

Brief Heritage Impact Assessment – Land North East of Elsenham

The following document highlights any heritage assets that could potentially be impacted by development in response to the call for sites, undertaken as part of the draft Local Plan. It considers the significance of these heritage assets, the contribution that setting makes to their overall significance and the likely effect of the proposed development on their setting and overall significance.

For the purposes of this report, the terms **heritage asset**, **setting** and **significance** are used in accordance with the definition set out in the National Planning Policy Framework Glossary, 2012 pg. 52-56.

The information used to compile this report has been obtained from the National Heritage List, available on the Historic England website, a review of the supporting documentation submitted by the applicants, including the '*Strategic Housing Land Availability Assessment 2015: Call for sites statement*' document and a recent site visit conducted by the Conservation officer, in relation to the proposals and to inform this response.

With regards to wider heritage policy, governmental guidance and good practice guidance, this report takes into account the guidance set out in the National Planning Policy Framework (NPPF) 2012, in addition to the NPPG, Historic England's (H.E.) publication '*Conservation Principles: Policies and Guidance*' (2008), the H.E. Good Practice Advice: 2 and 3 (GPA, 2015) and '*Making changes to Heritage Assets: HE Advice Note 2*'. The Historic Environment Record for Essex has also been consulted. In addition the report takes into consideration the policies set out in the current Uttlesford Local Plan, 2005; in particular policies ENV1 and ENV2.

The following assessment follows the staged approach to proportionate decision taking, as set out in the Historic England guidance document: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 Published 2015 (GPA 3)*

Report Compiled: 24th May 2017

Author: Angharad Hart - Conservation Officer at Uttlesford District Council

1.0 Record of heritage assets, and their setting, that would be affected by the proposed development

1.1 Listed Buildings

The following list details those heritage assets both within and outside of the site which are likely to be impacted by the proposal, in terms of their immediate or wider setting, and overall significance. This is not an exhaustive list of all designated and non-designated heritage assets in the locality, but focuses on those considered at present to be most susceptible to impact from the proposed development.

Please note: The list below references designated listed buildings only, and does not include curtilage listed buildings associated to the following, which might also be impacted by the proposed scheme. These should be considered and addressed as part of a wider detailed Heritage Impact Assessment referenced in Section 5.0.

Asset Details	List Description	List Ref.
Old Mead	Grade II. C17 timber-framed and plastered house. Two storeys. A central 2 storeyed porch wing projects on the front, with a hipped tiled roof. Six window range, arranged 2:1:3, leaded casements on the upper storey and double-hung sashes with glazing bars on the ground storey. Roof tiled, half hipped at the north and south ends. A C18 addition extends at the rear. (RCHM 23).	1230892
Waiting Room on East Side of Line at Elsenham Station	Grade II. Small mid C19 timber-framed and weather-boarded station building, now a waiting room, with a timber canopy with ornamental shaped fascia supported on cast iron columns with ornamental arched braces. One storey. Double-hung sash windows with glazing bars in the upper sashes. Roof tiled, with a central chimney stack.	1305711
The Lodge	Grade II. 17th century or earlier, timber framed and plastered two storey house. Hipped, peg tile roof. Hipped roofed off-centre 19th century porch and hipped roofed bay window on south elevation. Plaster coving under eaves and modern leaded light casements. Three red brick stacks, one rebuilt.	1391101
Barns to West of Elsenham Place Fronting Road	Grade II. An L-shaped range of C17 and C18 timber-framed and weather-boarded barns, with some plaster on the west side. Roofs tiled. A large C17 barn extends to the east and west with a half hipped roof and C18 barns extends to the south at the	1171188

