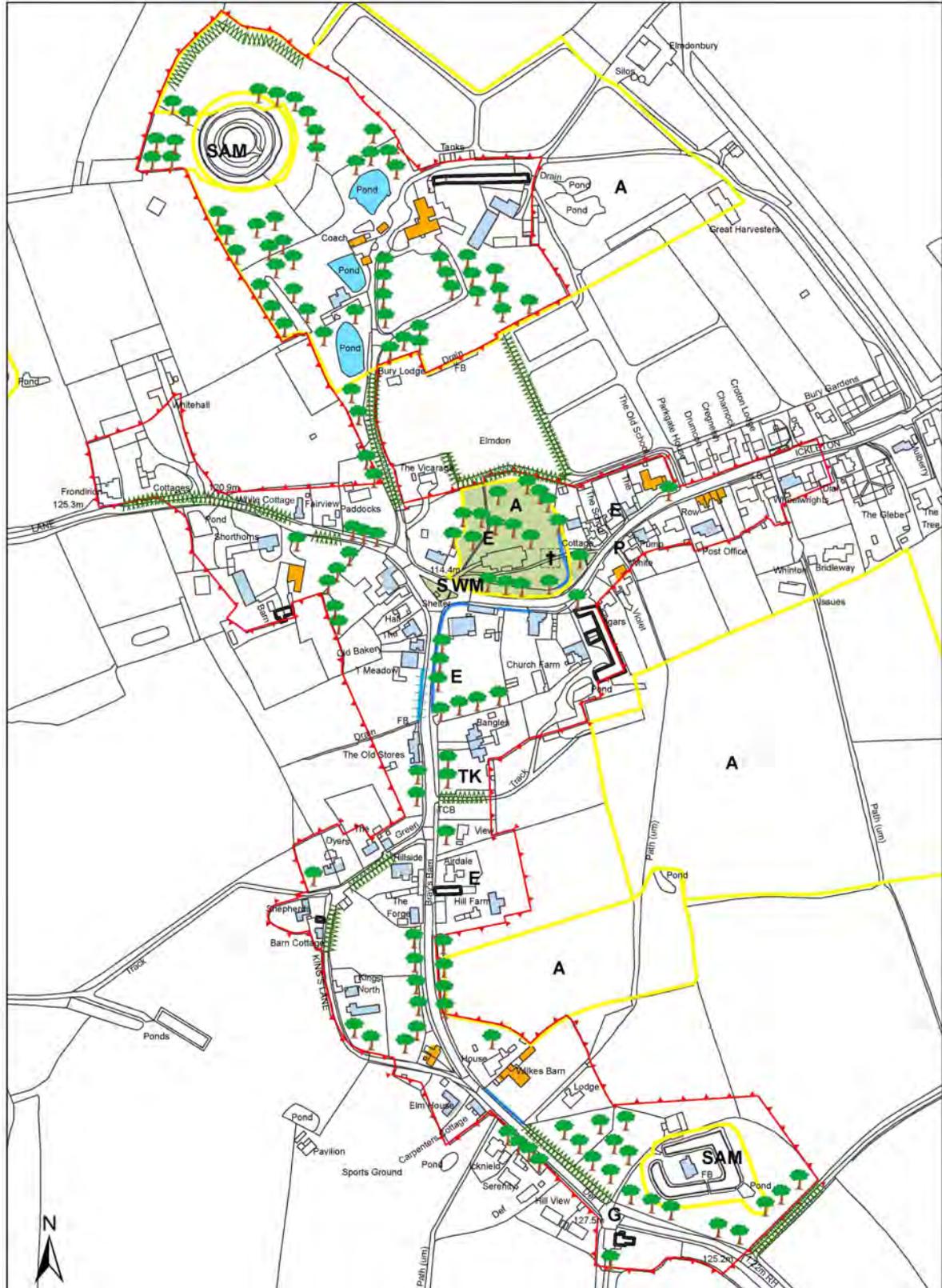
# 1 Maps

## Character Analysis Key

	Existing Conservation Area boundary
	Scheduled Ancient Monuments
	Archaeological Sites
	Individually Listed Buildings and listed Telephone Kiosk
	Important Buildings in the curtilages of Listed Buildings
	Other buildings that make an important architectural or historic contribution
	Important open spaces and water features
	General location of important trees/hedgerows
<b>Other distinctive features to be protected from demolition within parameters of legislation (including walls and railings within the curtilage of listed buildings)</b>	
	Walls
	Railings
	Tombs and Gravestones
	Directional Sign
	War Memorial
	Pump
	Gate Piers and entrance gates
Important Views – Maps too crowded to illustrate, please refer to text.	
	Detracting elements out of character
	Suggested Improvements

Maps 1

Figure 3 - Management Plan



Elmdon Conservation Area Management Plan

Please note that the small scale maps are by necessity very crowded and are best interpreted in association with reference to the accompanying text.

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# 1 Maps

## Management Plan Key



Revised Conservation Area boundary, adopted policy ENV1 applies



Scheduled Ancient Monuments, adopted policy ENV4 applies



Archaeological Sites, adopted policy ENV4 applies



TK

Individually Listed Buildings and listed Telephone Kiosk, adopted policy ENV2 applies



Important Buildings in the curtilages of Listed Buildings, adopted policy ENV2 applies



Other buildings to be protected from demolition. See policy ENV1



Important open spaces and water features to be protected from development. Adopted policy ENV3 and National Planning Policy Framework apply.



General location of important trees/hedgerows to be protected within parameters of legislation

**Other distinctive features to be protected from demolition within parameters of legislation (including walls and railings within the curtilage of listed buildings )**



Walls



Railings



Tombs and Gravestones

S

Directional Sign

WM

War Memorial

P

Pump

G

Gate Piers and entrance gates

E

Proposed enhancement

## Appendices 1

### Appendix 1 - Sources

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

ACT Planning (Listed Buildings and Conservation Areas) Act 1990

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

## 1 Appendices

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

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