

## **Little Easton Conservation Area Appraisal and Management Proposals, Approved June 2015**



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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 possibility of designating a Conservation Area at Little Easton. 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 at Little Easton where the historic manor house and church still sit within a closely defined space bordered to the east by a number of formally landscaped ponds and elsewhere by open fields.

**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, Braintree and Chelmsford 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. If it is 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. Thus 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 Little Easton
- Identify elements that should be retained or enhanced
- Identify detracting elements
- Propose a 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 Little Easton 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 Alf Wright for permission to reproduce historic and modern photographs.

**1.11** 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. Little Easton Manor is a successful wedding and corporate events venue whilst the nearby Easton Lodge, former home of the Countess of Warwick, is famous for its historic gardens and a popular location for open air concerts. Little Easton village proper is found just north east of the church and is beyond the area considered by this appraisal.

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

## Planning Legislative Framework

**1.13** 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

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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.

**1.14** 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.

**1.15** 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.

**1.16** 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.

**1.17** 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.

**1.18** 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 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.

**1.19** 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.

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1 The demolition of a building not exceeding 50 cubic metres is not classed as "development" and such a building may be demolished without planning permission. Demolition of other buildings below 115 cubic metres is 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 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 in Figures 2 and 3 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.

**1.21 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

**1.22 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 framework is to promote sustainable development.

**1.23** 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.

**1.24** In relation to the historic environment the 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 by 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 listing)*'.
- 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.

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- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 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.

**1.25 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.

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

**1.27** The Little Easton Inset of the Uttlesford Local Plan shows the Development Limits in respect of Little Easton village proper. Also shown are a number of areas of important woodland including High Wood to the south, Broxted Common Wood to the west and Bush Wood to the north east. Also noted is the locally important historic landscape.

**1.28 Heritage at Risk Register 2013, East of England.** English Heritage has published a 'Heritage at Risk Register'<sup>(2)</sup>. One site is so identified, this being the gardens at Easton Lodge<sup>(3)</sup>.

**1.29 Essex County Council Buildings at Risk Register.** The County Council has a 'Buildings at Risk Register'<sup>(4)</sup>. In relation to Little Easton no such buildings have been identified and neither has this Appraisal identified any. The Gatehouse to Easton Lodge<sup>(5)</sup>, situated to the south of the village is recorded on the Register. As this is located beyond the proposed Conservation Area it is not dealt with by this appraisal.

**1.30 Assets of Community Value.** There are two Assets of Community Value registered in relation to Little Easton, these being the Recreation Ground and Memorial Hall, on Manor Road. Both are located beyond the proposed Conservation Area.

2 *Heritage at Risk Register 2013, East of England*, Historic England (English Heritage) 2013

3 *ibid* List Entry Number 1001484

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

5 *ibid* p.109

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### General Influences

**1.31** Little Easton Manor can be found on the open uplands some three miles north west of the market town of Great Dunmow. The Manor House, Rectory and a number of other associated buildings all cluster around the Norman church with its tombs and memorials to the Maynard family. Ancient pathways radiate out into the open countryside and to the west are a series of elegantly landscaped ponds surrounded by trees and bisected by the road which goes on to Little Easton Lodge and a number of other buildings all associated with the Maynard estate. The village proper, with its pub and Memorial Hall is some half a mile distant over the fields to the northeast. Transport in and out of the area is mainly by car with the B184 Thaxted to Great Dunmow road providing links to the two market towns and beyond. Scheduled bus routes bypass the Little Easton Manor although it is possible to pick up services from the main village.

**1.32** Local services are very limited. Little Easton village is lucky to retain its public house - The Stag - and also has a well used village hall which is the venue for, amongst other activities, regular carpet bowls contests, dog training classes and an enthusiastic art group. The church is well attended with a regular congregation of some 60 parishioners and includes an explorers group for children. Moreover, it is a regular stopping off point for veterans and historians of the Second World War who come to see the memorial chapel and stained glass windows dedicated to the servicemen of the USA Air Force 386th Bombardment Group known as "The Crusaders" which was stationed at Little Easton Lodge. The fine complex of buildings of Little Easton Manor including the 'Barn Theatre' is now a conference centre run as a private concern. It offers facilities for corporate events and is also a popular venue for wedding theatrical performances and other social functions.

**1.33** Because of the lack of local opportunities 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 immediate local employment although the proximity of the major settlement of Great Dunmow provides some opportunities, but it is to Chelmsford, Harlow and London that many residents travel. 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. The Maynard and Warwick Estates managed a number of farms, some of which remain as working enterprises in the surrounding parishes.

**1.34** Designation of the nearby park and gardens at Easton Lodge as both a grouping of listed buildings and a Grade II Historic Park and Garden<sup>(6)</sup> recognises the importance of the area and its sensitivity to change. The proximity of the expanding town of Great Dunmow and the A120 trunk road with its links to the M11 and other major settlements means that the area may in the future 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.

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### The General Character and Setting of Little Easton

**1.35 Setting.** Little Easton is situated on the far western extent of the Upper Chelmer River valley as it ascends to the Broxted Farmland Plateau. These Landscape Character Areas (LCA) are classified respectively as 'Chelmer Valley' and 'Central Essex farmland'<sup>(7)</sup> and was described by Kelly in 1874 as "soil is mixed sand and loam; subsoil, loam"<sup>(8)</sup>. It is characterised by a gradual rise to an open landscape punctuated with low thick, but fragmented hedgerows, scattered hedgerow trees and occasional blocks of woodland separating the large arable fields that line the valley sides. Most notable is the ancient woodland at Bush Wood which possibly dates back to the Domesday period. The *Landscape Character Assessment* for Uttlesford describes the area thus:

*The majority of settlements excluding Great Dunmow are situated high on the valley sides with very limited modern development ... The river valley is lined by roads running parallel to the valley along the top of the valley sides. Variety and interest is provided by the presence of a number of local vernacular buildings with timber-frames, bright colour washed walls and thatched roofs. Examples of such houses include a group of 17th century timber framed houses clustered around the Manor at Little Easton ... There is an overall sense of tranquillity within the river valley, with a comprehensive network of public rights of way and narrow lanes winding through the landscape.* <sup>(9)</sup>

**1.36** In the nineteenth century wheat, beans, barley and root crops were cultivated usually on a 'four course shift system'<sup>(10)</sup>. Today, wheat, barley and rape are most frequently grown.