	west end. There are gabled entrance bays on the east, west and south sides.	
Elsenham Place	Grade II. C16-C17 timber-framed and plastered house. Gabled wings extend at the east and west ends of the north front. The east wing also extends to the south at the rear with exposed timber-framing on the west side. The gabled wings on the north front are jettied on the first storey. The house was renovated in the C20, with panels of ornamental pargetting. Two storeys and attics. The windows are modern casements with ornamental leaded lights. Roofs tiled. The interior has some woodwork which came from The Close, High Street, Saffron Walden, when it was demolished in 1937, and a wood overmantle which came from Beaufort House, Chelsea. (RCHM 3).	1112337
Dovecote to South West of Elsenham Place	Grade II. C17 square timber-framed dovecote with a brick base, a weather-boarded plinth and plastered above. A pyramid tiled roof is surmounted by an open cupola with a small pyramid tiled roof. The interior has the original nesting boxes.	1112338
Range of Thatched, Timber Framed Outbuildings and Barn to West of Gardeners Cottage	Grade II. Range of C17-C18 timber-framed and weather-boarded outbuildings and barn with thatched roofs.	1112339
Gardeners Cottage	Grade II. C16-C17 timber-framed and plastered house with some weather-boarding. Two storeys. Casement windows. Roof tiled, half-hipped at the east and west ends. A C20 addition projects on the front, with a weather-boarded front and a catslide roof above.	1171192
Elsenham Hall	Grade II. Large C19 red brick mansion with an embattled parapet. Now converted into flats. Three storeys. One:three:one window range on the south front, the windows generally are double-hung sashes with glazing bars. The ground storey windows are tripartite with elliptical heads. The outer bays, of one window range, project on the front with a stuccoed porch with 3 flat arches and an embattled parapet between them. Brick bands extend between the storeys.	1112336
Church of St Mary the Virgin	Grade I. (Excerpt only) Much of this church is of the C12. The nave and chancel were built early in the C12 on the site of an earlier church, probably Saxon.	1112335

	A record of 1070 exists of the gift of the church as an endowment to the abbey of St Stephen, at Caen in Normandy. The chancel was altered in the C15 and the west tower of 3 stages without buttresses, with an embattled parapet and a stair turret rising to the second stage on the south-east corner was added early in the C15.	
Pennington Hall	Grade II. Pennington Hall TL 52 NW 22/433 II 2. C17 timber-framed and plastered house built on an L shaped plan, with C18 alterations and a modern extension to the west wing. Two storeys. The windows are mainly leaded casements (some double-hung sashes with glazing bars). Three window range on the front, with a central doorway. Roof tiled, with end external chimney stacks. The south gable has exposed studding. (RCHM 34).	1278391
Dovecote to East of Pennington Hall	Grade II. Good example of a C17-C18 dovecote, similar in shape to the dovecote at nearby Elsenham Place. Square on plan. Two storeys. The ground storey is of flint and brick and the upper storey is timber-framed and mainly plastered with modern pargetted panels on the front. The west side is weather-boarded. Roof tiled, pyramidal, with an open cupola with a small pyramidal tiled roof.	1230880

1.2 Conservation Areas

The **Henham Conservation Area** is located to the north west of Elsenham. Views out of the Conservation Area into the surrounding countryside, towards the west and south-west may be impacted by the proposed development. In addition, the encroachment of the built-up development to the north-east of Elsenham will erode the historic separation between these two settlements, and undermine the historic characteristics and identity of each village.

1.3 Scheduled Ancient Monuments (S.A.M.)

There are **no Scheduled Ancient Monuments** within the boundary of the proposed site, or adjacent to its boundary. Henham Hall moated site is located to the north-west of Henham village and whilst the proposed site boundary is some way away from the asset, views of the S.A.M. may be compromised by reason of new development within the wider setting.

1.4 Sites of Special Archaeological Interest (S.S.A.I.)

Asset ID	Site No.
626	7279
624	4679
625	4696
641	4658
Old Mead	n/a
622	4683
639	4609
640	4670
643	4535
636	4603
645	4706
632	4693

Not all of the above sites fall within the boundary of the site, but all have the potential to be impacted by the proposed development, both in terms of impact to setting or excavation of surrounding ground.

1.5 Other features of note:

1.5.1 Public Footpaths

There are a number of public footpaths that would be impacted by the proposals, including paths which run across the proposed development site and adjacent to it. As such, views from these routes, currently largely in open countryside with views towards the neighbouring settlements of Henham and Elsenham, are likely to be harmed as a result of development of the scheme proposed.