**1.37** The fieldscape consists of irregular fields of pre-18th century date, probably of medieval or earlier origin, interspersed with areas of former common fields. The tower of Little Easton Church forms a landmark within the views across the sloping landscape. Just occasionally visible are remnants of the former park at Easton Lodge and the Second World War airfield. Ancient lanes are sunken and winding and although pleasant none leading to this part of the village have Protected Lane Status<sup>(11)</sup>. The area is sensitive to land management changes. The open skyline of the valley slopes means that any new development would be visible in the panoramic views across fields. Sensitivity to new development would also arise due to the sense of tranquillity, the presence of wildlife and biodiversity habitats and their strong historic integrity with historic buildings.

**1.38 General character and plan form.** With the exception of a single late twentieth century property and a few minor additions to the Manor, this part of Little Easton around the church and ponds has remained virtually unchanged over the last century, reflecting the comparative isolation of many of the smaller rural settlements. The proposed 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

7 *Sustainability Appraisal and Strategic Environmental Assessment Environmental Report Annex B: Baseline Information*, Essex County Council, June 2012, Para. 9.1

8 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co., 1874, p.95

9 *Landscape Character Assessment*, Chris Blandford Associates, September 2006, p. 286

10 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co. 1874 p.95

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

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village the scale is intimate, with channelled views out through buildings and trees to the open countryside. Down by the ponds there is the sound of ducks and geese and, from the distance, the splash of fountains or water passing over the weirs. Colour-washed plaster and red tiled buildings with ornate barge boards predominate and the historic flint and brick St Mary's Church sits prominently at the entrance to the proposed Conservation Area.

**1.39** The National Heritage List for England records some 37 individually listed buildings and other structures in the parish of Little Easton, of which 7 are to be found in the proposed Conservation Area. The majority of these are timber-framed and plastered. Most date from the 16th to 19th centuries. The Church is Grade I, the remainder are classified Grade II.

**1.40** 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 late 19th century when the almshouses - now Church Row, were constructed. Easton Manor incorporating the remains of a number of earlier buildings was built between 1930 and 1939.

**1.41** There are several other buildings and features that, whilst not being listed, are nevertheless of architectural and historical interest and which add to Little Easton's overall quality.

**1.42** One very important feature of the proposed Conservation Area is the use of flint walling to define boundaries and link buildings. The use of these materials reflects the local landscape where flints abound in the fields and form such a visually important part. This appraisal also identifies a number of important runs of decorative railings that are not individually listed but there may also be others not immediately visible from the public realm and or in otherwise inaccessible locations. Particularly notable are those to the front of Church Row and the hooped section railings standing between brick piers that run down either side of Park Road as it traverses the ponds.

**1.43** Throughout the Conservation Area there are trees in abundance, either as groups or as individual specimens located in the churchyard and private gardens. Others are to be found surrounding the ponds where they add considerably to the park-like quality of this part of the village.

**1.44** Overhead cables on poles detract significantly along Park Road in the vicinity of the Church.

**1.45** There are a number of high quality buildings representative of various periods. Despite some very occasional detracting features the proposed Conservation Area itself represents an historic grouping of buildings in a rural setting that warrants its formal designation.

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### Origins and Historic Development

**1.46** Historical background data has been extracted principally from the *Uttlesford District Historic Environment Characterisation Report*<sup>(12)</sup> and the *Essex Historic Environment Record (HER)*<sup>(13)</sup>.

**1.47 Prehistoric, Roman and Saxon.** Evidence of prehistoric occupation has been identified during evaluation work on the former Little Easton airfield. To the south a Roman farmstead and cemetery was excavated in advance of construction of the A120 at Strood Hall.

**1.48 Medieval.** A moat south east of the Little Easton Manor house has been recorded. Only part of the east arm with bank on counterscarp remains with a 2m deep, bank on counterscarp 1m high. The alleged moat is now presumed destroyed with all; remains under grounded by the building of a car park. Insufficient remains on OS 25" for positive classification but the ditch was substantial and the site slopes, precluding a circuit of water. Only a 20m length of counterscarp bank survives, 1m high, landscaped and planted, giving no indication of purpose. The site is on the edge of a broad, north-facing spur, largely occupied by the manor house and its gardens and adjacent to the Church.



Picture 1.1 The 12th century Little Easton Church as it appeared sometime around 1900.  
(Reproduced courtesy of Saffron Walden Museum).

**1.49** The Manor at Little Easton belonged to William de Warenne and Geoffrey de Mandeville and is listed in the Domesday Book but with no reference to any fortifications. The so-called 'Moat' may have been the last remains of a defensive earthwork, bailey or ringwork, erected around the church and the former manor and partially infilled during

12 *Uttlesford District Historic Environment Characterisation Report*, Essex County Council, 2009, Para. HECZ 9.5 The Eastons and Tilty [and] HECZ 9.6 Little Easton Park

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

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the early 17th century rebuilding of the manor by the Maynards. It is notable that there is a pronounced curve in the layout of the 17th century outbuildings north west of the 'moat' site<sup>(14)</sup>.

**1.50** Elements of the Medieval dispersed settlement pattern and landscape are evidenced in the vicinity by cropmarks of former field boundaries and possible tofts whilst some possible woodland paths or boundaries of post Medieval date are visible on 1st edition OS mapping just to the south of the ponds<sup>(15)</sup>.

**1.51** Using evidence from the Essex Placenames Project<sup>(16)</sup> it is possible to build up a picture of Little Easton at this period as a gradually expanding village. Variations on the name are variously rendered as: Eystanes; Estaines (Pava); Eystan(e); Aystan and Estane.

**1.52 Post Medieval.** During the post Medieval period the lands and hunting lodge at Little Easton were granted by Queen Elizabeth in 1590 to Henry Maynard; a map of 1593 shows the site of the lodge and walled garden. Maynard, who was knighted in 1603, demolished the hunting lodge and built a large Elizabethan mansion. He was succeeded in 1640 by his son, also William, who surrounded the new house with a park planted with a double avenue of trees aligned on the west front. At about the same time the Maynards replaced the medieval manor in the centre of the village with a new house, of which little remains apart from a fine 17th-century chimney and the original moulded ceiling beams of two rooms in the centre of the building. Chapman and Andre's Essex county map of 1777 shows how the park had been formalised by the fourth Baron Maynard with radiating avenues laid out in a patte d'oie and the manor house, just to the north west of the church is visible, set within its own much smaller gardens.

**1.53** The large scale survey of Lord Maynard's estate undertaken in 1730<sup>(17)</sup>, Chapman and Andre survey of 1773-5, published in 1777, and 1811 Estate map<sup>(18)</sup> all give a good idea of the house and village at this period. The focus is very much on Easton Lodge itself, demarcated on the Chapman and Andre map as the seat of Lord Maynard with the manor and church playing a subsidiary role. There are no houses on the village street, but in the park, the Lodge, stables and several outbuildings are clearly visible as are the patte d'oie rides.

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14 SMR Number:1213. Cf. RCHME, *An Inventory of the Historical Monuments in Essex - Volume 1. 1916*

15 SMR Number:46571. Ordnance Survey. 1872-1890. 1st Edition OS 6 inch map. paper. 1:10,560

16 Essex Placenames Project, Little Easton portal

17 'A survey of the several estates belonging to the Right Honourable Henry Lord Maynard in the Counties of Essex and Leicester' held by Essex Record Office. Reference Code: D/DMg P1/1

18 Estate map held by Essex Record Office. Reference Code: D/DMg P2

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Picture 1.2 Little Easton as shown on the Chapman and Andre map of 1777 (Reproduced courtesy of a private collection).

**1.54** By 1811 an estate map of the gardens and park are shown in a form which changes very little until the 1870s. The second Viscount died in 1824, without a direct heir, and the estate passed to his nephew Henry. Henry made many improvements to the estate, laying roads and building lodges and cottages. In February 1847 a fire almost destroyed the Elizabethan house but Henry commissioned the architect Thomas Hopper to rebuild the original central wing and to extend the house in the Gothic Revival style. When the third Viscount died in 1865 he left his estate to his three-year-old granddaughter Frances Evelyn 'Daisy' Maynard, who in 1881 came into her inheritance and married Lord Brooke, later the fifth Earl of Warwick. A noted beauty and keen cyclist, the Countess was said to be the inspiration behind the popular music-hall hit Daisy Bell (Bicycle Built for Two). Notably both she and her husband were members of the Marlborough House set, which included Albert Edward, Prince of Wales, and became

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notorious for the wild society gatherings at Warwick Castle and Easton Lodge. She also embarked on a series of affairs with a number of powerful men, including a nine-year liaison with the Prince of Wales himself.

**1.55** In 1902 Lady Warwick commissioned the architect and garden designer Harold Peto to create an elaborate setting for the north side of Easton Lodge and in 1913 she had Easton Manor's magnificent tithe barn, one of the oldest in Essex, converted into the Barn Theatre. Ellen Terry gave poetry readings and once acted with Lady Warwick in a scene from Romeo and Juliet. H. G. Wells and his family, who lived in a house on the estate, were also regular performers, as were Hermione Baddeley, Gracie Fields, Charlie Chaplin and George Formby. In 1925, the actor, theatrical producer and film director Basil Dean acquired the manor house and its surrounding buildings on his marriage to the Countess's daughter, Lady Mercy Greville, an aspiring actress. Using original material salvaged from Easton Lodge after another major fire in 1918, he carried out extensive renovations at Little Easton Manor and added the kitchen wing.

**1.56** During the Second World War the Little Easton estate was requisitioned by the War Office and the park cleared of some 10,000 trees to make way for an airfield. Known as RAF Great Dunmow It was used by the US Air Force 386th Bombardment Group from 24 September 1943 until 2 October 1944 when the unit was moved to Beaumont-sur-Oise (A-60) Airfield, in Normandy. The airfield was abandoned in 1948<sup>(19)</sup>.

**1.57** The surviving west wing of Easton Lodge is now a private house, known as Warwick House. The formal gardens are open to the public and are undergoing an extensive programme of restoration. Easton Manor is today owned separately and is run as a wedding and corporate events facility.

**1.58** The official Census summary report of 1831<sup>(20)</sup> paints a picture of Little Easton as a primarily rural community largely reliant on the land. Then the total population is listed as 350 persons comprising 176 males and 174 females. There were 64 inhabited houses, none uninhabited and none under construction. Of the men aged over 20, the majority, 43 in all, are classified as 'Agricultural Labourers', there are 3 'Farmers employing Labourers' but no 'Farmers not employing Labourers'. Interestingly there are none working in 'manufacturing' but 30 men are involved in 'Retail & Handicrafts' and 2 are described as 'Capitalists or Professionals'.