1.5.2 Important Views

There are a number of sensitive views that may be impacted by the proposed development. These include views from the public rights of way towards heritage assets on the outskirts of the village of Elsenham, as well as Henham and views into and out of the Henham Conservation Area. Views from heritage assets, such as Elsenham Hall, Henham Hall (Scheduled Ancient Monument to the north-west of Henham) and Old Mead for example are also likely to be detrimentally impacted to a degree as a result of the proposed development of the site.

In considering the impact of setting in relation to significance, the former is often associated with views. GPA3 states that **'contribution of setting to the significance of a heritage asset is often expressed by reference to views'**. These views can include a **'variety of views of, across, or including that asset, and views of the surroundings from or through the asset'**.

In addition, views can contribute **'more to understanding the significance of a heritage asset'** and can include **'natural features'** which are 'particularly relevant'.

2.0 How, and to what degree, if at all, does the setting of these heritage assets contribute to the significance of these heritage assets?

2.1 GPA3 is clear that ‘setting is not a heritage asset’, but that its *‘importance lies in what it contributes to the significance of the heritage asset’*. Its contribution can depend on a wide range of physical factors within the surroundings of the heritage asset, but can also include *‘perceptual and associational attributes pertaining to, the heritage asset’s surroundings’*.

2.2 Below is a table listing the heritage assets that would be potentially impacted by the proposed development, their setting and the contribution this setting makes to their overall significance.

Asset Details	Type	Setting	Contribution to Significance
Old Mead	Listed Building	Immediate domestic setting and wider rural, countryside setting.	Both the immediate and wider setting inform the character and historic context of the heritage asset, and contribute positively to its overall significance.
Waiting Room on East Side of Line at Elsenham Station	Listed Building	Immediate setting forming part of historic railway station with modern development to the west and south, and wider open rural, countryside setting to the east.	The immediate relationship of the asset to the Elsenham Station and its wider historic setting inform the character and historic context of the heritage asset, and contribute positively to its overall significance.
The Lodge	Listed Building	Immediate domestic setting on the outskirts of a modest historic village settlement and wider rural, countryside setting to the north, east and south.	Both the immediate and wider historic setting inform the character and historic context of the heritage asset, and contribute positively to its overall significance.
Barns to West of Elsenham Place Fronting Road	Listed Building	Immediate setting forming part of an agricultural complex, associated to historic farmhouse and wider rural, countryside setting.	Both the immediate and wider setting inform the character and historic context of the heritage asset, and contribute positively to its overall significance.
Elsenham Place	Listed Building	Immediate domestic setting forming part of historic agricultural complex, and wider rural, countryside setting.	As above
Dovecote to South West of Elsenham Place	Listed Building	Immediate setting forming part of an agricultural complex, associated to historic farmhouse and wider rural, countryside setting.	As above
Range of Thatched, Timber Framed	Listed Building	Immediate setting forming part of an agricultural complex, associated to	As above

Outbuildings and Barn to West of Gardeners Cottage		historic farmhouse and wider rural, countryside setting.	
Gardeners Cottage	Listed Building	Immediate domestic setting forming part of historic agricultural complex, and wider rural, countryside setting.	As above
Elsenham Hall	Listed Building	Immediate domestic setting with wider rural, countryside setting.	As above
Church of St Mary the Virgin	Listed Building	Immediate ecclesiastical setting with wider rural, countryside setting.	As above
Pennington Hall	Listed Building	Immediate domestic setting with wider rural, countryside setting.	As above
Dovecote to East of Pennington Hall	Listed Building	Immediate setting forming part of domestic curtilage with wider rural, countryside setting.	As above
Henham Hall Moated Site	Scheduled Ancient Monument	Immediate domestic setting with wider rural, open countryside setting on the outskirts of a modest historic village settlement.	As above
626	Site of Special Archaeological Interest	Immediate rural setting adjacent to modest, sporadic settlement in wider rural, open countryside setting.	As above
624	Site of Special Archaeological Interest	Immediate setting now comprising major transport route set in wider rural, open countryside setting.	Wider historic setting makes a positive contribution to the context and overall significance of the asset.
625	Site of Special Archaeological Interest	Immediate rural setting adjacent to major transport route to west and rural hamlet to the east in wider rural, open countryside setting.	Immediate and wider historic setting makes a positive contribution to the context and overall significance of the asset.
641	Site of Special Archaeological Interest	Immediate and wider rural, open countryside setting.	Both the immediate and wider setting inform the historic context of the heritage asset, and contribute positively to its overall significance.
Old Mead	Site of Special Archaeological Interest	Immediate domestic setting in wider rural, open countryside setting.	Both the immediate and wider setting inform the historic context of the heritage asset, and contribute positively to its overall significance.
622	Site of Special Archaeological	Immediate setting now comprising major transport	Immediate and wider historic setting makes a positive