**1.59** Half a century later and in 1881 the village still seems to be a diverse community. The population has diminished slightly to 295<sup>(21)</sup> but there are still 33 men and two women employed in agriculture and a further four men working with animals. There

19 Freeman, Roger A. *Airfields of the Eighth: Then and Now*. After the Battle, 1978

20 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, Intituled, "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

21 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 at: <http://www.visionofbritain.org.uk>

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were, though, five men and 23 women employed in 'Domestic Service or Offices' and a further four 'Wkrs in Var. Mineral Substances'. Only one man is described as being of 'professional' standing, eclipsed by the five women in this category.

**1.60** In Victorian times, John Marius Wilson's *Imperial Gazetteer of England and Wales*, 1870-72, described Little Easton as being "a parish in Dunmow district, Essex; on the river Chelmer, 2 miles NW by N of Dunmow railway station, and 6½ E by S of Stanstead. It has a post office under Chelmsford. Acres, 1,548. Real property, £2,385. Pop. 357. Houses, 76. The property is divided among a few. The living is a rectory in the diocese of Rochester. Value, £305. Patron, Viscount Maynard. The church has two brasses, and is good. There are alms-houses for 4 widows, and a clerk's house."<sup>(22)</sup>.

**1.61** In addition to the various farmers the 1874 Kelly's Post Office Directory<sup>(23)</sup> lists the following commercial activities: William Gunn 'fanwright'; Mrs. Jane Horsnall 'grocer &c'; George Leech 'shopkeeper'; John Leech 'wheelwright'. Henry Cheffins was resident at Easton Manor; Miss Maynard and the Earl of Rosslyn could be found at Easton Lodge and the Rev. George Tufnell M. A. was rector. At the Stag Inn, Mrs. Mary Matthews presided over the sale of beer and spirits to thirsty locals.

**1.62** There were also almshouses for four aged widows, endowed with a rent charge of £20 yearly.

**1.63** The agricultural depression of the early 20th century only exacerbated the general decline in population as more and more villagers moved away from the land, produce prices crashed and life became increasingly difficult for the owners of large estates. In common with many other rural settlements, Little Easton has seen a steady erosion of local facilities over the years. The BBC Domesday project undertaken in 1986 recorded that then Little Easton Manor was owned by the Pedley family who have a furniture business in Saffron Walden. The brickworks which had employed a number of local men was closed as were the shop and post office<sup>(24)</sup>. Today, the only local services are to be had in Great Dunmow and there are 437 people living in the parish<sup>(25)</sup>.

### Character Analysis

**1.64** The proposed Conservation Area has been surveyed as a single area with a map and key. Historical photographs have been provided by Mr Alf Wright. Other photographs have been taken by the fieldworker. All maps are reproduced from the Ordnance Survey under Uttlesford District Council Licence No: 100018688 (2004).

**1.65 Scheduled Monuments.** Within the Little Easton proposed Conservation Area there are no designated Scheduled Monuments.

**1.66 Designated Parks and Gardens.** Within the Conservation Area there are no such English Heritage designations.

22 *Imperial Gazetteer of England and Wales*, London & Edinburgh: A. Fullarton and Co. 1870-72

23 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co., 1874, pp.174-8

24 BBC Domesday Reloaded: D-block GB-560000-222000

25 ONS 2011 Census

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**1.67 Archaeological sites.** The area around Little Easton is described by the *Uttlesford District Historic Environment Characterisation Project*<sup>(26)</sup> as exhibiting some evidence of prehistoric occupation visible in cropmarks and field names. A little distance from the proposed Conservation Area a Motte and Bailey Castle is located at Little Easton village, now protected as a Scheduled Monument. Elements of the medieval dispersed settlement pattern and landscape can be anticipated to survive below-ground, as evidenced by the crop-marks of field boundaries and possible tofts and crofts. During the medieval period the settlement pattern comprised church/hall complexes, moats, manors and dispersed farmsteads. A large deer park was constructed to the south of Easton Lodge. Little survives today apart from a small piece of woodland and below-ground evidence of the park pale. During the Second World War the River Chelmer formed part of the General Headquarters Defence (GHQ) line and many of the monuments associated with this survive within the zone. The area around Easton Lodge was also used as off site storage and buildings associated with the Second World War Airfield of Little Easton are still to be found to the south of the zone<sup>(27)</sup>. 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 a site from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ.

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

**1.69 Non-listed buildings of quality and worthy of protection from demolition.** This Appraisal has identified two 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?

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26 *Uttlesford District Historic Environment Characterisation Project*, Essex County Council, 2009, pp. 169-174

27 *ibid* HECZ 9.6

## Part 1: Appraisal 1

**1.70 Traditional materials and detailing.** Traditional materials and detail make a significant contribution to the character of the local area. Within the proposed Little Easton Conservation Area there is a uniformity of materials and style derived from the former common ownership of many of the buildings by the Maynard and Warwick estates. These stylistic elements extend to many other buildings in the parish and beyond.



Picture 1.3 Colour washed rendered buildings under red tiled roofs at Little Easton Manor present a pleasing variety of materials and shapes.

**1.71** 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 on earlier constructions is with wattle panels. Colour washed finishes are in white, shades of cream or earth pigments with joinery finished in white.

**1.72** Bricks, used for principal construction from the eighteenth century, are handmade reds, occasionally with detailing and with cambered or gauged arches to openings. Many other features such as flintwork panels and applied moulded window copings are typically found on better quality buildings such as Little Easton Church. 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. Barns and outbuildings are usually constructed in weather board which is prevalent, both feather edged and plain edged, historically preserved with pitch or creosote though now most often painted black.

**1.73** 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. Notable are the lattice casements with diamond panes to be found in the six window range on the late 19th century almshouses, now known as Church Row. 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.

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Picture 1.4 Fine quality railings supplied by the Hope Foundry Co. front the late 19th century almshouses at Church Row.



Picture 1.5 Distinctive pierced gables are a feature of many of the Maynard Estate buildings in Little Easton. These, framing the dormer windows on Church Lodge are particularly attractive.

**1.74** Throughout the historic core roofscapes provide a rich variety of architectural detail, form and shape. Roofs are characteristically in double cambered handmade red clay plain tiles laid steeply (47 to 50°) often with pierced or crenellated decorative ridge tiles. For 19th century and later additions, natural blue-grey slate is found, usually laid at a lower pitch. Orange clay pantiles are usually confined to outbuildings only. 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. Fretted bargeboards, verandahs on posts with brackets and pierced spandrels and inlaid panels are also typical as are the dated panels denoting ownership by the Warwick or Maynard estates.

**1.75** 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 decorative iron railings, are typically low to front and side elevations on public through-fares.

**1.76** 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 periphery of the Conservation Area where they sometimes conceal more modern structures.

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Picture 1.6 Field gathered flint used in the wall surrounding Little Easton Church.

**1.77 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

**1.78** There are numerous mature trees within the proposed Conservation Area particularly around the ponds. A few around the Church are already subject to Tree Preservation Orders.

**1.79 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?

**1.80** 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 Part 1: Appraisal

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

**1.82 Article 4 Directions.** Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances. 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 height,s be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance. Walls including a footpath or bridleway, water course or open space 1m fronting a highway or 2m elsewhere require prior consent for their demolition.
- 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.

**1.83** 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 1.7 Quality brick and flint wall capped with ridge tiles at the entrance to Little Easton Manor.

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### Little Easton Village

**1.84 General overview.** Little Easton is a village with both a sense of timelessness and of long association with the Maynard and Warwick families. Within the Church are many grand monuments and on building facades monogrammed date panels proudly declare ownership. Overall there pervades an atmosphere of rural tranquillity. At the one end historic buildings cluster around the Church and Manor, then, as the road descends slightly the immediate landscape changes to that of an Arcadian romance where trees overhang the thoroughfare and light plays on the surface of the ponds. Beyond are views across huge open fields from which the bombers of 'The Mighty Eighth' took off some 70 years ago.

**1.85 Scheduled Monuments.** There are no Scheduled Monuments recorded.

**1.86 Archaeological sites.** There are no significant archaeological sites within this proposed Conservation Area, although there is some possible evidence that the present 12th century church occupies the site of an earlier Saxon/Celtic church<sup>(28)</sup>. The site of a moat now destroyed by a car park to the east of Easton Manor<sup>(29)</sup> and a further moat south east of the house with only part of the east arm with bank on counterscarp remaining<sup>(30)</sup> are both noted.

**1.87 Individually Listed Buildings and Structures.** A selection of representative Listed Building descriptions (generally abbreviated) is provided below.



Picture 1.8 Interior of Little Easton Church sometime around 1900. (Reproduced courtesy of Alf Wright).

28 cf. Rev R L Gwynne, *Estaines Parva, a venture*. Silas Birch, Ltd. London, 1923

29 English Heritage Pastscape Monument No. 376462

30 SMR Number:1213

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**1.88** Little Easton Church. Grade I. Recorded erroneously in the listing report as 'Church of St Mary the Virgin'. The church is often incorrectly ascribed a dedication to St Mary. The Diocesan Registry have confirmed that there is no formal documentation relating to the dedication of the church and that 'Little Easton Church' should be the correct description for the building.



Picture 1.9 Little Easton Church in 2015.

**1.89** Employing local materials to their full potential, the walls are of flint rubble with stone dressings, the roof now in red tile. Although of Norman origin there is little now, aside from two window openings in the north wall, to indicate the date of the original building which is generally accepted to be early 12th century. The remainder is essentially of the 15th century, aside from the north chancel isle which was added in the late 19th century. The 15th century west tower ascends in two stages to an embattled parapet and has a south-east stair turret with the original doorway and door still intact.

**1.90** Notable internal features include an early 18th century wrought iron screen to the South Chapel, made from the gates to Easton Lodge and gradine and choir stalls carved in 1899 by G. H Pryor, the estate carpenter. There are also a number of wall paintings including a series in the Nave recounting stories from the Passion. Of singular interest are the large number of very fine monuments including the chest tomb of Viscount Bourchier, the early 17th century alabaster monument to Sir Henry Maynard and his wife and a bust of Frances, Countess of Warwick. There are numerous other memorials to the Maynard family indicative of their long association with the area. Perhaps most striking, though are the two stained glass windows by Phillips Stained

## Part 1: Appraisal 1

Glass Studio, Cleveland Ohio<sup>(31)</sup> in the American Chapel which are dedicated to the men and women of the USAAF bomb group which operated from the airfield at Easton Lodge 1943-4.

**1.91** To the north of the church can be found the Grade II listed complex comprising Easton Manor. This picturesque assemblage of buildings, now washed in a salmon pink, has at its heart the remains of a small 17th century house with two gables and a tall contemporary four shaft chimney stack in red brick. This original build was somewhat built over in the 19th century but, according to Bettley and Pevsner the rest was remodelled 'in a theatrical composition'<sup>(32)</sup> by the actor and impresario Basil Dean, who had married Lady Warwick's daughter Mercy in 1925. 'Dean's initial campaign, 1925-7, was intended to take the house back to a purer state'<sup>(33)</sup> with beams exposed, staircases repaired and a porch restored under the superintendence of the eccentric Marquis d'Oisy, whose work is also known locally in, amongst other places, Thaxted Church. Further additions of this period include an 18th century style block joining up with an existing 17th century cottage, a music room and cocktail bar in the cellar - some of these works re-using materials from nearby Easton Lodge. Today the building comprises a two storey range with red plain tile roof to east, varied red brick chimney stacks and assorted 20th century casements and vertical sliding sashes.