	Interest	route set in wider rural, open countryside setting.	contribution to the context and overall significance of the asset.
639	Site of Special Archaeological Interest	Immediate and wider rural, countryside setting, adjacent to modest linear hamlet development to the south-east.	Both the immediate and wider setting inform the historic context of the heritage asset, and contribute positively to its overall significance.
640	Site of Special Archaeological Interest	Immediate rural agricultural setting adjacent to farm complex in wider rural, open countryside setting.	Both the immediate and wider setting inform the historic context of the heritage asset, and contribute positively to its overall significance.
643	Site of Special Archaeological Interest	Immediate rural agricultural setting adjacent to historic village development in wider rural, open countryside setting.	Both the immediate and wider setting inform the historic context of the heritage asset, and contribute positively to its overall significance.
636	Site of Special Archaeological Interest	Immediate setting informed by modest linear hamlet development with wider rural, open countryside setting.	Both the immediate and wider setting inform the historic context of the heritage asset, and contribute positively to its overall significance.
645	Site of Special Archaeological Interest	Immediate and wider rural, countryside setting,	Both the immediate and wider setting inform the historic context of the heritage asset, and contribute positively to its overall significance.
632	Site of Special Archaeological Interest	Immediate setting now comprising major transport route set in wider rural, open countryside setting.	Immediate and wider historic setting makes a positive contribution to the context and overall significance of the asset.

3.0 What would be the effects of the proposed development on that significance, and would this be beneficial or harmful?

Please note: Heritage Assets that are considered to be most sensitive to the proposed development are listed below. Assets listed in section 1.0, where the impact is considered to be negligible, have been excluded below for ease of reference.

The following list is compiled with reference to the submitted masterplan. Subsequent revision to this plan may alter the resulting impact which should be re-assessed as necessary.

Asset Details	Impact to significance	Would this be beneficial or harmful?
Old Mead	Introduction of substantial built-development in close proximity to the heritage asset would compromise the wider rural, countryside setting.	Harmful
Waiting Room on East Side of Line at Elsenham Station	Introduction of substantial built-development to the east of the heritage asset would compromise the wider rural, countryside setting.	Harmful
The Lodge	Introduction of substantial built-development to the north of the heritage asset would compromise the wider rural, countryside setting.	Harmful
Barns to West of Elsenham Place Fronting Road	Introduction of substantial built-development to the north of the heritage asset would compromise the wider rural, countryside setting.	Harmful
Elsenham Place	Introduction of substantial built-development to the north of the heritage asset would compromise the wider rural, countryside setting.	Harmful
Dovecote to South West of Elsenham Place	Introduction of substantial built-development to the north of the heritage asset would compromise the wider rural, countryside setting.	Harmful
Range of Thatched, Timber Framed Outbuildings and Barn to West of Gardeners Cottage	Introduction of substantial built-development to the north and east of the heritage asset would compromise the wider rural, countryside setting.	Harmful
Gardeners Cottage	Introduction of substantial built-development to the north and east of the heritage asset would compromise the wider rural, countryside setting.	Harmful
Elsenham Hall	Introduction of substantial built-development to the east of the heritage asset would compromise its wider rural, countryside setting and sense of seclusion in the landscape.	Harmful
Church of St Mary the Virgin	a) Introduction of new housing and subsequent community may increase	a) Beneficial