Picture 1.10 Salmon pink facades under mellow red tiled roofs. The pleasing assemblage of buildings comprising Easton Manor.

**1.92** A number of other buildings are associated with Easton Manor, including several cottages and an 18th century granary and stable, Grade II listed. Most notable, though, is the 16th century timber framed, plastered and weatherboarded barn, with red plain tile roof to the south east of the main complex. This is listed Grade II. It was converted to a theatre sometime before 1913 by the Countess of Warwick and was the venue for a number of performances by Ellen Terry and H. G. Wells.

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31 cf. James Bettley and Nikolaus Pevsner *The Buildings of Essex*, London, Yale University Press, 2007, p. 550

32 James Bettley and Nikolaus Pevsner *The Buildings of Essex*, London, Yale University Press, 2007, p. 551

33 *ibid* p.551

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Picture 1.11 Easton Manor around 1905-15. The Rev Henry Symound is standing at the front door. (Reproduced courtesy of Alf Wright).

**1.93** Of the whole site, Bettley and Pevsner conclude that 'the overall effect is charming, with gateways, walls reusing old materials (including some from Easton Lodge), and compartmented gardens leading down to a lake, and with more than a touch of Hollywood (or Pinewood)<sup>(34)</sup>.



Picture 1.12 Church Row, set back from the road behind highly decorative railings is a building of great charm.

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**1.94** Opposite the church can be found Church Row, a run of picturesque Grade II listed former almshouses built in 1895 by Frances, Countess of Warwick. They are built of pebbledash rendered brick over timber frame, with a red plain tile roof and decorative ridge tiles. The central two storey range is gabled to front, with two gabled units and first floor oriel windows on brackets, flanking east and west. An original front verandah on posts with brackets and pierced spandrels adds extra charm as does the six window range of casements with diagonal glazing bars and fine pierced bargeboards. The build date and Warwick emblem are prominently displayed on the front of the building.



Picture 1.13 Church Lodge with its elegant 19th century verandah and pierced bargeboards makes a bold statement in the street scene.

**1.95** Similar in style is Church Lodge, 17th century timber framed and plastered cottage, much altered in the 19th century. It is one storey with attics, windows are three light leaded casements with some 17th century casements remaining to ground floor. Prominent is the 19th century verandah with timber posts, and trellis arches and the two feature gables with ornate bargeboards and finials. A red plain tiled roof is pierced by the central diagonal red brick chimney stack. Listed Grade II.

**1.96 Important buildings or structures within the curtilages of Listed Buildings.**  
None are noted.

**1.97 Other buildings that make an important architectural or historic contribution.** Two such buildings have been noted in this part of the conservation Area.

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**1.98** The Rectory stands almost opposite the church in a prominent position overlooking Park Road and the entrance to Easton Manor. Constructed of local red brick under a simple tile roof with chimney stacks at the west and east ends it is two storeys high with a three window range of double hung sashes. There is a single storey bay to the east. At the front a large decorative timber porch with pent tiled roof provides protection for the four panel front door. It does not appear on the 1877 Ordnance Survey mapping but is located by the time the 1897 1:2,500 survey was undertaken. Presumably it was constructed at about the same time as the adjacent almshouses. An Article 4 Direction to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.



Picture 1.14 The Rectory is a fine late 19th Century building that contributes positively to the area.

**1.99** Church Cottage is a small building of some charm which, although considerably renovated in the 20th century, still contains a number of earlier features. The 1897 Ordnance Survey 1:2,500 denotes it as the 'Clerks House'. Today it is single storey with attics, rendered externally, probably over brick, windows are casements and the roof plain red tiles. Like the nearby Church Lodge the barge boards are a notable feature being finely decorated. An Article 4 Direction to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.

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

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**1.101** A range of fine walls are found within the proposed Conservation Area - either in brick or flint with brick piers and capping detail. These are notably found around the church, at the entrance to Easton Manor and as a half height wall with ball topped pillars fronting The Rectory.

**1.102** There are also a number of important runs of railings. Those to the front of Church Row are highly decorative being terminated in a winged arrow head and with bracers between each of the verticals. They are cast iron and sit on a low flint wall and were originally supplied by the Hope Foundry Co. presumably as part of the original build programme for the almshouses in 1895. Decorative gates give entrance to Easton Manor and down at the ponds simple hooped section railings border the road.

**1.103 Important open spaces.** The churchyard represents an area of high quality open space whilst the wide grass verges serve to set the properties abutting Park Road back from the thoroughfare and offer a sense of a well managed model village. The most important space, though, is that of the landscape surrounding the ponds. Here the water dominates; lapping to the side of the road, trickling over weirs or reflecting the sky glimpsed through the many mature trees. There is a sense of great tranquility and something of an Arcadian fantasy as the various paths navigate around the ponds with occasional sightings of wildfowl, the small pavilion or even of the fields falling away beyond the edge of the trees.



Picture 1.15 The ponds, as they appeared some time around 1920. (Reproduced courtesy of Alf Wright).

**1.104 Particularly important trees and hedgerows.** Mature trees of exceptional quality are one component of a quintessential English landscape. Yews and other specimens provide a green backdrop to Little Easton Church setting this ancient building in scale to the overall streetscene. Those trees grouped around the ponds are highly important in defining the designed landscape. They serve in some small way as a reminder of the many mature oaks that were felled in 1943 to make way for the nearby airfield. Hedgerows delineating the boundaries of the settlement play an important function in making the transition from built environment to open countryside. Their retention is of the utmost importance.

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Picture 1.16 The interaction of trees, water and quality railings on the road over the ponds plays an important part in defining the quality of this part of the proposed Conservation Area. Very little has changed since the 1920s. (Reproduced courtesy of Alf Wright).

**1.105 Important views.** A number of such views are identified - looking along the approach to Little Easton Church and the many viewpoints across the ponds, particularly from the roadway. Additionally, glimpsed views into Easton Manor from various points are important and serve to place the area in context.



Picture 1.17 View across Horse Pond to the weir.

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**1.106 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 Park 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, it will still be worth while exploring the potential for the under grounding of services with the telephone utility companies should the opportunity arise.



Picture 1.18 Overhead utility poles are visually intrusive in the otherwise attractive local environment.

**1.107 Opportunities to secure improvements.** If the opportunity arises, work with the utility companies to underground services.

**1.108 Proposed boundary.** A Conservation Area is proposed to include Little Easton Church, all of Little Easton Manor, Church Cottage, Church Lodge, the Rectory, Ravens and Church Row together with the immediate extent of the five ponds to the east of Little Easton Manor.

**1.109 Other actions.** To advise English Heritage that the listing report for Little Easton Church should be revised to omit the dedication to St Mary.

## 1 Part 2 - Management Proposals

### Proposed Conservation Area Boundary

**2.1** A Conservation Area is proposed to include Little Easton Church, all of Little Easton Manor, Church Cottage, Church Lodge, the Rectory, Ravens and Church Row together with the immediate extent of the five ponds to the east of Little Easton Manor. This is shown in Figures 2 and 3.

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

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

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

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

Telephone no. 01799 510510

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

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

**2.4** 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 protected in law.

**2.6** The Listed Buildings and associated structures within their curtilages, including those specifically identified by this Appraisal are important and are a significant contribution to the quality of the built environment of Little Easton. 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.

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

**2.7** Two 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: The Rectory and Church Cottage.

## Part 2 - Management Proposals 1

**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. 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 unlikely to be approved.

### 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 are principally the churchyard, wide verges fronting properties on Park Road and particularly the landscape surrounding the ponds. All represent landscape features that materially contribute to the character and appearance of the Conservation Area that must be protected.

**2.11** **Particularly important trees and hedgerows.** Only the most significant trees 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. The quality trees in the churchyard and around the ponds serve to define the particular character of the area. Additionally, hedges on the periphery of the village serve as a transition into the open fieldscape beyond.

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

**2.12** The most important views within and out of the proposed Conservation Area are diagrammatically shown in Figure 2. Particularly notable are those views across the ponds.

## 1 Part 2 - Management Proposals

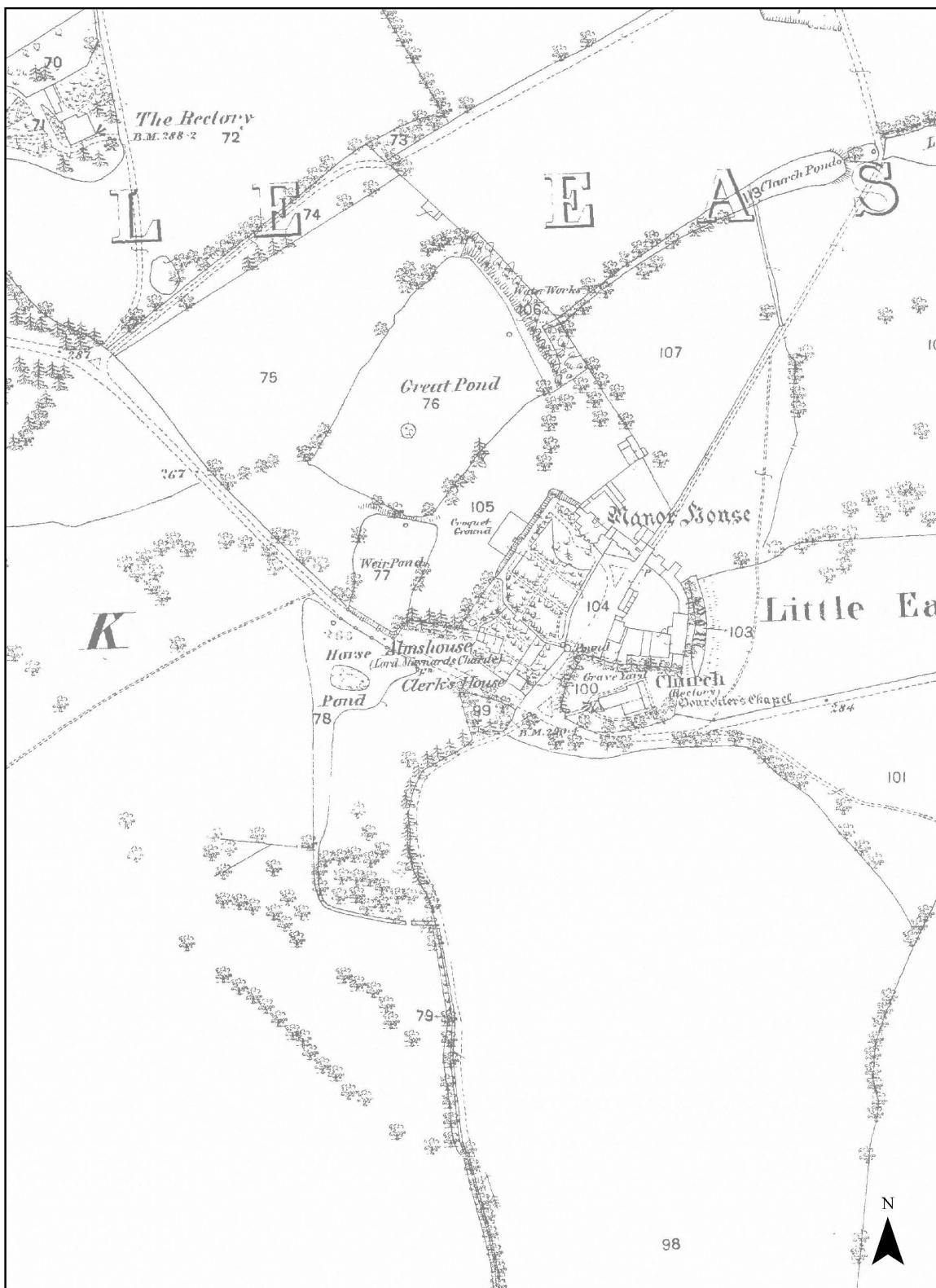
### Enhancement Proposals to Deal with Detracting Elements