	<p>congregation numbers.</p> <p>b) Introduction of substantial built-development to the east of the heritage asset would compromise its wider rural, countryside setting and sense of seclusion in the landscape.</p>	b) Harmful
Pennington Hall	Introduction of substantial built-development to the north and west of the heritage asset would compromise its wider rural, countryside setting.	Harmful
Dovecote to East of Pennington Hall	Introduction of substantial built-development to the north and west of the heritage asset would compromise its wider rural, countryside setting.	Harmful
Henham Hall Moated Site	Introduction of substantial built-development to the south-west of the heritage asset may compromise its wider rural, countryside setting.	Harmful
626	<p>a) Excavation of land may better reveal evidence of historic archaeological activity and improve knowledge and interpretation of the context and significance of the heritage asset.</p> <p>b) Introduction of substantial built-development may compromise its immediate and wider rural, countryside setting.</p>	<p>a) Beneficial</p> <p>b) Harmful</p>
624	Introduction of substantial built-development may compromise its wider rural, countryside setting.	Harmful
625	<p>a) Excavation of land may better reveal evidence of historic archaeological activity and improve knowledge and interpretation of the context and significance of the heritage asset.</p> <p>b) Introduction of substantial built-development may compromise its immediate and wider rural, countryside setting.</p>	<p>a) Beneficial</p> <p>b) Harmful</p>
641	As above	As above
Old Mead	Introduction of substantial built-development may compromise its wider rural, countryside setting.	Harmful
622	Introduction of substantial built-development may compromise its wider rural, countryside setting.	Harmful
639	a) Excavation of land may better reveal evidence of historic archaeological activity and improve knowledge and	a) Beneficial

	<p>interpretation of the context and significance of the heritage asset.</p> <p>b) Introduction of substantial built-development may compromise its immediate and wider rural, countryside setting.</p>	b) Harmful
640	<p>a) Excavation of surrounding land may better reveal evidence of historic archaeological activity and improve knowledge and interpretation of the context and significance of the heritage asset.</p> <p>b) Introduction of substantial built-development may compromise its immediate and wider rural, countryside setting.</p>	<p>a) Beneficial</p> <p>b) Harmful</p>
643	Introduction of substantial built-development may compromise its wider rural, countryside setting.	Harmful
636	As above	As above
645	As above	As above
632	As above	As above

4.0 How might enhancement be maximised, and any harm minimised or avoided?

4.1 Enhancement

Asset Details	Benefit	How would this be maximised?
Church of St Mary the Virgin	Introduction of new housing and subsequent community may increase congregation numbers.	To be agreed
626, 625, 641, 639 and 640	Excavation of surrounding land may better reveal evidence of historic archaeological activity and improve knowledge and interpretation of the context and significance of the heritage asset.	Defer to ECC Archaeological Advisor or suitably qualified persons.

4.2 Harm

Asset Details	Harm	How would this be avoided?
Old Mead	Introduction of substantial built-development in close proximity to the heritage asset would compromise the wider rural, countryside setting.	<ul style="list-style-type: none"> Identify alternative site(s) for development Provide buffer around the heritage asset enabling it to continue to be viewed in isolation, in a rural countryside setting
Waiting Room on East Side of Line at Elsenham Station	Introduction of substantial built-development to the east of the heritage asset would compromise the wider rural, countryside setting.	<ul style="list-style-type: none"> Identify alternative site(s) for development Provide buffer to the east of the heritage asset enabling it to continue to be viewed in a rural countryside setting.
The Lodge	Introduction of substantial built-development to the north of the heritage asset would compromise the wider rural, countryside setting.	<ul style="list-style-type: none"> Identify alternative site(s) for development Provide buffer to the north of the heritage asset enabling it to continue to be viewed in a rural countryside setting.
Barns to West of Elsenham Place Fronting Road	Introduction of substantial built-development to the north of the heritage asset would compromise the wider rural, countryside setting.	<ul style="list-style-type: none"> Identify alternative site(s) for development Provide buffer to the north of the heritage asset enabling it to continue to be viewed in a rural countryside setting.
Elsenham Place	Introduction of	As above