**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.*

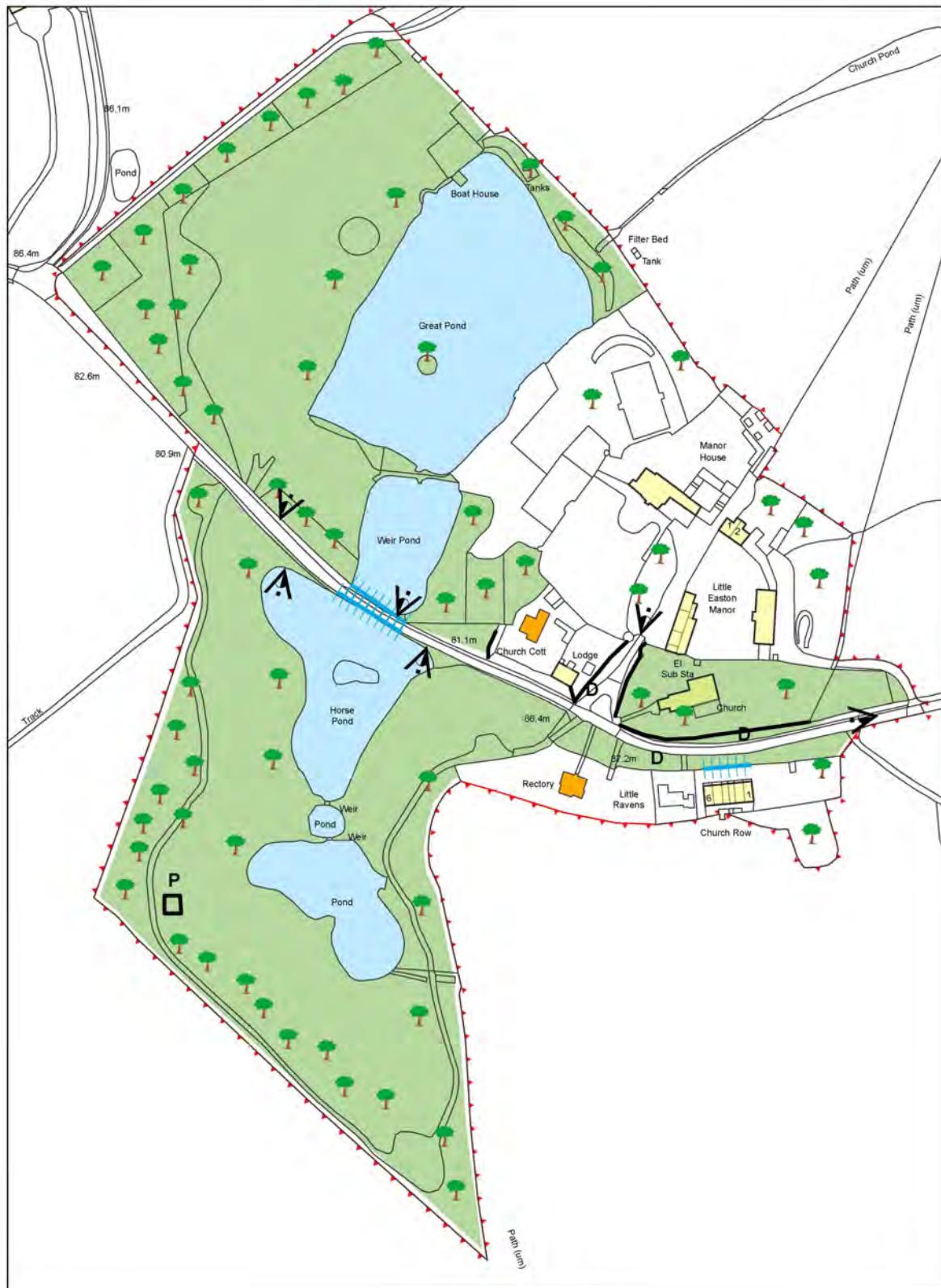
Detracting element	Location	Proposed Action
Overhead utility services on intrusive poles	At various locations along Park Road. These poles and associated overhead services are the most disruptive element in the Conservation Area	Contact utility company to explore potential of securing improvements of selected overhead services in selected locations

Other actions
The listing report erroneously describes the church as being dedicated to St Mary the Virgin. Contact should be made with English Heritage to advise them that the church is not so dedicated.

**Maps 1****Figure 1 - 1877 Ordnance Survey Map**

## 1 Maps

**Fig 2 - Character Analysis**



## Maps 1

### Character Analysis Key



Proposed Conservation Area boundary



Individually Listed Buildings



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



Important green spaces



General location of important trees



Water features

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



Walls



Railings



Pavilion



Important views



Detracting elements out of character

## 1 Maps

Figure 3 - Management Plan



## Maps 1

### Management Plan Key



Proposed Conservation Area boundary. Adopted policy ENV 1 applies



Individually Listed Buildings. Adopted policy ENV 2 applies



See policy ENV 1



Important green spaces. Adopted policies ENV 3 and ENV 8 apply



General location of important trees



Water features

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



Walls



Railings



Pavilion



Important views



Detracting elements out of character

## 1 Appendices

### Appendix 1 - Sources

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## Appendices 1

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