	substantial built-development to the north of the heritage asset would compromise the wider rural, countryside setting.	
Dovecote to South West of Elsenham Place	Introduction of substantial built-development to the north of the heritage asset would compromise the wider rural, countryside setting.	As above
Range of Thatched, Timber Framed Outbuildings and Barn to West of Gardeners Cottage	Introduction of substantial built-development to the north and east of the heritage asset would compromise the wider rural, countryside setting.	<ul style="list-style-type: none"> • Identify alternative site(s) for development • Provide buffer to the north and east of the heritage asset enabling it to continue to be viewed in a rural countryside setting.
Gardeners Cottage	Introduction of substantial built-development to the north and east of the heritage asset would compromise the wider rural, countryside setting.	As above
Elsenham Hall	Introduction of substantial built-development to the east of the heritage asset would compromise its wider rural, countryside setting and sense of seclusion in the landscape.	<ul style="list-style-type: none"> • Identify alternative site(s) for development • Omit the southern extremity of the site boundary, to the east, which appears dislocated from the wider site and would limit impact upon the Church and Elsenham Hall. • Provide buffer to the east of the heritage asset enabling it to continue to be viewed in a rural countryside setting.
Church of St Mary the Virgin	Introduction of substantial built-development to the east of the heritage asset would compromise its wider rural, countryside setting and sense of seclusion in the landscape.	<ul style="list-style-type: none"> • Identify alternative site(s) for development • Omit the southern extremity of the site boundary, to the east, which appears dislocated from the wider site and would limit impact upon the Church and Elsenham Hall. • Provide buffer to the east of the heritage asset enabling it to continue to be viewed in a rural countryside

		setting.
Pennington Hall	Introduction of substantial built-development to the north and west of the heritage asset would compromise its wider rural, countryside setting.	<ul style="list-style-type: none"> • Identify alternative site(s) for development • Provide buffer to the north and west of the heritage asset enabling it to continue to be viewed in a rural countryside setting.
Dovecote to East of Pennington Hall	Introduction of substantial built-development to the north and west of the heritage asset would compromise its wider rural, countryside setting.	As above
Henham Hall Moated Site	Introduction of substantial built-development to the south-west of the heritage asset may compromise its wider rural, countryside setting.	<ul style="list-style-type: none"> • Identify alternative site(s) for development • Provide buffer and additional planting if appropriate to the north-east site boundary to the north and west of the heritage asset enabling it to continue to be viewed in a rural countryside setting and to preserve views towards the asset from the public right of way.
626, 625, 641, 639 and 640	Introduction of substantial built-development may compromise its immediate and wider rural, countryside setting.	<ul style="list-style-type: none"> • Identify alternative site(s) for development • Provide buffer and additional planting if appropriate to enable the heritage asset to continue to be viewed in its immediate and wider rural countryside setting.
624, Old Mead, 622, 643, 636, 645 and 632	Introduction of substantial built-development may compromise its wider rural, countryside setting.	<ul style="list-style-type: none"> • Identify alternative site(s) for development • Provide buffer and additional planting if appropriate to enable the heritage asset to continue to be viewed in a wider rural countryside setting.

5.0 Concluding recommendation

It is strongly recommended that a full Heritage Impact Assessment be commissioned with regards to the proposed development if this site is to be recommended.

The resulting impact of the development as proposed, upon the setting of the heritage assets is considered to be harmful and would compromise their overall significance. In addition, the impact of the development upon the individual character of the two historic settlements; Elsenham and Henham, is likely to be highly compromised as a result of the proposal, with the buffer between the two largely infilled with high-density new development. In response to this, the 'heritage' benefits arising from the scheme, not to be confused with public benefit, are unlikely in my view to mitigate this harm. The NPPF is clear in paragraph 132 that **'great weight should be given to the asset's conservation'**.

However, it should be acknowledged that the proposed development of up to would result in a significant public benefit, of some proposed 2,300 new homes, and it could be argued that this would outweigh the relative harm to the setting of the aforementioned heritage assets. Nonetheless, these buildings represent a finite resource, and once such a scheme has been agreed and implemented, this harm cannot be undone.

As such, I would suggest that a full and independent Heritage Impact Assessment be carried out to inform any future masterplan, and that any subsequent proposal should take measures to address the concerns raised above, taking great care to avoid unnecessary and irreversible harm the significance of the heritage assets detailed above, and their wider setting.

In light of this, and based on the limited information submitted at present in terms of the masterplan and accompanying 'historic environment' assessment, I would recommend that where possible, alternative sites be considered in preference to this particular site. Should the Local Authority feel minded to recommend this site, I would suggest that the submitted masterplan be revised in terms of area boundary and perhaps density of development, taking reference from the detailed heritage assessment to inform the layout and design.